City of Titusville

Gateway to Nature & Space

555 SOUTH WASHINGTON AVENUE
TITUSVILLE, FLORIDA 32796-3584
POST OFFICE BOX 2806 (32781-2806)

Community Development Department
(321) 567-3756
www.titusville.com

R04-21-A-001

1. Applicant Identification
   City of Titusville, Florida
   555 South Washington Avenue
   Titusville, Florida 32796-3582

2. Funding Requested
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested
      i. $300,000
      ii. Not Applicable

3. Location
   a) City of Titusville b) Brevard County c) Florida

4. Property Information for Site-Specific Applications
   Not Applicable

5. Contacts
   a. Project Director
      Ms. Peggy Busacca, Community Development Director
      321-567-3777
      Peggy.Busacca@Titusville.com
      555 South Washington Avenue
      Titusville, Florida 32796-3584

   b. Highest Ranking Elected Official
      Mayor Walt Johnson
      321-567-3702
      Walt.Johnson@Titusville.com
      555 South Washington Avenue
      Titusville, Florida 32796-3584

6. Population
   City of Titusville, Florida: 45,483 (US Census: 2014-2018 American Community Survey)

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7. Other Factors Checklist

None of the Other Factors listed below apply to the proposed brownfield project.

Other Factors	**Page #**
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures 30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	N/A

8. Letter from the State or Tribal Environmental Authority

See attached

FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

September 10, 2020

Cindy Nolan
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
nolan.cindyj@epa.gov

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Titusville's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-20-06, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the City's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the City of Titusville consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Lu Burson, the Central District Brownfields Coordinator, at (407) 897-2912 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Kelly Crain

Kelly Crain, Environmental Manager
Brownfields and CERCLA Site Screening Section

KC/jc

cc:
Lisa Nicholas, City of Titusville – lisa.nicholas@titusville.com
Lu Burson, DEP Central District – lu.burson@floridadep.gov

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. Background and Description of Target Area: Located on the Space Coast of Florida, the City of Titusville is often referred to as the Gateway to Nature & Space. Incorporated in 1887, the City is situated along the Indian River 10 miles northwest of Kennedy Space Center (KSC) and less than 18 miles from Cape Canaveral Air Force Station (CCAFS) and Port Canaveral. The area, once known for its citrus industry, experienced a massive transformation in the 1960s with the construction of the Kennedy Space Center in 1962.[1] The "Space Race" stimulated rapid technological and space-industry development throughout the country, and Brevard County led the charge as the fastest-growing county in the United States, adding more than 75,000 space-industry scientists, engineers, technicians, and personnel by the 1960s.[2] Area manufacturing jobs increased from 430 in 1950 to over 17,000 in the 1970s.[3] Undoubtedly, the space industry brought an economic boom and an eventual bust to Titusville with the establishment and closures of the Apollo Program (1961-1972) and the Shuttle Program (1981-2011).[4]

The termination of the Shuttle Program resulted in the loss of roughly 9,000 direct high-technology jobs and 14,000 indirect jobs in Brevard County. The City's population peaked in 2008 with 45,664 and reduced to 43,853 in 2011 (4% decline) after the closure of the Shuttle Program.[5] The Shuttle Program's end caused massive job losses, and the resulting population decline negatively impacted the local economy, which contributed directly to disinvestment in Titusville's downtown area as the number of patrons dwindled. To make matters worse, as the space industry's massive employment reduction continued, the direct-support business failure rate increased, causing a higher concentration of vacant and blighted structures throughout Brevard County and within the city limits of Titusville.

The **target area** for this assessment project, Titusville's **Downtown Core**, is "one of the most distressed areas of the city and encompasses the highest concentration of low-income and minority population in the city."[6] The Downtown Core is comprised of **Census Tract (CT) 607 and CT 714.** A federally designated **Opportunity Zone (OZ), CT 607 is also a Tier 1 priority area** for community revitalization in the Neighborhood Revitalization Strategy Area (NSRA). The City's Draft 2021–2026 Community Development Block Grant (CDBG) 5-Year Consolidated Plan selected this area "to create economic opportunities through the HUD's CDBG program for those residents residing in the district while meeting the criteria outlined by HUD for such initiative."[6] **CT 714** is home to the historic Downtown Core, as well as low-income and underserved residential neighborhoods and businesses. The Titusville Community Redevelopment Agency (CRA), established in 1984, includes **CT 714** as part of the 300-acre Downtown CRA, which is focused on the overall revitalization of the historic downtown and neighborhoods within its boundaries.

ii. Description of the Priority Brownfield Site(s): The **Downtown Core** contains over 46 vacant/blighted buildings and properties, several of which were constructed prior to 1973 and are in various levels of disrepair. Furthermore, the environmental contaminants from past land use is unknown.[7] The City intends to identify and prioritize additional properties during a full brownfield site inventory process involving project partners and target-area residents.

The City has identified **two priority sites** within the **Downtown Core target area** for assessment and revitalization. The first site is **900 Main Street (900, 902, and 906 Main Street**). This vacant, 1.7-acre site is located on Main Street leading into the downtown core area and is

[1] https://en.wikipedia.org/wiki/Kennedy_Space_Center
[2] 2002, William Carnaby Fahgerty, "Florida's Space Coast, The Impact of NASA on the Sunshine State"
[3] 2011, Aug 3, State of News Service,"Adams Introduces Legislation to Retain Jobs and Spur-Economic Growth in Brevard County"
[4] http://en.wikipedia.org/wiki/Applo_program and https://www.nasa.gov/centers/wstf/about_us/our_history/Appllo_era.html
[5] 2012 April, Economic Development Commission of Florida Space Coast, Community Data, Titusvill
[6] 2018, Nov 6, Terrie Franklin, Neighborhood Services Director, City of Titusville"
[7] https://www.titusville.com/Page.asp?NavID=2447

within 250 feet of residential properties in the Tier 1 HUD Neighborhood Revitalization Strategy Area (NRSA) and Opportunity Zone. Throughout its 73-year history, the property has been used for office space, warehouse/storage, recreational vehicle repair service, cabinet manufacturing, a tattoo and piercing shop, a roofing company, and A/C and heating repair. The existing vacant property and on-site buildings are in disrepair as evidenced by the broken windows, unsecured exterior doors, boarded-up windows and second-story dilapidated access stairs, as well as overgrowth around buildings and **unrestricted site** access to the general public. The on-site buildings constructed in the 1940s have asbestos-containing building materials (ACM), lead paint, molds, and mildews, and they pose a health and safety concern. In 2005, the City Code Enforcement department designated the building as "Not Suitable for Occupancy" due to ongoing disrepair issues. Common contaminants of concern associated with the past land use include chlorinated solvents, fuels, oils, and heavy metals. The current property owner has expressed interest in revitalizing the site to support the City's efforts in promoting the trail-related tourist industry. The City intends for this site to be **redeveloped into a tourist destination, which will include overnight lodging for bicyclists and tourists, eateries, bicycle parts and repair stations, bathrooms, and rest areas** directly aligning with the City's revitalization plans. **The City has been granted permission to access this property for assessment.**

The second site **800 Main Street** a vacant 0.66-acre parcel, was built in 1966, which is **adjacent** to the **900 Main Street** property. The **800 Main Street** site has been vacant for over five years and, since the early 1970s, was used for engineering, plumbing, electrical contracting, storage, vehicle repair, and trucking. The site, secured with boundary fencing, has a history of on-site vehicle repair and maintenance operations including former underground storage tanks (USTs). Contaminants of concern associated with the past land use include fuels, oils, solvents, and electrical equipment containing polychlorinated biphenyls (PCB). A prime location for **redevelopment, the site is intended to be redeveloped into an auto racing electronic manufacturing/assembly establishment.** This use aligns directly with the tenants of the Opportunity Zone, the City's downtown core expansion, and existing revitalization plans. **The City has been granted permission to access this property for assessment from the new property owner.**

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans: Three multi-use trails converge at the City's Downtown Core, including the Coast-to-Coast Trail, St. Johns River-to-Sea-Loop, and the East Coast Greenway trails. The Florida Department of Environmental Protection (FDEP) designated the City of Titusville as the second Trail Town in Florida.[8] The City of Titusville has worked tirelessly to create a business- and residential-friendly atmosphere by establishing creative and imaginative strategies and revitalization plans to attract residents and tourists to Titusville. The City's Downtown Core revitalization framework is established in the City's **draft NRSA**, **the draft 2040 Comprehensive Plan**, **CRA Plan**, **2017 Economic Development Strategic Plan, and Multimodal Master Plan,** all of which offer strategies for tackling the City's revitalization challenges: spurring economic development; revitalizing residential communities; promoting new residential development; providing for transportation projects, capital projects, and public improvements; establishing enhanced recreation areas; and, ultimately, improving the residents' quality of life and health lifestyle. The plans were developed based on market analysis, economic development assessment, and stakeholder and public input to identify community-building revitalization opportunities. These plans provide the structure to maximize and expand the benefits and use of current area assets,

[8] 2018, June 28, City of Titusville, Community Relations Director Jim Thomas Press Release

such as trails, transportation, infrastructure, business, natural resources, and parks, while revitalizing these areas through new investment opportunities designed to increase the tax base.

The draft **2040 City Comprehensive Plan** vision embraces the City's FDEP designation as a "Trail Town" by expanding pedestrian and bicycle infrastructure, enhancing a pedestrian scale and feel, providing for new forms of residential development and mobility, and implementing growth policies to accommodate future development. The Plan encompasses many objectives: discouraging urban sprawl through incorporation of Future Land Use objectives that promote compact development and improve blighted areas; establishing residential, retail, office, and civic uses in close proximity to promote public transit, walking, and bicycling; and encouraging infill development of vacant properties and the redevelopment of blighted areas. The City's Future Land Use strategies allow multifamily, commercial, and mixed light industrial uses to enhance existing development patterns and increase development density within and adjacent to the Downtown Core. The **City's Multimodal Master Plan** builds on economic development and the local quality of life by outlining a prioritized list of trails, as well as on-street bicycle and pedestrian infrastructure that helps to integrate the City into the regional trail network.

All of the City's Plans share a primary focus to maintain and strengthen community character while building a strong downtown and revitalizing distressed neighborhoods into vibrant residential communities to ensure a high quality of life for the City's CRA Downtown Core and low-income residential NRSA area. The **900 Main Street** and **800 Main Street** priority sites are located within the future land use plans for the City's Downtown Core's westward expansion. The redevelopment of **900 Main Street proposes a tourist destination that could include overnight lodging for bicyclists and tourists, eateries, bicycle parts and repair stations, bathrooms, and a rest area, which aligns with the City Plans.** The transformation of the **800 Main Street** priority site into **an auto-racing-related electronic assembly manufacturing facility** also **aligns with the City Plans.** The **redevelopment of these facilities will create job opportunities with higher wages and will help to reduce the target area's systemic poverty level within the NRSA, Opportunity Zone, and surrounding areas.**

ii. Outcomes and Benefits of Reuse Strategy: The intended redevelopment at the **900 Main Street** priority site will create an **economic** benefit by promoting tourism within the City through the establishment of bicycle-trail-related businesses and recreational venues. Sensitive populations living in the target area will experience economic and non-economic benefits from the established trail system, which will provide access to more than 12 new service and management job opportunities at **900 Main Street**, as well as the added health benefits that come from utilizing multi-use trail systems. The proposed redevelopment of the **800 Main Street** priority site into a multi-use property, which includes electronic manufacturing, will promote and enhance the redevelopment in the Tier 1 NSRA and Opportunity Zone. **In addition, the 800 Main Street facility is slated to provide 12 additional high-paying jobs with in-house training opportunities. The acquisition of additional adjacent properties will further expand employment opportunities for area residents in the future**. The revitalization of this site will also provide the City with additional business tax revenue from the previously vacant idle site. The assessment of the priority sites located within the target area (**which are also part of the federally designated Opportunity Zone CT 607**) will set the stage for revitalization to help to eradicate blight, provide for commercial reuse, create employment opportunities within walking distance to the Downtown Core and NRSA areas residence, provide for bicycle facilities, and enhance manufacturing opportunities. Investment in the target area will enhance the overall appearance and create a more positive community atmosphere for all to enjoy.

c. Strategy for Leveraging Resources i. Resources Needed for Site Reuse: The City as a local unit of government is eligible to apply for county, state, and federal grant funding. The City of Titusville is working diligently to secure additional funding to further its Brownfield Program redevelopment goals and is currently pursuing the following funding opportunities:

Agency	Funding Purpose
HUD Community Development Block Grant (up to $500,000)	Demolition of remediated brownfield sites throughout the target area.
FDEP Petroleum Restoration Program (PRP) (up to $300,000)	Site cleanup and/or remediation of petroleum-impacted sites.
Brownfield Voluntary Cleanup Tax Credit (VCTC) (up to $250,000)	Encourage developers to utilize VCTC when remediating/cleaning up sites within the target area.
Special Tax Increment Funds (TIF Revenue)	Cost sharing grants and permit incentives, which will be used to assist property owners in restoring historical building facades and removing blight.
City of Titusville Chamber of Commerce	Ensure the **Opportunity Zone** tax incentives are marketed to developers and investors to further site reuse.

ii. Use of Existing Infrastructure: The City's existing infrastructure (transportation, power, water/sewer) within the target area is adequate for site redevelopment and revitalization. The City's planned recreation and trail additions throughout the Downtown Core will continue to use existing sidewalk and trail infrastructure. If additional infrastructure improvements are needed, the City will use funding from property taxes, utility fees, and federal and state grants.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need i. The Community's Need for Funding: The residents of the Downtown Core suffer from low income and high unemployment. Target-area (population 6,075) residents have an **average per capita income of $21,923, which is** well below the city ($25,482), county ($30,987), state ($30,197) and national ($32,621) averages.[9] The unemployment rate is at 10%, and 49% of the population 16 years and older are not in the labor force.[9] The target area has an average poverty level of all people at **34%, with 48% of individuals living in poverty being under the age of 18 and 20% over 65 years living in poverty**, which is significantly higher than the city (17%/28%/11%) averages.[9] Even more concerning, households **receiving food stamp assistance (36%)** in the target area is much higher than the city (17%), county (11%), and state (14%) averages.[9] All of these factors demonstrate the residents' financial needs, as well as the City's need to enhance the quality of life for the residents of the target area.

The City has been able to finance special revitalization projects, including upgrading local infrastructure, pedestrian facilities, streetscape projects, capital improvements, renovations of exteriors, code compliance assistance, and historic building façade renovations throughout the target area using funds from tax increment financing (TIF), bonds, and tax incentive programs. Unfortunately, these funds are not available for real property environmental assessments. The financial assistance provided by the US EPA Assessment Grant will supplement the City's revitalization efforts and bring new economic opportunities and an improved quality of life to the target area.

ii. Threats to Sensitive Populations: (1) Health or Welfare of Sensitive Populations: The **sensitive populations** within the target area include **youth and elderly, nonwhite minorities, female heads**

[9] US Census American Community Survey 2014-2018

of household, and those living in poverty. The poverty level for all people within the target area is **34%,** with **48% of individuals being under the age of 18 and 20% of those 65 years and older living in poverty.**[10] The nonwhite minorities make up **39%** of the target area, which is significantly higher than the city (18%), county (17%), state (25%) and national (27%) averages.[10] Within Census Tract 607, **54% of the female head of household families are living below the poverty level**, compared to the city at 33%.[10]

In addition, the large demographic of low-income individuals in the target area has a high average **housing vacancy rate** of **35%** as compared to city (23%), state (17%) and national (12%) averages.[10] The high number of vacant buildings provide refuge for drug use and other criminal activities to flourish. The Bureau of Justice Statistics reports that persons living in poor households at or below the Federal Poverty Level have more than double the rate of violent victimization than individuals in high-income households. **Titusville exceeds the state and US national averages for violent and property crimes with the 2018 violent crime rate being 622 offenses per 100,000 (100K) inhabitants,** as compared to the state (385/100K) and US national (381/100K) statistics. The City's **property crime rate was 3,004/100K** versus the state's (2,282/100K) and US national's (2,200/100K).[11,12,13] City-conducted community surveys found that 60% of respondents ranked mental health and substance abuse as significant problems in the community.[14]

Parrish Hospital's 2019 Community Surveys identified that the greatest common health concerns in North Brevard County include cancer, diabetes, heart disease, and obesity. In addition, the study found that 41% of the City's children are overweight or obese. The Brevard County 2019 Community Health Needs Assessment Report found a high prevalence of heart disease (12%) within North Brevard County compared to the overall state and county levels of 8%. People who are not physically active are at twice the risk for heart disease as those who are active. Additionally, many cancers can be prevented by reducing risk factors, such as lack of physical inactivity, poor nutrition, and obesity. Unsafe and dilapidated brownfield structures littered throughout the Downtown Core, coupled with criminal activity in the Target Area, discourage residents from walking and engaging in outdoor physical activities. The redevelopment of the **900 and 800 Main Street** priority sites, located adjacent to existing trails, will help to promote access to pedestrian facilities, bolster employment opportunities, create a sense of community pride, increase hope, suppress criminal activity, and ultimately promote a healthier environment and better lifestyle choices. Within the target area, **17%** of the residents do not have vehicle access and must rely on walking, public transportation, or other available options.[10] This becomes extremely important because the target area is located within a **USDA Food Desert**. Through the identification of contaminants at priority sites and the future redevelopment of the target area priority sites made possible by the EPA Brownfield grant, funding will provide a direct benefit to the target area's sensitive population by reducing the safety threat and help individuals feel safe and more comfortable utilizing existing sidewalks and trails to connect with other area residents, parks, and employment opportunities.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The identified priority sites, as well as the potential for petroleum and chlorinated solvent used from past on-site activities, are a cause for concern, as they negatively impact the sensitive population living in the target area by causing a variety of health issues. The Brevard County 2019 Community Health Needs Assessment Report found a high incident rate of kidney disease at **5%** within North Brevard

[10] US Census American Community Survey 2014-2018
[11] 2014 November, Bureau of Justice Statistics, 2008-2012 Report of Household Poverty and Nonfatal Violent Victimization
[12] Information available on https://www.neighborhoodscout.com/fl/titusville/crime#description and reflects 2018 calendar year; released from FBI in September 2019
[13] www.city-data.com/city/titusville-florida.html and https://nbbd.com/events/city-covid-19.html
[14] 2019 Parrish Hospital, Community Needs Assessment Report

County, which includes Titusville, as compared to the county (3%) and state (3%) levels. The Brevard County 2019 Community Health Needs Assessment Report also found a prevalence of **cancer rate of 10% in Brevard County compared to the state and US national rates of 8% and 7%, respectively (City level health data unavailable).** This is concerning given that exposure to petroleum and specifically chlorinated solvents generally found in part cleaner and other metal-cleaning products can cause cancer and damage to the kidneys and liver. North Brevard County also has a high rate of respiratory-related illness, such as chronic obstructive pulmonary disease (COPD) at **14%** versus the county (12%), and state (8%). **A total of 8.8% of adults and a total of 9.4% of children under the age of 18 suffer from asthma in North Brevard County.** The exposure and inhalation of dust, including cement, silica, and other volatile contaminants, can cause significant respiratory health concerns, such as COPD, for the sensitive populations living in the target area. Furthermore, the health issues related to breathing are compounded by the current COVID-19 pandemic. As of September 27th, there are 8,841 COVID-19 cases with 794 hospitalizations and 293 fatalities in Brevard County. There are 568 COVID-19 cases in Titusville.[15] The revitalization of the target area made possible by the EPA Brownfield grant funding will provide improved trail amenities and access to healthier food options for those suffering from these ill health effects and will stimulate redevelopment activities within the greater area. The identification and reduction of environmental threats allowing for redevelopment within the target area will lead to environmental assessments at potential contaminated facilities within that area and subsequent cleanup/remediation activities at these facilities, which in turn will improve the overall ecological and environmental conditions for the population in the greater area.

(3) Disproportionately Impacted Populations: The sensitive populations within the target area suffer disproportionately from economic factors as a direct result of the environmental consequences of past industrial practices that continue to compound the issues arising from poverty (86th percentile for low income population in the State per EJ Screen). With the environmental unknowns at the priority sites, new businesses are not opening within the target area, thereby exacerbating the environmental justice issues affecting the sensitive populations. The operations at the priority sites occurred during a time when little caution was used with respect to the handling and disposition of contaminants. Soils and ground water were potentially impacted by chlorinated solvents, fuels, oils, and heavy metals sourced from the 900 Main Street (900, 902, and 906 Main Street) site, and fuels, oils, solvents, and electrical equipment containing polychlorinated biphenyls (PCB) sourced from the 800 Main Street site. This could negatively affect the residents through migration and/or direct contact (none of the properties has controlled access). The past practices are concerning, considering the **EPA EJ Screen Report** shows the target area is at 74% in the EPA Region for Wastewater Discharge Indicator. Additionally, the EJ Screen Lead Paint Indicator (80% in the state), Ozone (62% in the state), Traffic Proximity and Volume (77% in the state) and Hazardous Waste Proximity (77% in the state) show that environmental disparities continue to greatly affect the sensitive populations. The EPA grant will provide funding to assess the environmental conditions of the sites within the target area, ensuring the path to revitalization. Redevelopment within the target area will bring new businesses opportunities to the Downtown Core and enhance the aesthetic character of the area, bringing a sense of pride, hope, investment, and opportunities for the community.

Community Engagement i. Project Involvement and ii. Project Roles: Below is a sampling of partners who will be involved in the process of site selection, prioritization, cleanup and future redevelopment planning of the brownfield sites within the target area.

[15] https://nbbd.com/events/city-covid-19.html

Partner Name	Point of Contact	Specific role in project
North Brevard Economic Development Zone	Troy Post, Director 321-264-5205	Assist with **future reuse planning** and economic development activities and incentives by working with state and local partners.
Titusville Chamber of Commerce	Marcia Gaedcke, President 321-267-3036	Assist with **outreach** and **site identification and prioritization**.
Florida Broadcasting Group	Steve Wilson, President 321-720-2925	Provide **outreach** resources for broadcasting, recording and documenting progress of the assessment projects.
Titusville Rotary Club	Thomas Perez, President 240-285-6189	Assist with education and outreach and **cleanup planning efforts**.

iii. Incorporating Community Input: To jumpstart this brownfield redevelopment initiative, at its regular meeting on August 25, 2020, Titusville City Council discussed the EPA Brownfield Program and the benefits of creating a long-lasting brownfield program for the City. The Council granted approval to *reapply* for the EPA Brownfield Community-wide Assessment grant.

To support Titusville's Brownfield Program, the City will use past proven strategies to partner with the local organizations and target-area residents by educating them and seeking their input and involvement during community meetings, from initial site identification and prioritization, to planning and final redevelopment of brownfield sites within the target area. To keep the community informed of meeting dates, project progress, and milestones, the City will use various forms of public notices, such as flyers, direct mailers, press releases, and collaborative announcements with various civic groups. In addition, information will be available on the City's website and social media platforms (Facebook), local newspapers, flyers, and advertisements published in local periodicals. The City will disseminate messaging through its proprietary publications, such as *Titusville Talking Points*. The City's numerous platforms provide several venues for target-area residents to offer feedback on site identification and prioritization, as well as input on the optimum use of brownfield grant funds to serve the community with future reuse planning. A Community Involvement Plan (CIP) will be developed to communicate project progress and describe planned community engagement activities and schedule, project background and key players for the brownfield assessment project which residents will be able to review at City Hall or on the City's website.

Target-area residents will be educated on the fundamentals of the EPA Brownfield Program and how EPA grant funding can assist in revitalizing the community. The City will gather information provided by target-area residents during all meetings and will strongly consider all concerns and comments when determining site prioritization and future reuse planning. During planned quarterly Brownfield Project Team meetings, the City will address each comment and respond as needed. The City will provide program updates on planned tasks, milestones, site selection, and a summary of accomplishments on a quarterly basis and at regularly scheduled City Council meetings. When required during the COVID-19 pandemic, City meetings have been in-person with social distancing, broadcasted on closed-circuit television and livestreamed over YouTube to ensure participants' safety. This method will continue for all brownfield related meetings while strict COVID-19 public health safety precautions are warranted. If necessary, attendees will receive electronic communications between meetings.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: The City of Titusville is requesting an EPA

Brownfields Grant in the amount of $300,000 for a community-wide assessment program.

Task 1: Outreach	
i.	*Project Implementation:* The Brownfield Program Manager will develop a CIP, outreach materials, brownfield project website, and social media posts with the assistance of the environmental consultant (consultant). City staff will lead the community meetings (virtual/online during COVID-19 and in-person post COVID-19) to keep the public informed on project plans and updates. Supplies are budgeted for the printing of materials (brochures/handouts), office supplies, and software to manage the grant.
ii.	*Anticipated Project Schedule:* CIP created within 3 months of award (upon completion a more concrete schedule will follow). Community Meetings held 1st and 7th quarter. Website and Outreach Materials created in the 1st quarter and posted monthly throughout the grant project.
iii.	*Task/Activity Lead:* Economic Development Director Lisa Nicholas: Brownfield Program Manager
iv.	*Outputs:* CIP, Brownfield Website, 2 Community Meetings and associated handouts, brochures/handouts, social media platform posts, meeting sign-in sheet, and meeting minutes.
Task 2: Site Inventory	
i.	*Project Implementation:* The Brownfield Program Manager will work with the residents living in the target area during community meetings to create a thorough site inventory for assessment. Abandoned and underutilized properties identified by the residents of the target area will be researched further by City staff using the Geographical Information System (GIS). Once a list is compiled, the consultant will work with City staff to create an evaluation ranking tool with the help of residents to determine the order in which the sites will be addressed.
ii.	*Anticipated Project Schedule:* Community meeting held in 1st quarter will continue the preliminary inventory process that began with this application. The evaluation ranking process will take place in the 3rd quarter and continue throughout the grant project.
iii.	*Task/Activity Lead:* Economic Development Director, Lisa Nicholas: Brownfield Program Manager
iv.	*Outputs:* Evaluation Ranking Tool, Site Inventory List
Task 3: Assessment	
i.	*Project Implementation:* The consultant will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting first with the two priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the Site-specific QAPP (SS-QAPP).
ii.	*Anticipated Project Schedule:* Assessment activities to begin in the 2nd quarter and will continue throughout the grant project.
iii.	*Task/Activity Lead:* The consultant will implement the technical aspects of the project with oversight from the City's Economic Development Director, Lisa Nicholas: Brownfield Program Manager.
iv.	*Outputs:* 12 Phase I ESAs, 1 Generic QAPP, 8 Phase II ESAs including SS-QAPP
Task 4: Remediation/Reuse Planning	
i.	*Project Implementation:* For projects identified for cleanup, the consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. The consultant will assist the City in hosting Charrettes/Visioning Sessions (virtual/in person depending on COVID restrictions) for key properties.
ii.	*Anticipated Project Schedule:* Plans and Charrettes to begin in the 6th quarter and will continue throughout the grant project.
iii.	*Task/Activity Lead:* The consultant will implement the technical aspects of the project with oversight from the City's Economic Development Director, Lisa Nicholas: Brownfield Program Manager.
iv.	*Output(s):* 4 ABCAs, 2 Vision Sessions/Charrettes
Task 5: Programmatic Support	
i.	*Project Implementation:* The City's Brownfields Program Manager will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule

	and terms and conditions. The consultant will assist the City in completing ACRES Database Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the three-year term of the grant. The City staff travel budget allows for two staff to attend two national/regional/grantee brownfield training conferences/workshops.
ii.	*Anticipated Project Schedule:* ACRES Reporting begins in the 1st quarter and Quarterly Reporting begins in the 2nd quarter and continues throughout the grant project. Annual Reporting and Forms created in 5th quarter, 9th quarter, and during final close out.
iii.	*Task/Activity Lead:* Economic Development Director, Lisa Nicholas: Brownfield Program Manager
iv.	*Outputs:* ACRES Database Reporting, 3 Annual Financial Reports, 12 Quarterly Reports, 3 MBE/WBE Forms, Programmatic Support for the three-year grant period. Two staff to attend two conferences.

b. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks*. The budget for this project includes travel, supplies and contractual costs only. ***The City commits to spending over 70% of the budget on the Assessment Activities.*** **Task 1 Outreach:** Contractual: Community Involvement Plan $5,000 (40hrs x $125), Brownfield Website, Outreach Brochure/Handouts, Social Media Posts $2,000 (16hrs x $125), 2 Community Education Meetings $6,000 (48hrs x $125) ($3,000/meeting). Supplies: Outreach Supplies (software, printouts, etc.) $1,500. **Task 2 Site Inventory:** Contractual: $7,000 (56hrs x $125). **Task 3 Assessment:** Contractual: 12 Phase I ESAs $3,500 each for a total of $42,000, 1 Generic QAPP $4,500, 8 Phase II ESAs including SS-QAPP at $22,000 each for a total of $176,000. **Task 4 Remediation/Reuse Planning:** Contractual: 4 ABCAs $6,500 each for a total of $26,000, 2 Vision Sessions/Charrettes $6,000 ($3,000/meeting). **Task 5 Programmatic Support:** Contractual: ACRES Database Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period $19,000 (152hrs x $125). Travel: Two staff to attend two conferences $5,000 (flights at $750, 3 nights in hotel at $350, incidentals and per diem at $150 x 2 attendees).

Category	**Tasks**					**Totals**
	Outreach	*Site Inventory*	*Assessment*	*Remediation/ Reuse Planning*	*Programmatic Support*	
Travel					$5,000	$5,000
Supplies	$1,500					$1,500
Contractual	$13,000	$7,000	$222,500	$32,000	$19,000	$293,500
Total Budget	**$14,500**	**$7,000**	**$222,500**	**$32,000**	**$24,000**	**$300,000**

b. Measuring Environmental Results: To ensure this EPA Brownfield Grant is on schedule the City Brownfields Program Team, which will include the qualified environmental consultant, will meet quarterly to track all **outputs identified in 3.a** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the three-year time frame. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and project partners, environmental assessments, ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being achieved in an efficient manner, the City has countermeasures in place to address this problem, which include making monthly calls to their EPA Project Officer and, if needed, revising the existing Work Plan to help

the project to get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Structure and ii. Description of Key Staff: Ms. Peggy Busacca, Community Development Director, is responsible for the oversight of the Community Redevelopment and Economic Development departments and will be the Brownfield Program Director available for support throughout the duration of the grant. With a master's in urban and regional planning, she has over 30 years of experience in community development and management, including seven years with the City of Titusville. Ms. Lisa Nicholas, Economic Development Director, will be responsible for execution of the day-to-day activities, timely and successful expenditure of funds, and the completion of administrative and financial requirements of the brownfield assessment project as the Brownfield Program Manager. Currently pursuing her master's in public administration, she has more than 20 years of experience in state and local government, as well as an extensive background in policy, legislative analysis, and communications/marketing. Mr. Tim Ford, Redevelopment Planner has been with the City of Titusville for five years and has been involved in the area of redevelopment for more than 20 years. He will assist Ms. Nicholas with the day-to-day activities involved with the administration of the EPA Brownfield grant. Ms. Bridgette Clements, Finance Director, has been with the City for 10 years and is responsible for the oversight of the City's Finance Department with duties that include managing the City's annual operating and capital budgets, as well as the Comprehensive Annual Financial Report (CAFR) and State-required annual financial reports. With more than 20 years of experience as a Finance Manager for local governments and nonprofit organizations, Ms. Clements will be responsible for managing the finances and all drawdowns through ASAP.gov for this EPA grant project.

iii. Acquiring Additional Resources: Using local contracting requirements and procurement processes, the City will procure a qualified environmental consultant to assist with technical and reporting portions of the Brownfield Community-wide Assessment. The City will ensure compliance with the EPA's "Professional Service" procurement process.

b. Past Performance and Accomplishments ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: (1) Purpose and Accomplishments: In 2018, the City was awarded $1,060,500 from Enterprise Florida and the Florida Department of Economic Opportunity for the Southern Service Area Water Main Loop consisting of 9,236 feet of new 16-inch public water main. This project served as a catalyst that brought several companies to this area, resulting in $350,000,000 in capital investment and approximately 725 new jobs. The grant project closed in August 2020. In 2017, the City was awarded $400,000 from the State Department of Environmental Protection to construct and provide engineering oversight for five second-generation baffle boxes fitted with nutrient-reducing filtration media. The project's span is 1,100 acres and will reduce the total maximum daily loads (TMDLs) of nitrogen and phosphorous into the Indian River Lagoon. The project is slated for completion in December 2020.

(2) Compliance with Grant Requirements: The City of Titusville has a history of compliance with grant work plans, schedules, and terms and conditions, and an excellent track record for timely reporting with all awarding agencies. The reporting is conducted by using website portals for submitting reports and other information. The City is on schedule on all active grants. Ms. Nicholas and Ms. Clements are skilled in project management and will personally monitor all grant activities to ensure compliance with all financial and reporting requirements.

Threshold Criteria

1. <u>Applicant Eligibility</u>: The City of Titusville, Florida, as a local unit of government is eligible to apply for the EPA Brownfield Community-wide Assessment Grant as defined under 2 CFR 200.64.

2. <u>Community Involvement</u>: The City of Titusville has proven its community engagement success through the creation of the Titusville Community Redevelopment Agency (CRA) and the Neighborhood Revitalization Strategy Area (NRSA), where the City identifies and focuses on revitalization issues that afflict its downtown area. To jumpstart this brownfield redevelopment initiative, at its regular meeting on August 25, 2020, the City Council discussed the EPA Brownfield Program and the benefits of creating a long-lasting brownfield program for the City. The Council granted approval to *reapply* for the EPA Brownfield Community-wide Assessment grant. To establish Titusville's Brownfield Program, the City will use past successful strategies to partner with local organizations and target-area residents by educating and seeking their input and involvement during community meetings, from initial site identification and prioritization, to planning and final redevelopment of brownfield sites within the target area. To ensure that the community is informed of future meeting dates, project progress, and milestones, the City will use various forms of public notices, such as direct mailers, press releases, and collaborative announcements with various civic groups. In addition, information will be available on the City's website and social media platforms (Facebook), local newspapers, flyers, and advertisements published in local periodicals. The City will disseminate messaging through its proprietary publications, such as *Titusville Talking Points*. The City's numerous platforms provide several venues for target-area residents to offer feedback on site identification and prioritization, as well as input on the optimum use of brownfield grant funds to serve the community with future reuse planning. A Community Involvement Plan (CIP) will be developed to communicate project progress and describe planned community engagement activities and schedule, project background, and key players for the brownfield assessment project, which residents can review at City Hall or on the City's website.

Target-area residents will be educated on the fundamentals of the EPA Brownfield Program and how EPA grant funding can assist in revitalizing the community. The City will gather information provided by target-area residents during all meetings and will strongly consider all concerns and comments when determining site prioritization and future reuse planning. During planned quarterly Brownfield Project Team meetings, the City will address each comment and respond as needed. The City will provide program updates on planned tasks, milestones, site selection, and a summary of accomplishments on a quarterly basis and at regularly scheduled City Council meetings. When required during the COVID-19 pandemic, City meetings have been in-person with social distancing, broadcasted on closed-circuit television, and livestreamed over YouTube to ensure participants' safety. This method will continue for all brownfield-related meetings while strict COVID-19 public health safety precautions are warranted. If necessary, attendees will receive electronic communications between meetings. In addition, the Economic Development Office (EDO) has established a COVID information webpage guiding visitors to resources and providing useful information on safety precautions, protocols for in-person meetings with social-distancing, details on Zoom or Teams meetings, and COVID-related information via social media presence on Facebook and YouTube.

3. <u>Expenditure of Assessment Grant Funds</u>: The City of Titusville, Florida affirms that the City does not have an active EPA Brownfield Assessment Grant.

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/08/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Titusville

* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000440

* c. Organizational DUNS: 0799889110000

d. Address:

* Street1: 555 South Washington Ave
Street2:
* City: Titusville
County/Parish: Brevard
* State: FL: Florida
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 32796-3551

e. Organizational Unit:

Department Name: Community Development

Division Name:

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

Prefix: Ms.
* First Name: Lisa
Middle Name:
* Last Name: Nicholas
Suffix:

Title: Economic Development Director

Organizational Affiliation:

* Telephone Number: 321.567.3774
Fax Number:

* Email: Lisa.Nicholas@Titusville.com

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

FY21 City of Titusville Assessment Brownfield Program

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant FL-024 * b. Program/Project FL-024

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Ms. * First Name: Lisa

Middle Name:

* Last Name: Nicholas

Suffix:

* Title: Economic Development Director

* Telephone Number: 321.567.3774 Fax Number:

* Email: Lisa.Nicholas@Titusville.com

* Signature of Authorized Representative: LISA C NICHOLAS * Date Signed: 10/08/2020

R04-21-A-007

City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, Florida 32168

Narrative Information Sheet

1. Applicant Identification: Lead Agency City of New Smyrna Beach, 210 Sams Avenue, New Smyrna Beach, Florida 32168-7040

2. Funding Requested
   a. Assessment Grant Type: Coalition

   b. Federal Funds Requested
      i. $600,000

3. Location: Cities of New Smyrna Beach, Edgewater and Oak Hill (in Volusia County, Florida)

4. Property Information for Site-Specific Proposals : Not applicable
5. Contacts
   a. Project Director
      Irma Terry
      City of New Smyrna Beach
      210 Sams Avenue, New Smyrna Beach, FL 32168-7040
      386-314-4849; iterry@cityofnsb.com

   b. Chief Executive/Highest Ranking Elected Official:
      Mayor Russ Owen
      City of New Smyrna Beach
      210 Sams Avenue, New Smyrna Beach, FL 32168-7040
      386-410-2630; rowen@cityofnsb.com

6. Population
   - New Smyrna Beach - 25,103
   - Edgewater – 20,750
   - Oak Hill - 1,755

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less	**1**
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	**1, 2**
The priority site(s) is in a federally designated flood plain.	**1**
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	**2, 3**
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

September 1, 2020

Cindy Nolan
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
nolan.cindyj@epa.gov

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the Southeast Volusia County Corridor Improvement Coalition's (SVCIC) Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Coalition Assessment Grant. The coalition consists of the City of New Smyrna Beach, City of Edgewater, and the City of Oak Hill. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-20-06, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the Coalition's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the SVCIC consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The Coalition is also encouraged to contact Lu Burson, the Central District Brownfields Coordinator, at (407) 897-2912 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Kelly Crain

Kelly Crain, Environmental Manager
Brownfields and CERCLA Site Screening Section

KC/jc

cc:
Irma Terry, City of New Smyrna Beach – iterry@cityofnsb.com
Lu Burson, DEP Central District – lu.burson@floridadep.gov

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Target Area and Brownfields

1.a.i Background and Description of Target Area The Southeast Volusia County Corridor Improvement Coalition (SVCIC) is comprised of three partner cities located along an 18-mile stretch of US Highway 1 (US1) in Southeast Volusia County, Florida (FL). North to south the US 1 Corridor communities are sequential. New Smyrna Beach (NSB), having the largest population of the three partners at 25,103 and with the greatest capacity to implement the grant, will serve as the lead applicant. Adjacent to NSB to the south is Edgewater, and further south adjacent to Edgewater is Oak Hill. Edgewater has a population of 20,750 and Oak Hill has a population of 1,755. Cities of this size, if not working as part of a broader Coalition, have limited resources to address the issues caused by brownfields.

These cities are approximately 20 miles south of Daytona Beach, just west of the Canaveral National Seashore along Mosquito Lagoon. While the target area is waterfront (adjacent to Mosquito Lagoon and just west of the Atlantic Ocean), this is not the glitzy commercial beach of Miami or Daytona Beach. The lagoon is a shallow body of marshland and salt grass and is not navigable by larger ships. Mosquito Lagoon Aquatic Preserve is part of a long, wide, shallow estuarine lagoon bounded on the west by the FL mainland and on the east by a chain of barrier islands. **Aquatic life in the Lagoon is under threat** from discharges of polluted fresh water pouring through drainage systems, nutrient loading resulting in harmful algae blooms, turbidity and sediment accumulation, and the loss of important ecosystem features such as seagrass meadows, oyster beds, and mangrove habitat. The area is an important marine nursery for fish and aquatic wildlife and needs protection. Virtually all of the target area is located within the floodplains A and AE.

US 1, the heart of these communities, was the first federal highway to run North and South from Maine to FL. US1 wound around coastal towns and was the artery that joined the east coast states at the time that the automobile became the number one mode of transportation. Up until the 1950s, most of the US1 corridor was agricultural. In the 1950s, goods, commodities, and tourists flooded US1 and businesses to accommodate their transport flourished, such as gas and service stations, restaurants and motor lodges. When US Interstate 95 was completed 15 miles west of US1 in the 1960s, businesses along US1 moved or died away. Instead of fields and groves, the US1 corridor was left with vacant buildings and abandoned service and gas stations. Essential goods and services left too, including all fresh food grocery stores, which quickly created a food dessert. The impact of this commercial shift is still prevalent today, which is why the target area of this grant is the US 1 Corridor (aka Corridor) in the Coalition communities. US1 once brought prosperity and jobs to the area but is now a **distressed corridor** with **under-utilized** properties including **vacant storefronts and contaminated sites**. The Corridor shows tell-tale signs of decline such as aged and deteriorated roofs, holes and cracks in walls, peeling paint, broken windows, unkempt yards, unmaintained landscaping, broken and rusted chain link fences, and abandoned vehicles. Potential brownfield sites in the three partner communities are immediately adjacent to residences, constructed long before planning took hold. Sites include the following hazards: 105 Registered Underground Storage Tanks (UST) sites (assume 2 tanks per site); 69 Leaking USTs (tanks w/registered discharge); 48 Aboveground Storage Tanks; 2 Dry Cleaners w/documented impacts, 161 historical auto body and dry cleaners [EDR Data Map Environmental Atlas], as well as 14 RCRA Small Quantity Generator sites; 47 RCRA SQG; and 54 RCRA NonGen sites [EPA Database].

1.a.ii Description of the Priority Brownfield Site(s) The five priority sites described in the chart below are a few examples of the **more than 150 underutilized and potentially contaminated properties** identified in the three cities. The selected sites received the highest priority ranking amongst residents and reflect the greatest needs in SVCIC communities: infill development that creates jobs; safe, affordable housing options; recreational areas that support active, healthy life-styles while serving as stormwater retention/drainage; and access to fresh food.

Coalition Member	Address	Size	Historic Use and Current Condition	Potential Environmental Issues	Proposed Redevelopment
NSB	2495 North Dixie Freeway, New Smyrna Beach A	>1 acre	Vehicle repair and maintenance, tire storage; unsecured site; **waterfront/portion of site in Flood Zone AE**	Petroleum, solvents	Expansion of park and **renewable energy project**, coastal barrier system and flood protections; enhanced stormwater treatment
NSB	600 Greenlawn St, Parcels 741800000030 & 741802010070, NSB	>10 acres	Housing units 70+ years ago; deteriorating structures that are an eye sore and current host of crime and vagrancy	Potential for hazardous substances including asbestos and lead in building materials	Affordable, workforce and mixed-income housing; enhanced stormwater treatment
Edgewater	100 N. Ridgewood Ave., Edgewater	1.83 acres	Former honey manufacturing; vacant structure with potential for vagrancy	Cleaning solvents	Mixed-use commercial and residential, river view; enhanced stormwater treatment
Edgewater	4115 S. Ridgewood Ave., Edgewater	27 acres	Former concrete manufacturing plant; Vacant, unsecured lot; waterfront	Concrete dust, asbestos, buried concrete, metal rebar	Park & walking trail, boat ramp/parking, SUN Trailhead for trail extension; storm water retention
Oak Hill	Flamingo Road, Parcel 9507-00-00-0010, Oak Hill	2.9 acres	Formerly owned by rail-line, vacant, abuts the rail line. Use may have been residential.	Arsenic, degreasers, petroleum, 3 RCRA properties w/in 700'; 2 USTs in 2 blocks	Community Garden meeting need of food desert area; enhanced stormwater treatment

1.b Revitalization of the Target Area

1.b.i Reuse Strategy and Alignment with Revitalization Plans Activities under this grant guide a long-term transformation with attention to equitable practices and redevelopment planning, which includes community participation. The Coalition cities are small in size and must work together and pool their limited resources. **In 2018, the US1 Corridor in the Edgewater section of the project area became a federally-qualified Opportunity** Zone and select sections in NSB and Edgewater have been **designated as a Brownfields Area under Florida law, which offers a host of state redevelopment incentives**. Qualified Opportunity Zone spur economic growth in low-income communities by the federal Tax Cuts and Jobs Act that allows investors to defer federal taxes by taking capital gains from other investments and investing in these designated areas. Activities under this grant are consistent with land use and revitalization plans, in particular the revitalization plans for the formally established **Community Redevelopment Areas (CRA)** created by the City Commissions in both NSB and Edgewater with extensive community outreach efforts and in the **County's Comprehensive Plan**, which guides growth in Oak Hill (too small, at just 1,755 residents, to fund its own plan). Further these efforts will help to implement recommendations form the Health Impact Assessment completed under the previous Brownfields Assessment Grant. Under FL law, local governments are able to designate areas as CRAs when certain conditions exist: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. Through creation of the CRAs, Tax Increment Financing (TIF) was established, which is a funding mechanism that dedicates a stream of ad valorem tax revenues that result from improved property values within a designated area over a prescribed period of time for area improvements.

Both NSB priority sites are located in the NSB CRA. The 100 N Ridgewood Ave priority site is located in the Federally designated Opportunity Zone, the Edgewater CRA, and in a designated Brownfield Area. In addition to Federally recognized tax incentives such as Opportunity Zones, each City offers pragmatic, economic development incentives aimed at enabling business and investment such as expedited permitting, city property tax exemptions, waiving of annexation fees, etc. The Edgewater and NSB CRA redevelopment plans focus on attractive downtowns with a mixed-use 'main street', using downtown parks

as a focal point for the community. The vision, as shared by the local community, is to create a safe, viable and sustainable commercial corridor along US1, affordable and attractive neighborhoods, safe transportation network with pedestrian connections and public recreation facilities. The priority sites play a vital role in fulfilling this vision.

1.b.ii Outcomes and Benefits of Reuse Strategy The priority sites alone will mean the assessment of **more than 40 acres and the potential to leverage over $10 million in federal Opportunity Zones** in reinvestment in the area (brownfieldslistings.com), with additional properties along the Corridor assessed. The outcome of the reuse strategy aligns with the recognized need of the surrounding community and the prioritized rankings of brownfield properties by residents. The grant activities will be instrumental in developing a network of parks and trails (sites 1 and 4), community garden (site 5 - providing access to fresh food in the Oak Hill food dessert), infrastructure, affordable residential units that incorporate energy efficiency (site 2) and commercial sites (site 4) which will create jobs, affordable housing, and support a safer, healthier lifestyle. Enhanced storm water treatment will be realized by utilizing current Best Management Practices and Low Impact Development during redevelopment activities. Harmful contaminants in stormwater and hazardous building materials in old and deteriorating buildings will also be addressed under this reuse strategy and will help to address flood plain issues.

1.c Strategy for Leveraging Resources

1.c.i Resources Needed for Site Reuse The Coalition will use the brownfields program funding as part of a multi-layering incentive approach to facilitate redevelopment. If project activities, such as Phase II ESA, lead to the need for site cleanup, then the Coalition or any one of the partners will be able to apply for EPA cleanup funds, if appropriate. FL Department of Environmental Protection Recreation and I-Boat grants will be sought for waterfront/recreation redevelopment. HUD CDBG grant and US EDA loans will be sought for housing projects and needed infrastructure improvements for housing projects. SVCIC will seek state grants and potential corporate sponsorship for renewable/clean energy enhancements. The Coalition will seek out water quality improvement funds from the water management district and from the State to dovetail into brownfields redevelopment projects to enhance storm water infrastructure and water quality improvements. FDEP Voluntary Tax Cleanup Tax Credit Program (up to 75% transferable tax credits) and the more than two dozen potential local government incentives as provided for under the state brownfields program F.S. 376.84 Brownfield redevelopment economic incentives.

Completing these assessment activities and making the sites ready for redevelopment will eventually lead to the redevelopment of a minimum of 40 acres of taxable land to the ad valorem rolls, which will generate additional revenue for the TIF. The Coalition is able to leverage the following secured and approved local funds to commit to redevelopment:

Source	Purpose/Role	Amount	Status
Edgewater CRA	Intersection improvement projects (crosswalks, etc)	$213k	Approved
Edgewater CRA	Extend waterline E Indian River Blvd to Riverside Dr along US1	$225k	Approved
Edgewater CRA	Façade grants	$50k	Approved
NSB CRA	Affordable housing for seniors along US1 Corridor – grant application match	$425k	Approved

1.c.ii Use of Existing Infrastructure **Redeveloping brownfields** has been estimated to **conserve 4.5 acres** of **greenfields sprawl** development (Northeast-Midwest Institute, 2008). Therefore, the SVCIC is focusing growth along the Corridor where **adequate public utilities and services are already available, including roadways, public transportation, water, sewer and storm water facilities. Private utilities (power, telephone and high speed internet) are also fully in place. Redevelopment projects will use existing infrastructure**. Transportation lines along US1, from the Volusia County Public Transportation System, will be utilized and enhanced through improved walkability and safety features, such as traffic barriers, bus shelters and lighting. This proposal will also maximize existing local finance mechanisms. If additional infrastructure is needed, NSB and Edgewater have created TIFs to fund investment in public infrastructure and create incentives for new and infill development along the US1 Corridor.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a Community Need

2.a.i The Community's Need for Funding Florida has no state income tax, which means the state has less top-down funds for counties and municipalities than elsewhere and localities depend heavily on property and sales tax revenues. Economic losses from hurricanes frequently result in millions of dollars of damage (fema.gov). In **October 2016, Hurricane Matthew** hit the area, damaging infrastructure and **causing nearly $15M in damage** and, **less than a year later, Hurricane Irma damaged the Corridor resulting in millions of dollars of damages.** All Coalition cities in this grant are small, ranging from a population of 25,301 in NSB to 1,755 in Oak Hill, which means financially overcoming such significant economic disruptions is extremely difficult. **The COVID-19 pandemic has further strained the economy.** Although the costs of lost sales tax revenues and a devastated tourism industry are not fully understood, **unemployment rates in the target communities surged more than 11% during the shutdown (from 3.4% to 14.6%).** Florida's tourist based economy, particularly hard hit by the virus, has been slow to recover and will likely feel the impacts for many months**.** The median household income in areas covered by the grant is as low as $33.8k (statisticalatlas.com), far lower than County ($42.2k) and State ($48.9k). Oak Hill, given its very small size, has not had the resources to develop its own redevelopment plans and does not have a CRA, which is why cleanup/revitalization planning funds offered through this grant are critical to achieving productive outcomes. These factors, extreme number of brownfields sites, small population, limited tax base, lack of access to nearby jobs, and multiple disasters, significantly limit the Coalition's ability to address the issues caused by brownfields. **Additional assessment funding is required to conduct the necessary inventories, assessments and planning for the area's redevelopment.**

2.a.ii Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations The Corridor has distinct groups of sensitive populations that reside along US1 and are at risk to the brownfield issues: senior citizens; single, family-headed households living in poverty; and low-income minorities. During Covid-19, preexisting conditions of residents and an economy reliant of tourism and service sector employment exposed the risk of poverty and poor health. Positivity rates in the target area ballooned to 9.4% in August; 7% of all cases required hospitalization and 2% of cases resulted in death (https:// news/local/2020/08/07/volusia-county-health-officials-expect-amount-of-covid-19-deaths-to-grow/). Along the Corridor, the **population over 65** ranges from **23.5% to 36.3%**, well above the US average of 14.9% (ACS, 2017). The population of **single, female-headed households with children** under 5 years **who live in poverty** ranges from **23.6% to 30%** (ACS, 2017); double the national figure. In NSB, **26.4%** of the **Hispanic population lives below the poverty level** (ACS, 2017). The rate of **violent crime** in the county is 494.4 per 100,000 compared to 199.2 in the US. For Oak Hill the crime rate is 632.9 per 100,000, thus creating a dangerous environment for the large elderly population as well as low-income families (cdc.gov).

The SVCIC Corridor contains numerous brownfields issues, which has exacerbated long-term decline. Conditions are consistent with the **definition of blight** contained in the FL Statutes. Blight impacts sensitive populations. Overall, **39.6% of housing is defined as stressed** in Volusia County, compared to 28.1% in the US (cdc.gov – data available only at county level). 150+ brownfield sites have lent to the stressed environment, which can affect the health and well-being of area residents, particularly those from sensitive populations. Quality housing is associated with positive physical and mental well-being. How homes are designed, constructed, and maintained, their physical characteristics, and the presence or absence of safety devices have many effects on injury, illness, and mental health (cdc.gov).

In addition, the welfare of younger, sensitive population of school-aged children is at risk as a **combined 2,400 students attend five public schools located in the Coalition target area.** Each is a Title 1 school, meaning there is a predominance of low-income children, and all are less than 0.5 miles from US1 or a priority site in each respective community. Given that all the sites are open and unsecured or only partially secured, it is possible that area children can cut through these open areas on their way to school or play here during free time, which highlights the need to assess and redevelop these sites. This grant will enable the Coalition to identify and assess problematic sites, evaluation potential exposures pathways, and

develop strategies or plans to mitigate the risks and/or secure dangerous sites.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions The Coalition target areas are all Medically Underserved Areas (MUA) due to a severe shortage of primary, dental, and mental health professionals being present (data.hrsa.gov). Amongst adults, according to census tract data, the adult life expectancy in priority site areas averages 6.4 years less than the FL average. For the target area, the difference in adult life expectancy is **9 years less** than the FL average. The age-adjusted 3 year death rate for all races in Volusia County is 839.2 compared against a state average of 684.6. According to 2018 Florida Charts health data, cancer rates here are substantially higher in the categories of lung, breast, prostate and colorectal when compared to the state. **Cancer death rates in the target area (172 per 100,000) are significantly higher (over 30%) than state rates (142.8 per 100,000)**.

According to the *Healthy Volusia Report*, 54% of adults in Volusia County are overweight or obese, compared to a state rate of 35.7%. The percentage of residents with high blood cholesterol levels and deaths from stroke and coronary heart disease is also higher in Volusia County than Florida as a whole; however, **heart disease is significantly more prevalent** in NSB at 45% and one zip code in Edgewater at 30.6% according to the Census Bureau. Volusia County adults are at greater risk for **obesity-related chronic disease,** more than two times the Healthy People 2020 recommended obesity target and 1.5 times greater than U.S. obesity rate [cdc.gov-*data not available at city level*]. These are not necessarily surprising statistics, given that the Corridor is defined as a food desert (USDA). Many residents have to travel at least 1 mile and up to ten miles to reach a grocery store or other source of fresh food and a relatively high number of residents are without vehicles. The SVCIC partners commissioned a Health Impact Assessment (HIA) in 2016 using EPA Brownfield Assessment funds to examine access to healthy food along the Southeast Volusia Corridor. According to the outcomes of the HIA, diet-related disease, food insecurity and lack of access to healthy food are issues for many residents which can contribute to the greater than normal incidence of disease and adverse health conditions documented along the Corridor. A lack of fresh food is directly tied to commercial brownfields in the target area where the storefronts of vacated grocers still stand. Historical uses identified in the table in 1.a.ii built immediately adjacent to residences indicate that associated contaminants may have elevated cancer rates within the target area and disproportionately impacted the community. Safe housing, access to health care and healthy food, and open space conducive to a healthy, active lifestyle is critical for the target areas and would all be supported under reuse activities enabled by this grant.

2.a.iii. Disproportionately Impacted Populations The target areas covered by this grant application is economically impoverished relative to the rest of the County and State and has significant minority populations. In the NSB CRA Finding of Necessity study in 2013, it was noted that the CRA area comprises 8% of the City's total land area but had more that 37% of the City's total code enforcement activity; approximately 58% of the reported Part 1 crimes (**murder**, manslaughter, sex offenses, robbery, **aggravated assault**, **burglary**, **motor vehicle theft**, and arson); and had an overall property valuation decrease of over 33% compared to 25% city wide during the recession years. In addition, population density in the target area is 1,006.5 people per square mile compared to the County rate of 453.2 (socialexplorer.com), an impactful statistic since poverty and population increases correlate with crime. The estimated coefficient of poverty shows that a 1% increase in the poverty-level population will increase total crimes by 134 per 100,000 inhabitants. (Taylor, 2006). The presence of brownfields has limited redevelopment interest here and further impact this population disproportionately within the County. Within the Corridor, the potential for lead paint exposure is in the 81st percentile according to EPA EJScreen. The Corridor, and/or portions of the Corridor, are also in 82nd percentile for daily traffic, 86th percentile for proximity to waste facility, and/or 75th percentile for proximity to facilities with a Risk Management Plan (EPA EJScreen) further compounding exposure to lead and particulate matter. These statistics show a strong correlation between environmental impacts and an economically impoverished, minority communities. Assessment funding would fill an unmet need in helping the target area attract private reinvestment in the corridor.

2.b Community Engagement

2.b.i and 2.b.ii, Project Partners and Project Partner Roles

During its previous grant, the Coalition has amassed support from several organizations (ALL located within the target area) that will continue in this proposed project.

Partner Name	Point of Contact	Specific Role in the Project
Southeast Volusia Chamber of Commerce	Stephanie Ford, Membership Dir., 386-428-2449	A non-profit coalition of business/community leaders committed to making an environment for successful business along the Corridor. We will work to attract developers to the area.
SE Volusia Habitat for Humanity	Rosemary Walker, ED, 386-428-5010	Public outreach. Further, we will nominate sites that will be suitable for eventual housing projects that benefit those in need of housing.
Oak Hill Community Trust	Dana Greatrex, OHCT Secretary, 386-405-8261	Integral in gathering community involvement in the planning charrettes for reuse and redevelopment planning and resident buy-in.
Pleasant Grove Baptist Church, NSB	E. Kenneth Harley, Pastor 386-426-0118	The church will offer meeting space for community involvement activities, disseminate information, and encourage participation by its members
Bethel Baptist Church, NSB	Pastor Pete Carter Jr., 386-402-0304	The church will offer meeting space for community involvement activities, disseminate information and encourage participation. The church will also translate and support involvement from the Latino Community.
Boys & Girls Club of Volusia /Flagler Counties	Joe Sullivan , CPO, 386-734-0555	The Club will disseminate information to parents and guardians of participants. Staff members will participate in planning charrettes to assist with recreational activities and services that will benefit member families.
Burns Science and Technology Charter School	Holly Shannon, Community Cord, 386-210-4915	The school will offer meeting space for community involvement activities and will serve as a conduit to community members through it parents and community partners.
ADVENT Health New Smyrna	Courtney Reulbach, Marketing Dir., 386-424-5000	Provide health information related to the sites at the public involvement meetings. The center will also offer to host events and provide input to redevelopment and end use planning as relates to health care services.
Gainous-Wynn Funeral Home	A. Wynn, Owner, 386-428-5751	Mr. Wynn is a local business owner and resident who will participate in community activities & planning. He will use his local contacts to increase community participation.

2.b.iii Incorporating Community Input

The current strategic partnerships and community involvement efforts developed by the Coalition during the recent successful EPA grant (FY2013) will continue or be improved and amended to allow for public safety during the Covid-19 pandemic (using digital information platforms and virtual meetings as required by health guidance). The Coalition will update the existing Community Involvement Plan with public input. SVCIC will conduct quarterly meetings, which will be advertised to the public. Area residents were invited to submit potential sites during the previous assessment project, and provided the Coalition with the 150+ brownfield sites identified in the afore-mentioned brownfields inventory. **The five priority sites identified in this proposal were the sites with the highest ranked priority.** The Coalition will build on the success of communication used in the last grant by a variety of means to ensure meaningful and effective public participation, where views are shared and input is solicited. The SVCIC has developed a video that is run on Public TV and on YouTube that has shown the growing progress of the program. This video will continue to be updated and refreshed with new projects as they are completed. Workshops will also be held within each community as completed during the previous grant. Additionally, announcements will be made on appropriate TV and radio stations to promote the program. *Social Media and Website:* The Coalition will also continue to update websites and social media outlets with a new grant award. The Coalition will also develop one webpage with program updates, minutes, agendas, reports and notices of upcoming meetings. This page will funnel into social media sites as followers are collected from public meetings and online subscriptions solicited on the webpage. *Public Meetings*: Public meetings will be held quarterly throughout the grant period either virtually or in a venue accessible to all residents, as health guidelines permit. Here, public input into site selection decisions, clean-up priorities and re-use planning will be solicited. Meeting comments will be used to develop and refine all draft documents and assessment project plans. The Coalition will obtain Spanish translators for public meetings as deemed necessary by the audience. The meetings will rotate to each of the Coalition members Cities. *Fact Sheets*: The Coalition will provide fact sheets to interested parties, including dissemination through the area schools and to the

wider community. Fact sheets will explain the grant process and progress, inform them of public meetings, redevelopment opportunities and assessment information with Spanish versions available.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a Description of Tasks/Activities and Outputs

3.a.i Project Implementation The Coalition is applying for a Community Wide Assessment Grant with an emphasis on the US1 Corridor, which will lead to the eventual revitalization of this challenged corridor. Key project activities will be implemented and executed over a period of 3 years. The activities associated with grant implementation have been categorized into 4 tasks: **Task 1:** Phase I and II Environmental Site Assessments (ESAs); **Task 2:** Remediation and Reuse Planning; **Task 3:** Community Outreach and Public Involvement; and **Task 4:** Programmatic Support. The Coalition has a clear view on the schedule for these tasks to ensure grant funds are optimized.

The Coalition will follow procedures and utilize a qualified brownfields contractor under contract, procured under Florida's Competitive Consultant Negotiations Act (CCNA), and in full compliance with federal procurement regulation. The Coalition will issue a "Request for Qualifications" to select a qualified environmental consultant (aka, QEP). Key project activities will be implemented and executed over a period of three years. The Coalition and contractor will work closely with Florida Dept. of Environmental Protection (FDEP) Brownfields program on all site assessments and will begin within 30 days of activation of Cooperative Agreement (CA). The priority sites that have been identified to date will be assessed (Phase I/II) within the first 4-15 months of the project lifecycle. Sites that are identified through public meetings and community input will be assessed with the remaining time of the three-year project. Specifically, in 1QYear1, a QEP will be engaged and a generic Quality Assurance Project Plan (QAPP) prepared. In 2QYr1, Phase I ESA's will be completed for priority sites and, as additional sites are identified, the preparation of Phase I's will continue through 3QYr3. In 2QYr1 through 3QYr 3, Site Specific QAPPs (SS-QAPP) will be prepared; in 3QYr1-3QYr3, Phase II ESA's will be completed; and in 3QYr2-3QYr3, re-use planning/Analysis of Brownfield Cleanup Alternatives (ABCAs) will be completed. Community engagement and programmatic support will be completed throughout the three-year duration of the grant. The quality of the Outputs will adhere to the Florida Brownfields Redevelopment Program for technical aspects including any required registered professional documents and in accordance with EPA QAPPs. Additional details are below.

Task/Activity 1: Phase I and Phase II ESAs
i. **Project Implementation** • *EPA-funded activities for the priority site(s) and non-priority site(s)*: The grant consists of 5 priority properties totaling 40 acres: 2 properties in NSB, 2 in Edgewater, and 1 in Oak Hill. However, the Coalition expects to complete 32 Phase I's for properties along the Corridor depending upon community input and identified priorities. A generic QAPP will be prepared and 10 Phase II ESAs are anticipated. Site-specific QAPPs will be completed and approved by the EPA for each Phase II prior to initiation of the Phase II. Asbestos and lead-based paint surveys to support existing building demolition or renovation activities on brownfield properties are also anticipated. • *Non-EPA grant resources needed*: Coalition staff time will be considered an in- kind service and will be funded from the organization's budget
ii. **Anticipated Project Schedule**: Months 4-33 (Phase I and QAPPs), Months 7-33 (Phase II)
iii. **Task/Activity Lead(s)**: The **QEP** with oversight by the Project Director and Technical Director
iv. **Output(s)**: 1 Site inventorys; 32 Phase I and 10 Phase II ESAs; Asbestos and Lead Based Paint surveys (as needed); 1 QAPP and 10 SS-QAPPs
Task/Activity 2: Site-specific Cleanup and Reuse Planning
i. **Project Implementation** • *EPA-funded activities for the priority and non-priority site(s)*: Where needed, at the conclusion of Phase II activities, an ABCA may be prepared, which will include a description of assessment findings, an analysis of remedial methods, and a defensible development strategy. Additional activities may include site revisioning plans; drafting of reuse concepts in presentation form (such as renderings), market study of target area; market viability evaluation; investment strategy report; infrastructure evaluations

• *Non-EPA grant resources needed*: Coalition staff time will be considered an in- kind service and will be funded from the organization's budget, including support from the planning department and office of economic development.
ii. **Anticipated Project Schedule**: Months 7 through 33
iii. **Task/Activity Lead(s)**: The **QEP** with oversight by the Project Director and Technical Director
iv. **Output(s)**: 10 ABCAs, reuse plans, and visual renderings
Task/Activity 3: Community Engagement
i. **Project Implementation** • *EPA-funded activities for the priority and non-priority site(s)*: Develop/maintain strategic partnerships and create a Community Involvement Plan; disseminate information/comments to/from the community & stakeholders; meet with stakeholders and property owners; host community meetings/workshops, focus groups, and charrettes/visioning sessions; secure site access; site selection. • *Non-EPA grant resources needed*: Coalition staff time will be considered an in- kind service and will be funded from the organization's budget
ii. **Anticipated Project Schedule**: Throughout the duration of the project (months 1-36)
iii. **Task/Activity Lead(s)**: The **Project Director** with support from the QEP and Coalition partners
iv. **Output(s)**: Community Involvement Plan; 11 community meetings; community input for reuse plans
Task/Activity 4: Programmatic Support
i. **Project Implementation**: • *EPA-funded activities for the priority and non-priority site(s)*: CA implementation and oversight including overseeing contractors for consistency with contractual obligations and conformance with their plans; administrative reporting including EPA quarterly reports, MBE/WBE forms, & EPA Assessment Cleanup Redevelopment Exchange System (ACRES) database; attendance at the EPA national/regional brownfields-related training conferences/workshops; monthly team meetings. • *Non-EPA grant resources needed*: Coalition staff time will be considered an in- kind service and will be funded from the organization's budget.
ii. **Anticipated Project Schedule**: Throughout the duration of the project (months 1-36)
iii. **Task/Activity Lead(s)**: The **Project Director**, with support from the Financial Coordinator and QEP. The Technical Director will support the Project Director in regards to the competitive procurement process and by reviewing material submitted by the QEP.
iv. **Output(s)**: Timely, accurate project reporting and management of activities and finances including 12 quarterly reports; entry of property-specific information in ACRES database; annual reporting including Disadvantaged Business Enterprise Reporting, Federal Financial Reports, and Annual Projections; notes from monthly team meetings.

3.b Cost Estimates

3.b.i to 3.b.iii, Development of Cost Estimates to Funds Allocated Towards ESAs

Budget Table					
Categories	**Project Tasks**				
	Assessment	Reuse & Cleanup Planning	Outreach	Program Support	**Total**
Travel	0	0	0	$7,500	$7,500
Supplies	0	0	$6,000	0	$6,000
Contractual	$440,000	$72,500	$24,000	$20,000	$556,500
Category totals	**$440,000**	**$72,500**	**$30,000**	**$27,500**	**$570,000**
Admin Fee (5% applies to operational costs of lead agency as allowed)					$30,000
Grant Total					**$600,000**

This budget focuses on both hazardous and petroleum contamination. The SVCIC developed this budget based on experiences and expenses in its FY13 Coalition Assessment Grant. The grant will assist with the assessment of the aforementioned 5 priority parcels and additional parcels identified throughout the course of grant execution. The grant program will consist of four tasks as previous mentioned: ***Task 1 – Phase I & II ESAs Total Cost = $440,000:*** A generic QAPP @ $6,000; (32) ASTM-AAI compliant Phase I ESAs @ $3,500 each (total $112,000); (10) site-specific QAPPs @ $5,200 (total $52,000); (10) Phase II ESAs at a total of $270,000 (average cost of $27,000 is based on complexity and can range from $15,000-

$50,000). ***Task 2 - Cleanup/Reuse Planning Total Cost = $72,500:*** (10) ABCAs @ $6,000 each (total $60,000); $10,000 for additional reuse planning/economic analysis for site potential (100 hrs at $100/hour for consultant); and $2,500 for graphic illustrations for demonstration to the community (25 hours at $100/hour). ***Task 3 – Community Outreach Total Cost = $30,000***: Develop Community Involvement Plan, disseminate information to community & stakeholders, community meeting planning and facilitation @ $24,000 (240 hours @ $100/hour for consultant) and $6,000 for supplies/printing outreach materials. Outreach in English & Spanish. ***Task 4 - Programmatic Support Total Cost = $27,500:*** Program support activities include EPA form completion, ACRES data entry, coordination of partners, and monitoring of all project activities, as well as any support necessary to maintain compliance with cooperative agreement terms & conditions @ $20,000 (200 hours for grant period @ $100/hour for consultant). $7,500 for travel and attendance at two EPA national or regional brownfields-related conferences/workshops for one representative from each coalition member ($800 transportation, $500 registration fees, $825 hotel and $375 per diem each attendee).

3.c Measuring Environmental Results The project team will meet monthly to discuss project progress and take corrective actions as necessary. An excel-based tool will be the primary mechanism for tracking the following environmental results. If obstacles or issues arise, the Project director will enlist the assistance of the EPA project officer. Outputs and Outcomes will be measured as follows:

Task	Output Measurement	Outcome Measurement Examples
Task 1: Assessments	• Preparation of (1) QAPP and (10) SS-QAPPs • Number (32) of Phase I ESAs completed • Number (10) of Phase II ESAs completed	• Number of sites / acres of property sufficiently assessed as to inform cleanup and redevelopment
Task 2: Cleanup and Redevelopment Planning	• Number (8) of ABCAs prepared • Quality and feasibility of redevelopment plans	• Sites given "No Further Action" • Dollars leveraged in redevelopment • Jobs leveraged and/or created • Acres of greenspace/stormwater control created • Ft^2 of mixed-use commercial space created • Tax revenues of redeveloped properties • # of affordable housing-units constructed
Task 3: Community Engagement	• Preparation of Community Involvement Plan • Number (12) of public meetings • Quantity of outreach materials distributed • Number of public announcements printed/aired	• Number of attendees at meetings • Number of groups engaged • Number of public inquiries received • Circulation of printed materials • Incorporation of community recommendations
Task 4: Programmatic Support	• Number of entries into ACRES • Number of timely reports to EPA	• Successful project measurement and tracking • Project completed on time, budget utilized • No adverse audit findings • Timely, accurate project reporting and management of activities and finances

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a Programmatic Capability

4.a.i and 4.a.ii, Organizational Structure and Description of Key Staff The Coalition members will meet monthly and each has a vote in decision-making. In the event of a tie, the lead agency, NSB makes final determinations. Sites will be prioritized by their potential to meet the following standards: potential for economic and community development, such as affordable housing, health care; open/green space; green infrastructure, such as watershed protection; potential for SMART growth; and other community priorities that empower low-income / minority populations. The following are project team members: **Project Director**: Irma Terry, Community Resource Coordinator, City of NSB, will oversee operations, including community outreach. Ms Terry has grant administration experience in her previous positions with a state agency, and is a member of the Environmental Justice-Public Health committee of the FL Brownfield Association. **Financial Coordinator:** Natalia Eckroth, Assistant Finance Director for the City of NSB will oversee the financial aspects, including financial reporting and closeout. Ms. Eckroth has 15 years of experience, including public funds administration. **Technical Director:** Christopher Edwards,

CRA/Economic Development Director - NSB, has 12years of experience in economic development, community redevelopment, public-private sector partnership development, public administration and public finance. He has successfully managed brownfield designations and programs.

4.a.iii Acquiring Additional Resources Upon award announcement, the Coalition will procure consulting and environmental engineering services from a qualified firm to carry out specific tasks. This procurement process will be carried out through an open bid process and be fully consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The Coalition's Project Director will be the primary person responsible for initiating a qualifications-based selection for a consultant to execute the assessment work. The Coalition partners may select a consultant prior to grant award as appropriate to position the Coalition to initiate assessment activities as soon as the CA for the grant is authorized. The Coalition has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the project team will assist the new Project Director to ensure project success.

4.b Past Performance and Accomplishments

4.b.i Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: In FY09, the City of NSB was awarded an Area Wide Assessment Grant totaling $400,000. Under this grant, a Brownfield Inventory and Priority Ranking was completed for 431 properties within the City. Of the 431 properties, 28 were evaluated further, with 14 of the 28 properties having Phase I ESAs completed. The area assessed in the Phase I ESAs totaled over 60 acres. Four of the properties additionally had Phase II ESAs completed. For one of the properties, an ABCA was prepared, cleanup was completed under a grant from the FL DEP, and a *No Further Action* with conditions was received. This property was used as a parking lot to serve an adjacent medical provider, which helped enable their success thereby contributing to job creation. The medical provider is part of the redevelopment of a former furniture retail center at the intersection of Dixie Freeway and Canal Street.

Applying the experience and learnings from the FY09 grant, in FY13, the City of NSB entered into a Coalition with the Cities of Edgewater and Oak Hill, forming the SVCIC. The SVCIC has a demonstrated track record of successfully delivering brownfield projects. The SVCIC was awarded a Community Wide Assessment Grant in FY2013 for $600,000 in which the City of Edgewater was the lead member. The FY13 grant led to the completion of 37 Phase I ESAs, including asbestos and lead-based paint surveys for 6 properties, and the completion of 10 Phase II ESAs/QAPPs. In NSB, a property was redeveloped as a funeral home, resulting in job creation, and another property was redeveloped as commercial/residential mixed-used space. SVCIC also completed a Health Impact Assessment that has resulted in 2 potential community gardens sites being selected – one in Oak Hill and one in NSB. In Edgewater an abandoned industrial site is ready for commercial development, and in Oak Hill, a site for mixed-income housing.

(2) Compliance with Grant Requirements The City of NSB has an exemplary record of meeting requirements under its federal and state assistance agreements with regard to schedule, work plans, timely reporting, progress reports, reimbursement requests and other terms and conditions. For the FY09 brownfields grant led by NSB, quarterly reports, Disadvantaged Business Enterprise Reporting, and annual reporting were submitted in accordance with EPA reporting requirements. Property-specific information was submitted and regularly maintained via the on-line ACRES database. The FY09 grant was successfully closed with $1,034 funds remaining. Similarly, the SVCIC has an exemplary record of meeting requirements under the conditions of its FY13 assessment grant. Quarterly reports were submitted in accordance with EPA reporting requirements. Annual reporting was completed including Disadvantaged Business Enterprise Reporting, Federal Financial Reports, and Annual Projections regarding the anticipated number of Phase I and Phase II ESAs to be conducted. The quarterly financial summaries consistently indicated the budget was on-target throughout the life of the grant. The FY13 grant was successfully closed with $7,418 funds remaining, resulting from efficient cost management. Property-specific information was submitted and regularly maintained via the on-line ACRES database. The information in the quarterly reports correlates with the information in ACRES, and relevant portions of the database were updated for each property when appropriate.

Threshold Criteria - FY2021 EPA Brownfields Coalition Assessment Grant
Southeast Volusia Corridor Improvement Coalition (SVCIC)

Lead Entity: The City of New Smyrna Beach, Florida is a city government and a local unit of government under 2 CFR § 200.6; therefore, the city is an eligible applicant.

Coalition members are both a local unit of government under 2 CFR § 200.6.

Letters of Commitment from each coalition member: See following pages for partnership letters from City of Edgewater, Florida and City of Oak Hill, Florida.

Community involvement: The current strategic partnerships and community involvement efforts developed by the Coalition during the recent successful EPA grant (FY2013) will continue or be improved and amended to allow for public safety during the Covid-19 pandemic (using digital information platforms and virtual meetings as required by health guidance). The Coalition will update the existing Community Involvement Plan with public input. SVCIC will conduct quarterly meetings, which will be advertised to the public. Area residents were invited to submit potential sites during the previous assessment project, and provided the Coalition with the 150+ brownfield sites identified in the afore-mentioned brownfields inventory. **The five priority sites identified in this proposal were the sites with the highest ranked priority.** The Coalition will build on the success of communication used in the last grant by a variety of means to ensure meaningful and effective public participation, where views are shared and input is solicited. The SVCIC has developed a video that is run on Public TV and on YouTube that has shown the growing progress of the program. This video will continue to be updated and refreshed with new projects as they are completed. Workshops will also be held within each community as completed during the previous grant. Additionally, announcements will be made on appropriate TV and radio stations to promote the program. *Social Media and Website:* The Coalition will also continue to update websites and social media outlets with a new grant award. The Coalition will also develop one webpage with program updates, minutes, agendas, reports and notices of upcoming meetings. This page will funnel into social media sites as followers are collected from public meetings and online subscriptions solicited on the webpage. *Public Meetings*: Public meetings will be held quarterly throughout the grant period either virtually or in a venue accessible to all residents, as health guidelines permit. Here, public input into site selection decisions, clean-up priorities and re-use planning will be solicited. Meeting comments will be used to develop and refine all draft documents and assessment project plans. The Coalition will obtain Spanish translators for public meetings as deemed necessary by the audience. The meetings will rotate to each of the Coalition members Cities. *Fact Sheets*: The Coalition will provide fact sheets to interested parties, including dissemination through the area schools and to the wider community. Fact sheets will explain the grant process and progress, inform them of public meetings, redevelopment opportunities and assessment information with Spanish versions available.

Previous Assessment Grant: SVCIC does not have an active Assessment Grant.

October 15, 2020

Irma Terry
Community Resource Coordinator
The City of New Smyrna Beach
210 Sams Avenue
32168

RE: Partnership Agreement – EPA Brownfields Coalition Grant

Dear Ms. Terry,

Please accept this letter of commitment on behalf of City of Edgewater. We are pleased to commit to our role as an active member of the Southeast Volusia Improvement Corridor Coalition (SVCIC) team. We are pleased to support the Coalition's application for the 2021 US EPA Brownfields Assessment Coalition grant for community-wide assessments of environmentally impacted properties. The City of Edgewater is an eligible applicant due to its status as a local municipal government.

The City of Edgewater agrees that the City of New Smyrna Beach will be the lead member of the coalition for the purposes of this grant application and subsequent award. Further, we understand the City of New Smyrna Beach must administer the grant, if awarded, be accountable to US EPA for proper expenditure of funds, and be the point of contact for the other coalition members.

City of Edgewater understands that coalition members are not eligible in this grant round as applicants for additional community-wide or site-specific assessment grants, and that a coalition member wishing to apply as a separate applicant must withdraw from the coalition to be eligible for individual assessment funds.

We look forward to being an active member of this brownfields coalition. Moreover, we welcome the opportunity to work together for the betterment of our communities.

Sincerely,

Glenn Irby
City Manager

Office of the City Manager
P.O. Box 100 • Edgewater, FL 32132-0100
(386) 424-2400 ext. 1201 • Fax (386) 424-2421
www.cityofedgewater.org

City of Oak Hill

234 South U.S. Hwy. #1
Oak Hill, Florida 32759

Phone 386-345-3522
Fax 386-345-1834

September 9, 2020

Irma Terry
Community Resource Coordinator
The City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168

RE: Partnership Agreement – EPA Brownfields Coalition Grant

Dear Mrs. Terry:

Please accept this letter of commitment on behalf of City of Oak Hill. We are pleased to commit to our role as an active member of the Southeast Volusia County Corridor Improvement Coalition (SVCIC) team. We are pleased to support the Coalition's application for the 2021 US EPA Brownfields Assessment Coalition grant for community-wide assessments of environmentally impacted properties. The City of Oak Hill is an eligible applicant due to its status as a local municipal government.

The City of Oak Hill agrees that the City of New Smyrna Beach will be the lead member of the coalition for the purposes of this grant application and subsequent award. Further, we understand the City of New Smyrna Beach must administer the grant, if awarded, be accountable to US EPA for proper expenditure of funds, and be the point of contact for the other coalition members.

The City of Oak Hill understands that coalition members are not eligible in this grant round as applicants for additional community-wide or site-specific assessment grants, and that a coalition member wishing to apply as a separate applicant must withdraw from the coalition to be eligible for individual assessment funds.

We look forward to being an active member of this brownfields coalition. Moreover, we welcome the opportunity to work together for the betterment of our communities.

Sincerely,

Kohn Evans, CMC
City Administrator
City of Oak Hill

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/16/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of New Smyrna Beach

* b. Employer/Taxpayer Identification Number (EIN/TIN): 5960000387

* c. Organizational DUNS: 0648027620000

d. Address:

* Street1: 210 Sams Avenue
Street2:
* City: New Smyrna Beach
County/Parish:
* State: FL: Florida
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 32168-7040

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:
* First Name: Natalia
Middle Name:
* Last Name: Eckroth
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: (386) 410-2651
Fax Number:

* Email: neckroth@cityofnsb.com

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

FY21 SVCIC EPA Brownfields Coalition Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant FL-6 * b. Program/Project FL-6

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: * First Name: Natalia

Middle Name:

* Last Name: Eckroth

Suffix:

* Title: AOR

* Telephone Number: (386) 410-2651 Fax Number:

* Email: neckroth@cityofnsb.com

* Signature of Authorized Representative: Natalia Eckroth * Date Signed: 10/16/2020

R04-21-A-008

CITY OF CLEARWATER

ECONOMIC DEVELOPMENT & HOUSING, POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
600 CLEVELAND STREET, SUITE 600, CLEARWATER, FLORIDA 33755
ECONOMIC DEVELOPMENT: TELEPHONE (727) 562-4220 FAX (727) 562-4075
HOUSING: TELEPHONE (727) 562-4030 FAX (727) 562-4037

1. Applicant Identification
   City of Clearwater
   600 Cleveland Street
   Clearwater, Florida 33755

2. Funding Requested
   a. Assessment Grant Type: Community-wide

   b. Federal Funds Requested:
      i. $300,000
      ii. Not Applicable

3. Location
   a) City of Clearwater b) Pinellas County c) Florida

4. Property Information for Site-Specific Applications
   Not Applicable

5. Contacts
   a. Project Director
      Chuck Lane
      (727) 562-4023
      charles.lane@myclearwater.com
      600 Cleveland Street, Clearwater, Florida 33755

   b. Highest Ranking Elected Official
      Mayor Frank Hibbard
      (727) 562-4050
      Frank.Hibbard@myclearwater.com
      600 Cleveland Street, Clearwater, Florida 33755

6. Population
   City of Clearwater, FL: 114,015 (US Census: 2014–2018 American Community Survey)

Frank Hibbard, Mayor
Mark Bunker, Councilmember
Kathleen Beckman, Councilmember
David Allbritton, Councilmember
Hoyt Hamilton, Councilmember
"Equal Employment and Affirmative Action Employer"

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7. Other Factors Checklist

Other Factors	**Page #**
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road or other public thoroughfare separating them.)	2
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	N/A

8. Letter from the State or Tribal Environmental Authority
See attached

Frank Hibbard, Mayor
Mark Bunker, Councilmember
Kathleen Beckman, Councilmember
David Allbritton, Councilmember
Hoyt Hamilton, Councilmember
"Equal Employment and Affirmative Action Employer"

FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

August 25, 2020

Cindy Nolan
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
nolan.cindyj@epa.gov

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Clearwater's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-20-06, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the City's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the City of Clearwater consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Yanisa Angulo, P.E., the Southwest District Brownfields Coordinator, at (813) 470-5757 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Kelly Crain

Kelly Crain, Environmental Manager
Brownfields and CERCLA Site Screening Section

KC/jc

cc:
Philip Kirkpatrick, City of Clearwater – philip.kirkpatrick@myclearwater.com
Yanisa Angulo, P.E., DEP Southwest District – yanisa.angulo@dep.state.fl.us

Threshold Criteria

1. Applicant Eligibility

The City of Clearwater (City), Florida, is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a general-purpose unit of local government as defined under 2 CFR §200.64.

2. Community Involvement

The City of Clearwater announced at the City Council Work Session (10/12/2020) and at the Brownfield Advisory Committee meeting (10/13/2020) that they intend to *reapply* for the EPA's Brownfield Community-wide Assessment Grant for the downtown target area of **Census Tract 259 and Census Tract 261.01**. The City has always valued the input of their community members and is committed to keeping them involved in every step of the process, which is evident based on their long Brownfield Program history dating back to 1996. A Community Involvement Plan (CIP) will be created to describe the planned community engagement activities, schedule, project background, and key players, which will be made available for review at the City's Planning and Development Department. Due to the current COVID-19 pandemic, community meetings have been and will continue to be held online. The City anticipates community input to be received primarily over the phone or online. When in-person meetings are permitted again, meetings will be held within the target area while observing social distancing requirements. Additionally, questions and concerns can be submitted via the innovative Clearwater Connect system online. The City will respond to feedback during the community meetings and via online.

The City is accessible to the public on social media platforms including Facebook, LinkedIn, Twitter, Instagram, and YouTube. The City will update the community throughout the brownfield project via the city's website and social media platforms, as well as through city-news and calendar-announcement emails, which they will encourage residents to subscribe to. As part of the assessment program, the City will develop a brownfield website and brochure explaining the Brownfield Program. The City staff will provide information during the regularly scheduled City Council meetings, which are broadcasted on C-View TV, the City of Clearwater's television channel that is available to residents through local cable providers and online streaming. This TV platform enables the City to remain active within the community during the time of social distancing due to the COVID-19 pandemic.

3. Expenditure of Assessment Grant Funds

The City affirms that it does not have an active EPA Brownfields Assessment Grant.

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. Background and Description of Target Area: The City of Clearwater (population 114,015) is located along Florida's Gulf Coast.[1] Clearwater has a long history that began with the Native Americans, who named the area after the clear water springs that dotted the present downtown area, followed by the arrival of European explorers in the 1500s.[2] By the 1840s, settlers had built a small farming community in the area, known as "Clear Water Harbor." Henry Plant brought the railroad through Ocala, and to boost his rail passenger business, he built several resorts and hotels in the area.[2] In the early 20th century, the area was renamed "Clearwater" and experienced steady growth despite setbacks including a decimating fire that raged through the business district in 1910.

Although Clearwater has been a vacation destination for generations due to its climate and beautiful views, the city has an agricultural and industrial past.[3] In the 1930s, Clearwater was the "chief shipping point" for Pinellas County, which resulted in lasting impacts to the subsurface.[3] With Census Tract (CT) 259 bounded by Clearwater Bay and CT 261.01 bounded by Clearwater Harbor with direct access to the Gulf of Mexico, this downtown **target area** was an ideal location for commercial businesses to import and export goods. Unfortunately, by the 1960s many businesses had left the downtown area to relocate to the newly growing commercial centers along US Highway 19 North. As businesses moved out, so did residential development, causing many to relocate. This mass exodus from the downtown area left vacant properties in its wake. The **target area for this brownfield assessment, CT 259 and CT 261.01,** is full of blighted sites in the heart of downtown that inhibit redevelopment and pose environmental dangers to the residents.

Changes in the economy have greatly impacted the downtown, placing the city at a serious crossroad. Clearwater has become the headquarters to a spiritual group, a private tax-exempt organization that began in 1975 with a single building and now owns **92 properties** downtown.[4] According to an article in the *Tampa Bay Times*, the church and parishioners over a three-year period have spent $103 million to acquire property in the downtown area, with **72% of those church-owned properties being tax-exempt**.[5] The organization is now the largest landowner in Clearwater. Numerous properties had hosted businesses for years, and the Church made offers on them without them listing publicly. The large land grab pushed many businesses that remained out of the area. Many of these properties sit vacant, with no sign of intended redevelopment. The growth of this organization has ***dramatically impacted the municipal tax base and dollars available to support community services***. The economic and environmental decline combined with the downtown target area's business and job loss leaves a legacy of vacant properties. The City recognizes the need to assess and incentivize developing the properties that remain. Fortunately, CT 259 is a federally designated **Opportunity Zone**, which the City will leverage to entice developers to revitalize the historic downtown. Additionally, the northern portion of CT 259 is designated as a **Community Redevelopment Area (CRA)**, allowing for future increases in property values to be set aside to support economic development projects within the district.[6]

ii. Description of the Priority Brownfield Site(s): Clearwater has seen many businesses come and go; however, the vacant buildings left behind provide opportunities for new life and purpose. The City will build and prioritize their brownfields inventory with the help of their project partners and the target-area residents by thoroughly discussing sites and future market-driven redevelopment opportunities during community and project-partner meetings. The City has identified two

[1] 2014–2018 American Community Survey – US Census
[2] History https://www.myclearwater.com
[3] Clearwater Chamber of Commerce Brochure (1930s)
[4] https://www.tampabay.com/news/clearwater/2019/10/20/scientologys-40-years-of-conflict-with-the-city-of-clearwater-recapped/ 9
[5] https://www.tampabay.com/news/clearwater/2019/10/20/see-every-building-owned-by-the-church-of-scientology/
[6] https://redevelopment.net/cra-resources/q-a-for-cras/

properties as initial priority sites since developers have committed to redevelop these properties into a community center and a hotel, which aligns with the Clearwater Downtown Redevelopment Plan. **The City has site access to both priority sites from the current landowners along with several others within the target area** and will continue the process of site-access negotiations as more properties are identified. The priority brownfield sites are the **Former Gasoline Station** property located at 401 & 415 S. Fort Harrison Avenue and 420 S. Garden Avenue and the **Former North Ward Elementary School** property located at 900 N. Fort Harrison Avenue.

The **Former Gasoline Station** property, three parcels totaling approximately one acre, is located within an **Opportunity Zone** and **CRA**. The City recognizes this site as a top priority due to its proximity to downtown and residential areas as well as its having developers ready to **redevelop the site into a hotel,** which **aligns with the Redevelopment Plan**. The site consists of a restaurant building constructed in 1960, an office building constructed in 1927, and a vacant lot. The vacant lot is the location of a former gasoline station and auto repair shop and has been vacant since 2018. The lot is unfenced, and the potential volatile organic compounds (VOC), semi-volatile organic compounds (SVOC), petroleum, and metal-contaminated soil is accessible by all who take a shortcut through the property to access nearby businesses, churches, and homes. This eyesore is one of the last things tourists see before they take the Clearwater Memorial Causeway to Clearwater Beach. The site's three-story office building stands tall with its Greek columns above the cleared vacant lot and the brick-paved Markley Street, which connects the property to the northern parcel with the restaurant building. The age of both the restaurant and office buildings are concerning due to the potential for lead-based paint and asbestos containing materials.

A mile north of the **Former Gasoline Station** property, a local landmark stands out among the residential properties. The unique collection of buildings is what remains of the **Former North Ward Elementary School**, characterized by its charming red brick façade directly across the street from the harbor. The school, which served as a place of knowledge and growth since 1915, has sat empty for the 11 years since budget cuts closed its doors. This two-acre parcel overlooks the Clearwater Basin Marina to the west and is located within the North Marina neighborhood, which elected officials are considering designating as a new CRA. Despite the pristine views and the appealing character of the building, the property is tainted by its history. The canopy located in the northwest portion of the site serves as a reminder of the site's historical use as a gasoline station. The property's seemingly benign use as a school complicates matters further due to the presence of an **underground heating oil tank** that serviced the school buildings. Additionally, the age of the buildings (95 years old) presents health concerns with the potential for **lead-based paint and asbestos-containing materials**. Although previous assessment has been conducted at the site, additional assessment is needed to ensure the health and wellbeing of those who will use this space since it is intended for mixed-use development with a multi-family residential building, a boutique hotel, and a **community center** with a pool, an event lawn, a dining hall with market stalls, and vendors. This redevelopment will serve the needs of the target area by creating a safe gathering space, jobs, and support for local vendors. The City recognizes this site as a top priority due to its proximity to downtown and residential areas as well as its proximity to the waterfront, which is an area of focus in the Redevelopment Plan. Additionally, developers are ready to revitalize the site while **retaining the existing structures** to create this new community center, which **aligns with the Redevelopment Plan** as well as the concerns of the local community, who have spoken out against demolishing the old school buildings.

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans:

The City recognizes the need to redevelop the target area by addressing brownfield properties. Much effort and consideration went into the development of the 2018 **Clearwater Downtown Redevelopment Plan**: A Special Area Plan & Community Redevelopment Plan for the City of Clearwater. Additionally, the **Downtown District & Design Standards** were created to guide the redevelopment of the area consistent with the vision, guiding principles, goals, objectives, and policies outlined in the Redevelopment Plan. The vision statement of the Plan is as follows: *Downtown Clearwater will thrive as the urban core and heart of the City, as the center of business and government, and as an attractive place to live, work, shop and play. A revitalized Downtown will be achieved through quality urban design, continued creation of a high-quality public realm, and a dense and livable pattern which will strengthen the overall health of the City.*

The proposed plan for redeveloping the **Former Gasoline Station** priority site with a **hotel** aligns with the Redevelopment Plan for hotels on properties fronting Court Street. The proposed redevelopment plan of the **Former North Ward Elementary School** priority site as a mixed-use parcel with **community center** aligns with the objectives of "encourage renovation, restoration and reuse of existing historic structures" and "encourage a vibrant and active public realm, recreation and entertainment opportunities, and support the community and neighborhoods." In fact, the Redevelopment Plan specifically mentions the **Former North Ward Elementary School** property by name, stating that it could be "adapted to a community/cultural center…and improved with publicly accessible amenities like a playground, garden, or space for outdoor events to expand the cultural attractions" in the area, which aligns with the proposed redevelopment. The proposed redevelopment matches the City's vision for this property.

ii. Outcomes and Benefits of Reuse Strategy: The assessment and remediation of properties in the target area will make them available for redevelopment, which will help to continue the Clearwater Downtown Redevelopment Plan's mission of creating **new business and job opportunities** (economic benefit) as well as **improving the aesthetic of the target area neighborhoods** (non-economic benefit). The community center at the Former North Ward Elementary School will create opportunities for **local businesses** by renting them vendor booths to sell their wares during community events. The availability of the booths will inspire residents with dreams of starting their own businesses by offering a **safe, local venue** where they can build a business in the community they live in, truly making the vision of a "*live, work, shop, and play*" area a reality. The community center will serve the residents by providing a central area to share goods, ideas, and form relationships. Additionally, at-risk children of the area will have a safe place to form positive relationships with their peers and mentors within the community through activities such as swimming and yard games. Areas for local businesses to flourish will not be limited to the community center because, fortunately, CT 259 has been identified as the Downtown Clearwater federally designated **Opportunity Zone**, which the City will leverage to entice developers to revitalize this historic downtown target area. The proposed reuse at both priority sites **aligns with the City's revitalization plans** and will have a beneficial impact on the economy as well as the residents' quality of life. The redevelopment of the **Former Gasoline Station** priority site with a hotel will create jobs, thereby increasing the local tax base.

The City has identified the need for **renewable energy,** and Policy 14 of the Redevelopment Plan **encourages the use of solar panels** above structured parking and other structures. The City aims to improve quality of life and mitigate greenhouse gas emissions by improving underutilized lands, such as brownfield sites, with greenspace. The City's 2011 sustainability plan, Greenprint, identified the following goal: *Transform vacant and other underutilized properties from liabilities to assets that provide long-term economic, social and environmental benefits.* The plan specifically

pinpoints the city's need to continue implementing the brownfield program and providing incentives for brownfield and greyfield development. The proposed **reuse of the existing structures** at the **Former North Ward Elementary School** directly aligns with the goals of the sustainability plan as well as the Redevelopment Plan. As one of the Guiding Principles of the Redevelopment Plan, **Adaptive Reuse** is imperative for enhancing economic growth as well as creating a unique and inviting space. **The city intends to reuse structures throughout the target area as well as the priority sites when it is environmentally safe to do so.**

c. Strategy for Leveraging Resources i. Resources Needed for Site Reuse: The City as a local unit of government is eligible to apply for county, state, and federal grant funding. In 1981, the City created a **CRA and Tax Increment Financial (TIF) District** within the target area that focused on reducing blight and spurring economic growth. The Downtown Clearwater TIF has funding available to further the redevelopment efforts within the CRA. As the City continues with its redevelopment efforts within the CRA and TIF districts, the EPA Brownfield grant funding will further stimulate the availability of additional funds through increased tax revenues as more sites are made ready for reuse. Since 1996, the City has been awarded grant funding from state and federal agencies in the amount of nearly $5 million for **infrastructure** improvements focused on improvements to the target area. The City will apply for the Department of Housing and Urban Development's Community Development Block Grant (CDBG) funds, which will be used to encourage the rehabilitation of commercial building façades and to demolish blighted properties throughout the target area.[7] A New Market Tax Credit (NMTC) is available for low-income communities within Clearwater. The State of Florida also offers a Brownfield Site Rehabilitation Agreement (BSRA) which incentivizes businesses to develop brownfield properties. Furthermore, with CT 259 being in an **Opportunity Zone**, private investors and developers will be drawn to the available tax incentives when redeveloping in the target area. The City intends to use RLF funds from BL-98487922-6 as a source of additional funding for the remediation of assessed properties.
ii. Use of Existing Infrastructure: The City has determined the infrastructure (water, sewer, streets) is sufficient throughout the target area including the priority sites for redevelopment. As infrastructure needs are identified, the City will acquire additional federal and state grant funding.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need i. The Community's Need for Funding: The target area (CT 259 and CT 261.01) is home to **7,365** people. The **civilian unemployment rate is 13%**, which is double the national rate (6%).[8] Target-area residents suffer from a low per capita income of $30,626, which is less than the state and US averages ($33,478/$32,621).[8] The median household income in the target area is **$35,869,** which is significantly less than the state and US averages ($53,267/$60,293).[8] With the low income, it is not surprising that the **percentage of all people below the poverty level in the target area is 23%** (US 14%) with **nearly 53% of those being children under the age of 18**, which is more than double the US average of 20%.[8] The City of Clearwater has suffered revenue shortfalls due to reduced sales tax and other tax revenues due to the ongoing COVID-19 pandemic, (March–September 2020 shortfall of 14% in sales tax and revenue sharing) which has rendered them unable to afford assessments on potential brownfield sites throughout the city limits. Additionally, of the 92 properties owned by the Church, **72% are tax-exempt** for religious purposes.[9] As the Church continues to acquire more properties, the tax base diminishes. With the low-income numbers and high poverty levels, it is impossible for

[7] Special Incentive Areas https://www.myclearwater.com/government/city-departments/economic-development/special-opportunity- incentives
[8] 2014–2018 American Community Survey – US Census
[9] Tampa Bay Times, *Clear Takeover* October 20, 2019

residents to afford increases in taxes to fund redevelopment projects, but with the help of the EPA funding, goals as established in the City's redevelopment plans can be realized.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: The sensitive populations of the target area are the **elderly, minorities, and the impoverished.** The target area is occupied by an aging community with nearly **31% of the population made up of individuals who are 62 years and older,** which is more than the US average of 19%.[10] With a large proportion of the population at the US average retirement age (62 for women and 64 for men)[11] nearly half of the population in the target area **(42%) relies of social security**.[10] The EJ Screen Report show the target area ranks in the **89th percentile for population over 64 years** of age. **African Americans make up 19% of the target-area residents** compared to the national average of 13%, with **CT 261.01 comprised of 26%**.[10] The impoverished, or those living below the poverty level, make up **23% of all people** (US 14%) with **53% of all people under the age of 18** (US 20%) living below the poverty level.[10] Furthermore, female heads of household make up **37% of the target area households who live below the poverty level**.[10] Within the target area, **18%** of households rely on food stamps (US 12%) and although food stamps provide a means for needy families to purchase healthy foods, their value relies on the availability of groceries to the recipient.[10] In the target area, **21% of occupied housing units lack access to a vehicle,** a number substantially greater than in the city (11%), state (8%), and US (9%).[10] The lack of vehicles substantially limits access to healthy foods, which is troubling considering **the target area is a USDA Food Desert**.[12]

In 2018, Clearwater's **crime rate was higher than 80%** of US cities.[13] Clearwater crime rates are **20% higher than the national average**.[14] The desperation stirred by unemployment **(12%)** and poverty causes some residents to turn to crime.[10] **Thefts accounted for 71%** of Clearwater crimes in 2018.[13] According to a survey from 2017, 7% of adults in Pinellas County reported that crime keeps them from walking around during the day and 20% reported that crime keeps them walking around outside at night.[15] The Downtown Redevelopment Plan aims to revitalize the area by renovating, repurposing, or demolishing vacant structures to promote safety and growth. The Downtown Redevelopment Plan envisions a community that facilitates a healthy, active, and social lifestyle for everyone. One of the objectives of the plan is to promote walking and biking to destinations, such as the community center at the **Former North Ward Elementary School**. Considering the target area households **lack access to a vehicle** (**21%**), improving the safety and walkability of the area will offer new opportunity to the residents.[10] This is extremely important since **64% of adults in Pinellas County are overweight or obese** and one of the leading causes of death is heart disease.[15] Not only will addressing brownfield sites throughout the target area encourage economic growth by removing the environmental stigma surrounding potential sites, but the remediation of blighted structures can remove sites that create opportunity for illegal activity. Once these potential brownfield sites within the target area are redeveloped, residents will feel more secure using the sidewalks already in place to walk to their school, church, place of employment, and parks, allowing for healthier lifestyle choices. Together, the Redevelopment Plan and EPA funding will help to identify contaminants and reduce the safety threats that affect the target-area residents' health and welfare.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Sensitive populations are the most at risk when it comes to disease and health conditions that can arise from brownfield sites. In addition to the contaminants (VOC, SVOC, petroleum, metals, asbestos) found

[10] 2014–2018 American Community Survey – US Census
[11] Center for Retirement Research at Boston College: What is the Average Retirement Age? (2011)
[12] Food Desert https://www.cims.cdfifund.gov/preparation/?config=config_nmtc.xml
[13] Clearwater Crime Data https://www.city-data.com/crime/crime-Clearwater-Florida.html
[14] Clearwater Crime Data https://www.areavibes.com/clearwater-fl/crime/
[15] Pinellas County Community Health Assessment, 2018

at the **Former Gasoline Station** property and **Former North Ward Elementary School**, former uses of the target area properties, which include use as a "chief shipping point" for Pinellas County, add other potential health risks from contaminants including petroleum and polycyclic aromatic hydrocarbons (PAHs). Numerous PAHs have been classified as animal carcinogens and probable human carcinogens.[16] The former railroads and citrus groves that were responsible for much of the early economic success of Clearwater have a lasting negative impacts from metals, including arsenic.[17] Arsenic is a known carcinogen, and long-term exposure can also lead to **developmental effects, diabetes, pulmonary disease, and cardiovascular disease**.[18] Numerous properties within the target area, such as the priority site **North Ward Elementary School**, operated as gasoline stations and automotive repair shops and were redeveloped before regulations were in place to address lead, petroleum, and VOC contamination resulting from this use. Health effects from long-term exposure to VOCs include **damage to the liver, kidneys, lungs, and central nervous system** as well as **cancer**. According to the US National Library of Medicine, populations most vulnerable to the negative health effects of VOCs include the **elderly and young children**.[19] The various contaminants found throughout the target area, including asbestos, are contributing to the **high rate of both lung cancer** incidence (65 per 100K) and deaths (45 per 100K), compared to the state rates (59 per 100K/40 per 100K).[20] Health data is only available for Pinellas County and is not specific to the city; however, considering the abundance of contaminants within the target area, the percentage of impacted people is expected to be even greater than the county averages. Contaminants including VOCs and SVOCs, which can affect the breathing of the sensitive populations, are of concern as evidenced by the **higher rate of hospitalizations from asthma** in Pinellas County (924 per 100K), which is much higher than in the state (836 per 100K).[20] Assessments made possible through EPA Brownfield Program funding will identify the contaminants causing health issues plaguing the target area and reduce the negative health threats the sensitive populations are facing every day.

(3) Disproportionately Impacted Populations: The sensitive populations throughout the target area have been suffering from environmental justice issues based on current and past land uses for decades, which is apparent with the long-time vacant North Ward Elementary School priority site being an educational facility that predominately enrolled African American residents living in the target area. Currently, the harmful effects of high traffic volume throughout the target area is apparent, with the EJ Screen Report showing the target area is in the **91st percentile in the EPA Region and the 81st percentile in the US for traffic proximity and volume**. The high transient traffic in the area contributes to the target area's ranking in the **72nd percentile in the state for ozone**. By revitalizing the target area and making way for a more walkable community, traffic in the area will be reduced, leading to a reduction in the associated, harmful automobile emissions and noise pollution. Additionally, the plans to create more green spaces to filter the air will improve the air quality. The City's Sustainability Plan also outlines the City's goals for improving the streets for all modes of transportation including bikes, walking, wheelchairs, and public transportation. Another issue facing the target area is the location along the Clearwater Harbor and Bay, which receives wastewater discharge. The EPA EJ Screen Report shows the target area is in the **99th percentile in the state and region Wastewater Discharge Indicator and the 97th percentile in the US**. The identification of contaminants will not only help to reduce the wastewater and air quality issues through the assessment and remediation of brownfield sites, but

[16] ATSDR – PAHs - https://www.atsdr.cdc.gov/phs/phs.asp?id=120&tid=25
[17] Pinellas County Historical Background, 2018
[18] WHO – Arsenic https://www.who.int/news-room/fact-sheets/detail/arsenic
[19] NLM – VOCs https://toxtown.nlm.nih.gov/chemicals-and-contaminants/volatile-organic-compounds-vocs
[20] Pinellas County Community Health Assessment, 2018

it will reduce the environmental justice issues and threats affecting the health of the sensitive populations living within the target area.

b. Community Engagement i. Project Involvement & ii. Project Roles: Local organizations throughout Clearwater have expressed a desire to assist with this project through site identification, selection, cleanup, and future redevelopment of brownfield sites throughout the target area.

Name of Org.	Point of Contact	Specific involvement in the project
Pinellas Realtor Organization	David Bennett, dbennett@tampabayrealtor.com	Will assist with **site identification and prioritization.**
Amplify Clearwater (Chamber of Commerce)	Amanda Payne, CEO, amanda@amplifyclearwater.com	Will **keep local businesses informed** on the status of the project and will **post identified sites available for redevelopment online** to feature their redevelopment potential.
Clearwater Urban Leadership Coalition	Marilyn Turman, Director of Communications, MTurman@tampabaybbic.com	Will assist with community **outreach for the minority populations** in the target area.
Pinellas County Public Works Dept	Dan Nedvidek, Brownfield Program Manager dnedvidek@pinellascounty.org	Will assist with **cleanup and future reuse planning**.

iii. Incorporating Community Input: The City of Clearwater announced at the City Council Work Session (10/12/2020) and at the Brownfield Advisory Committee meeting (10/13/2020) that they intend to *reapply* for the EPA's Brownfield Community-wide Assessment Grant for the downtown target area. The City has always valued the input of their community members and is committed to keeping them involved in every step of the process, which is evident based on their long Brownfield Program history dating back to 1996. A Community Involvement Plan (CIP) will be created to describe the planned community engagement activities, schedule, project background, and key players, which will be made available for review at the City's Planning and Development Department. Due to the current **COVID-19 pandemic**, community meetings have been and will continue to be held online. The City anticipates community input to be received primarily over the phone or online. When in-person meetings are permitted again, meetings will be held within the target area while observing social distancing requirements. Additionally, questions and concerns can be submitted via the innovative Clearwater Connect system online. The City will respond to feedback during the community meetings and via online.

The City is accessible to the public on social media platforms including Facebook, LinkedIn, Twitter, Instagram, and YouTube. The City will update the community throughout the brownfield project via the city's website and social media platforms, as well as though city-news and calendar-announcement emails, which they will encourage residents to subscribe to. As part of the assessment program, the City will develop a brownfield website and brochure explaining the Brownfield Program. The City staff will provide information during the regularly scheduled City Council meetings, which are broadcasted on C-View TV, the City of Clearwater's television channel that is available to residents through local cable providers and online streaming. This TV platform enables the City to remain active within the community during the time of social distancing due to the COVID-19 pandemic.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: The City of Clearwater is requesting a US EPA Brownfields Grant in the amount of $300,000 for a community-wide assessment program.

Task 1: Outreach	
i.	*Project Implementation:* The City's Brownfield Project Manager will develop a Community Involvement Plan (CIP), outreach materials, brownfield project website, and social media posts with the assistance of the environmental consultant (consultant). City staff will lead the community meetings to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts), office supplies, and software to manage the grant.
ii.	*Anticipated Project Schedule:* CIP will be created within 3 months of award (upon completion a more concrete schedule will follow). Community Meetings held 1st, 6th, 9th quarter. Website and Outreach Materials will be created in the 1st quarter and posted monthly throughout the grant project.
iii.	*Task/Activity Lead:* City: Phil Kirkpatrick Sr., Brownfield Project Manager
iv.	*Outputs:* CIP, Brownfield Website, 3 Community Meetings, Brochures/Handouts, Social Media Posts, Meeting handouts, sign-in sheets, and meeting minutes.
Task 2: Site Inventory	
i.	*Project Implementation:* The City's Brownfields Project Manager will work with the residents living in the target area during community meetings to create a thorough site inventory for assessment. Abandoned and underutilized properties identified by the residents of the target area will be researched further by City staff using the property appraiser's website. Once a list is compiled, the consultant will work with City staff to create an evaluation ranking tool with the help of residents to determine the order in which the sites will be addressed.
ii.	*Anticipated Project Schedule:* Community meeting held in 1st quarter will continue the preliminary inventory process that began with this application, with the evaluation-ranking process taking place in the 3rd quarter & continuing throughout the grant project.
iii.	*Task/Activity Lead:* City: Phil Kirkpatrick Sr. Brownfield Project Manager
iv.	*Outputs:* Evaluation Ranking Tool, Site Inventory List
Task 3: Assessment	
i.	*Project Implementation:* The consultant will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting first with the two priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii.	*Anticipated Project Schedule:* Assessment activities to begin in the 2nd quarter and will continue throughout the grant project.
iii.	*Task/Activity Lead:* The consultant will implement the technical aspects of the project with oversight from City of Clearwater's Phil Kirkpatrick Sr., Brownfield Project Manager.
iv.	*Outputs:* 12 Phase I ESAs, 1 Generic QAPP, 8 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.
Task 4: Remediation/Reuse Planning	
i.	*Project Implementation:* For projects identified for cleanup, the consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation/ reuse planning to reduce health/environmental risks. The consultant will assist the City in hosting charrettes/visioning sessions (virtual or in-person depending on COVID restrictions) for key properties.
ii.	*Anticipated Project Schedule:* Plans & Charrettes to begin in the 6th quarter and will continue throughout the grant project.
iii.	*Task/Activity Lead:* The consultant will implement the technical aspects of the project with oversight from City of Clearwater's Phil Kirkpatrick Sr., Brownfield Project Manager.
iv.	*Outputs:* 4 ABCAs, 2 Vision Session/Charrette
Task 5: Programmatic Support	
i.	*Project Implementation:* The City's Brownfields Project Manager will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and

	terms and conditions. The consultant will assist the City in completing ACRES Database Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the three-year term of the grant. The City staff travel budget allows for two staff to attend two national/regional/grantee brownfield training conferences/workshops.
ii.	*Anticipated Project Schedule:* ACRES Reporting begins in the 1st quarter & Quarterly Reporting begins in the 2nd quarter and continues throughout the grant project. Annual Reporting and Forms created in 5th quarter, 9th quarter, and during final closeout.
iii.	*Task/Activity Lead:* City: Phil Kirkpatrick Sr., Brownfield Project Manager
iv.	*Outputs:* ACRES Database Reporting, 3 Annual Financial Reports, 12 Quarterly Reports, 3 MBE/WBE Forms, Programmatic Support for the three-year grant period. Two staff to attend two conferences.

b. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks*. The budget for this project includes travel, supplies and contractual costs only. ***The City commits to spending over 70% of the budget on Assessment activities***. **Task 1 Outreach:** Contractual: Community Involvement Plan $4,500 (45hrs x $100), Brownfield Website, Outreach Brochure/Handouts, Social Media Posts $2,000 (20hrs x $100), 3 Community Education Meetings $6,000 ($2,000/meeting). Supplies: Software, printouts, etc. $1,000. **Task 2 Site Inventory:** Contractual: $6,000 (48hrs x $125) **Task 3 Assessment:** Contractual: 12 Phase I ESAs $3,000 each for a total of $36,000. 1 Generic QAPP $4,500. 8 Phase II ESAs including SS-QAPP at $23,000 each for a total of $184,000. **Task 4 Remediation/Reuse Planning:** Contractual: 4 ABCAs $6,500 for a total of $26,000. 2 Vision Sessions/Charrettes $6,000 ($3,000/meeting). **Task 5 Programmatic Support:** Contractual: ACRES Database Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period $19,000 (152hrs x $125). Travel: Two staff to attend two conferences $5,000 (flights at $750, 3 nights in hotel at $350, incidentals and per diem at $150 x 2 attendees).

Category	**Tasks**					**Totals**
	Outreach	*Site Inventory*	*Assessment*	*Remediation/ Reuse Planning*	*Programmatic Support*	
Travel					$5,000	$5,000
Supplies	$1,000					$1,000
Contractual	$12,500	$6,000	$224,500	$32,000	$19,000	$294,000
Total Budget	**$13,500**	**$6,000**	**$224,500**	**$32,000**	**$24,000**	**$300,000**

c. Measuring Environmental Results: To ensure this EPA Brownfield Project is on schedule, the City's Brownfield Project Team, which includes the qualified environmental consultant, will meet quarterly to track all **outputs identified in 3.a** in an excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects' schedule to ensure the grant project will be completed within the three-year timeframe. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and project partners, environmental assessments, ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being achieved in an efficient manner, the City has countermeasures in place to address this problem, including monthly calls to the City's EPA Project Officer, and if needed, revisions to the existing Work Plan will be made.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Structure & ii. Description of Key Staff: The grant will be managed by Clearwater's Economic Development and Housing Department (ED&H) as the department provides quality affordable housing and community services and directly links assistance to emerging and existing businesses throughout Clearwater. Chuck Lane, Assistant Director, will serve as the Brownfield Project Director and will be responsible for the oversight and completion of administrative and financial requirements of the Brownfield Program. Mr. Lane began working with the City in 2011 and has served as Assistant Director of ED&H since 2016. Phil Kirkpatrick, Senior Economic Development Coordinator, will serve as the Brownfield Project Manager and will be responsible for the day-to-day activities and the timely and successful expenditure of funds of the Brownfield Program. Mr. Kirkpatrick came to the City of Clearwater in 2020 after 30 years of private, commercial, and industrial real estate development work. He will be assisted by Mr. Joe DeCicco, Senior Environmental Specialist, who will serve as Subject Matter Expert. Mr. DeCicco has been with Clearwater Engineering for 12 years. They will be assisted by Mr. Jay Ravins, City Finance Director, who will be responsible for managing the finances and ASAP.gov drawdowns. Mr. Ravins has 39 years of accounting and finance experience both in private industry and public sector, with 27 of those years in government.
iii. Acquiring Additional Resources: The City's Centralized Purchasing Department will advertise, solicit, and select a qualified environmental consultant to assist with the technical and reporting portions of the Brownfield Community-wide Assessment, in full compliance with Federal Procurement Standards. The City of Clearwater procurement process is governed by the Code of Ordinances, City of Clearwater, Articles & Divisions; Sections 2.541 through 2.564.
b. Past Performance and Accomplishments i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments: Clearwater has been awarded seven EPA Brownfield grants (1996–2009) resulting in 73 assessments and 17 cleanups. ***Many of these activities happened before the inception of ACRES; therefore, the numbers in the ACRES system only reflect the activities which took place during the 2003, 2007, and 2009 grant awards.*** The City has successfully managed these grants and has complied with all requirements including the work plans, schedules, terms, and conditions. Accomplishments and property information were reported via property profiles before the inception of the ACRES database. The City's 1999 RLF grant resulted in two loans and subsequent cleanups making the redevelopment of the Former Clearwater Automotive and Former CarPro site possible. The 2003 $400,000 Assessment Grant resulting in 10 Phase II Environmental Site Assessments (ESA) and 4 Supplemental Assessments created over $2.4 million in leveraged funding and 4 acres ready for reuse. The 2007 $400,000 Assessment Grant resulting in 6 Phase I ESAs, 2 Phase II ESAs, and 2 Supplemental Assessments created nearly $290,000 in leveraged funds and 44 acres ready for reuse. The 2009 $400,000 Assessment Grant resulting in 3 Phase I ESAs, 2 Phase II ESAs, and 1 Supplemental Assessment created over $283,000 in leveraged funding and 40 acres ready for reuse. No funds were remaining at the time of closure of any of these grants. (2) Compliance with Grant Requirements: The City's past grant cooperative agreements were handled properly regarding compliance with grant work plans, schedules, and terms and conditions. During the project periods, no corrective actions were required, and the City maintained compliance with expenditure and reporting requirements. All required reporting documentation, including annual, quarterly, and closeout reports, were delivered in a timely manner, as well as all grant deliverables being entered into the ACRES database/Property Profile Forms on time. The quarterly financial summaries consistently indicated the budget was on-target throughout the life of the grant. All assessment grant awards were fully expended within the agreed upon timeframe.

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/20/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Clearwater

* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000289

* c. Organizational DUNS: 0783073030000

d. Address:

* Street1: 600 Cleveland Street
Street2: Suite 600
* City: Clearwater
County/Parish: Pinellas
* State: FL: Florida
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 33755-4151

e. Organizational Unit:

Department Name: Economic Development

Division Name:

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

Prefix: Mr.
* First Name: Philip
Middle Name:
* Last Name: Kirkpatrick
Suffix:

Title: Economic Development Coordinator

Organizational Affiliation:

* Telephone Number: 7275624054
Fax Number:

* Email: philip.kirpatrick@myclearwater.com

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

FY21 City of Clearwater Assessment Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant FL-13 * b. Program/Project FL-13

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Ms. * First Name: Rosemarie

Middle Name:

* Last Name: Call

Suffix:

* Title: City Clerk

* Telephone Number: 7275624093 Fax Number:

* Email: rosemarie.call@myclearwater.com

* Signature of Authorized Representative: Rosemarie Call * Date Signed: 10/20/2020

R04-21-A-012

1. Applicant Identification:
   City of Mauldin, South Carolina
   5 East Butler Road
   Mauldin, SC 29662

2. Funding Requested:
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested:
      i. $300,000
      ii. Not Applicable

3. Location
   a) City of Mauldin b) Greenville County c) South Carolina

4. Property Information for Site-Specific Applications
   Not Applicable

5. Contacts:
   a. Project Director:
   Van Broad – Community Development Director
   (864) 289-8903
   vbroad@mauldincitysc.com
   Mauldin Planning and Economic Development
   PO Box 249
   Mauldin, SC 29662

   b. Chief Executive/Highest Ranking Elected Official:
   Terry Merritt – Mayor
   (864) 289-8892
   tmerritt@mauldincitysc.com
   City of Mauldin
   5 East Butler Road
   Mauldin, SC 29662

6. Population
   City of Mauldin, SC: 25,009 (US Census: 2014–2018 American Community Survey)

7. Other Factors Checklist:
None of the Other Factors listed below apply to the proposed brownfield project.

Other Factors	Page #
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States territory.	NA
The priority brownfield site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road or other public thoroughfare separating them.)	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	NA
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	NA

8. Letter from the State or Tribal Environmental Authority
See attached

dhec
Healthy People. Healthy Communities.

October 8, 2020

Brian Gross
Region 4 Brownfields Coordinator
United States Environmental Protection Agency
Resource Conservation and Restoration Division
61 Forsyth Street SW
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Community-Wide Assessment Grant
City of Mauldin, South Carolina

Dear Mr. Gross:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports the City of Mauldin's application for a community-wide Brownfields Assessment Grant. The grant will focus on redevelopment in the Central Redevelopment District which includes Census Tract 29.03 Block Group 1.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the City in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges of my staff at (803) 898-0919.

Sincerely,

Henry Porter, Chief
Bureau of Land and Waste Management

cc: Liz, Basil, BEHS
Robert Hodges, Manager, Brownfields Program

Mauldin
SOUTH CAROLINA

FY21
Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields: i. Background and Description of Target Area: Since its humble beginning back in 1890 as a railroad stop, the City of Mauldin has lacked the one crucial element of any charming southern town: a traditional "downtown" area. With a population of 25,009 and located in the upstate of South Carolina,[1] Mauldin was a historic pass-through for travelers between Greenville and Laurens along Highway 276 (Main Street). As development grew along this corridor, the city began to take shape and commerce and industry began to thrive, but a true city center never emerged, stunting the community's ability to consolidate as a cultural center. Mauldin's recent initiative and priority redevelopment project, the **City Center**, will solve this problem by creating a downtown area integrated into residents' lives.

World War II revitalized Mauldin's economy with the development of Greenville Air Base, providing desperately needed jobs for residents. An improved economy led to steady population growth and the addition of municipal water service, bringing additional industry and jobs to the area. Industry, which was largely textile based, has historically been the major economic driver in Mauldin, but in recent years has taken a downturn. From 2007 to 2012, Mauldin **lost over 300 manufacturing jobs**, and annual manufacturing **payroll decreased by nearly 23%.**[2] Additionally, in 2013 the BI-LO grocery store chain relocated its corporate headquarters out of Mauldin, **laying off 130 employees** in the process.

The **target area** for this grant application is Mauldin's **Central Redevelopment District** (Census Tract 29.03, Block Group 1), **which includes the planned City Center development**, the adjoining commercial corridors (Main Street and Butler Road), and a residential area that is home to 2,784 residents.[1] **Mauldin was a major thoroughfare in the upstate for over 100 years, and a significant number of historic filling stations and automotive repair shops litter the target area, creating a plethora of brownfield challenges**. With a significant population growth of 59% from 2000 to 2018, the **influx of higher-income families**, many of whom work in neighboring communities, **has created an obvious disparity between the "haves" and "have-nots" in the community.**[1] **The Central Redevelopment District (CRD) is home to many of the community's low-income families**. In a telling sign of economic disparity throughout the city, nearly **one in five individuals in the target area live in poverty, compared to one in thirteen in Mauldin as a whole**.[1] The creation of low- to medium-income jobs is critical to combat this disparity. **High poverty and unemployment, low educational attainment, a large minority (primarily African American) and elderly population, and limited housing options are all characteristic of the target area.**

ii. Description of the Priority Brownfield Site(s): Within the CRD, the **City Center** development is the foundation for revitalizing the City's commercial core. Assessment, cleanup, and redevelopment of the sites within this area will be prioritized in the City's Brownfields Program. Many of the structures located within the 24-acre city block are vacant or underutilized, creating blight in an area the City has identified as its top redevelopment priority.[3] A preliminary inventory has been completed for the target area and has identified numerous filling stations, service stations, dry cleaners, and manufacturing facilities. Additional sites will be identified and prioritized during a thorough site inventory process involving the project partners and target-area residents. **Site access has been granted** for many sites within the target area, including the two priority sites listed below. The City will continue site access discussions as more sites are identified and prioritized throughout the grant project.

[1] US Census 2018 American Community Survey 5-Year Estimates
[2] Economic Census of the US 2007 and 2012
[3] City of Mauldin Downtown Master Plan

To further the redevelopment and creation of the City Center Development, the City's Development Team has arranged the acquisition of numerous properties by either the City or a member of the development team, including the following priority sites, upon award of this EPA Brownfield Assessment Grant.

Auto Wash/Detailing Shop - 212 N Main Street: This 0.4-acre site, located approximately 800 feet from local residences and currently occupied by an auto detailing operation, was historically occupied by a service and filling station dating back to the 1960s. Contaminants associated with the site may include petroleum, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), PCBs associated with hydraulic lifts, solvents from parts washing, and asbestos and lead from building materials. After award of this grant, this property will be purchased by the development team and used in the City Center redevelopment. **Laundry - 210 N Main Street**: This 0.2-acre site, located approximately 800 feet from local residences, was historically occupied by a dry cleaner dating back to the 1970s. The site currently operates as a coin-operated laundry facility. Environmental database information indicates that a release of dry-cleaning solvent has been reported at this site; however, the release has not been assessed. Based on the topographic positioning of this site, a release at this location has the potential to impact a large portion of the City Center development area and is therefore considered a priority site. In addition to solvent-related environmental concerns, asbestos and lead from building materials create environmental concerns at this site. After award of this grant, this property will be purchased by the development team and used in the City Center redevelopment.

b. Revitalization of the Target Area: i. Reuse Strategy and Alignment with Revitalization Plans: Mauldin has grown consistently since 1950, seeing 30–50% population growth each decade. A population trend forecast completed in 2014 as part of **Mauldin's 2009 Comprehensive Plan (Updated 2014)** predicts this growth will continue into or beyond 2040. City officials and staff realize growth of this kind requires extensive planning efforts. As the City transitions from a small town with basic services into a larger full-service city, its plans emphasize improvement in quality of life, recruitment of business and industry, and strategic investments in the community's long-term interests. The City's Comprehensive Plan serves as a guide to navigate this transition. The plan outlines four specific land use goals: **Goal 1**: Encourage development patterns that reduce the need for short-distance automobile trips, **Goal 2**: Ensure an adequate supply of non-residential land uses within the City limits to support future economic development, **Goal 3**: Minimize land-use conflicts, and **Goal 4**: Promote well-planned, orderly growth.

The Comprehensive Plan identified the City Center development and commercial corridor (Main Street) as priority investment areas, and the emphasis on these areas led the City to develop the **Main Street Corridor Plan** and the **Downtown Master/City Center Plan**. The **Main Street Corridor Plan outlines steps to improve the physical appearance and function of Main Street.** This plan included a market analysis, as the City recognizes the importance of economic development in the primary commercial corridor. This market analysis identified the services sector (dining and shopping) as the first key opportunity for development. To facilitate growth in a community with limited space to grow, the City must focus on infill by addressing the vacant, blighted structures and potential environmental risks in this crowded corridor. Assessment, cleanup, and the eventual redevelopment of brownfields within the target area will allow for the advancement of the City's goals and capitalize on the opportunities outlined in these two plans.

In 2013, after a series of public outreach events, a much-needed re-zoning effort, and an intense planning process, the City of Mauldin unveiled the Downtown Master Plan also known as the **City Center Plan**. Community input received during the development of this plan revealed strong

desire for the **development of a pedestrian- and bicycle-friendly mixed-use town center to include shops, restaurants, high-rise apartments, and office space**. A market study completed as one component of this plan revealed that Mauldin suffers from a significant supply-and-demand gap for retail trade and food and drink. Due to the lack of easily accessible or desirable retail and food and drink options, the City loses opportunity to capture $28 million in revenue. The assessment and remediation of priority sites within the target area will promote **City Center** development, which supports the City's four land-use goals by creating a pedestrian- and bicycle-friendly development that reduces the need for short-distance automobile trips (Goal 1), increasing the supply of non-residential space to support economic growth (Goal 2), establishing a mixed-use city center controlling transitions into adjoining residential and commercial areas, minimizing land-use conflicts (Goal 3), and promoting well-planned, orderly growth by providing a model that will encourage similar growth and development in the surrounding area (Goal 4).

ii. Outcomes and Benefits of Reuse Strategy: The City's redevelopment strategy for the CRD target area is focused on making Mauldin a welcoming place for people to live and engage with local business. Transforming Mauldin into a walkable community, **adding greenways, parks, and multi-use trails**, and bringing in restaurants, retail, and accommodations will give the city an attractive quality, encouraging people to choose Mauldin as their home. Many of the current structures on potential sites have low reuse potential; however, any materials safe for reuse or recycling will be used in the redevelopment effort. The City will also encourage private developers to incorporate renewable energy and energy efficient construction into the various phases of development. This redevelopment strategy will begin to capture the $28 million in retail leakage by keeping the money in the community. The public-private partnership that will create Mauldin's downtown **City Center** will also spur private investment in the adjoining commercial corridors of Main Street and Butler Road, bringing more jobs to the community and expanding opportunities for low-income workers. Fortunately, **the sensitive populations living in the target area will not be displaced as the City Center redevelopment project unfolds,** but the City does recognize a need for additional affordable housing throughout the city limits and is actively working on this as stated in their Comprehensive Plan. Increased housing brought to the area as part of the City Center development, as well as other private investment in the community, will ensure the current lack of housing options does not dissuade highly skilled workers from settling in Mauldin (Mauldin has a vacancy rate of 6%, half the national rate).[4] By removing the environmental stigma from properties around the community, the City hopes to encourage infill, resulting in business development, job creation, and an increased tax base. A 2008 study revealed that typical brownfields performance creates 11 jobs per redeveloped acre.[5] **Based on this information, the City Center development alone, accounting for over 24-acres, has the potential to create over 260 jobs**, and will benefit and spur redevelopment within the adjacent Opportunity Zone (OZ) less than two miles away from the target area.

c. Strategy for Leveraging Resources: i. Resources Needed for Site Reuse: As a local government agency, the City of Mauldin is eligible to pursue private, state, and federal grant funding opportunities. The City has engaged in numerous public-private partnerships for the development of the City Center. The City has negotiated acquisition of several properties in the project area and will further the City Center project by acquiring properties for City Center redevelopment upon assessment. In addition, the Hollingsworth Fund, a local non-profit, has **committed $20,000 to assist with assessment and remediation of properties** within the City

[4] US Census 2018 American Community Survey 5-Year Estimates
[5] Evans Paull, "The Environmental and Economic Impacts of Brownfields Redevelopment," 2008

Center development, and the Greenville-Pickens Area Transportation Study has committed $3 million to fund the Mauldin Golden Strip Greenway, a multiuse trail spur of the Swamp Rabbit Trail, which will be a key component in the City Center redevelopment.

The City Center development has been designated as a Multi-County Park Project (MCPP), allowing it to capture the incremental property tax for Greenville County, the City, and the County School District that results from new development or redevelopment in the City Center development area. This incremental property tax revenue will be used for the **cleanup of assessed brownfield sites** and other public improvements pertaining to the City Center development. Furthermore, the City has been in contact with the Catawba Council of Governments to apply for South Carolina's Revolving Loan Fund **to fund the cleanup of priority brownfield sites within the target area**. The City will use additional funding sources, including Tax Increment Financing and Community Development Block Grants (CDBG), **for demolition of blighted remediated structures** and site cleanup to further the City Center redevelopment plans.

ii. Use of Existing Infrastructure: **The City will use the existing infrastructure within the target area, as the sewer, waterlines, and other utilities are sufficient for the planned City Center development.** Additional infrastructure improvements, if needed, will use funding from property taxes, utility license taxes, private funding, and federal and state grant opportunities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need: i. The Community's Need for Funding: Nearly every city block within the target area has a historic dry cleaner, service station, or a filling station. While many of these businesses are no longer in operation, their ghosts remain. Aging structures with limited reuse potential lead to underutilization of properties and a decline of surrounding property values, including local residential properties in the adjacent neighborhoods. The median value of owner-occupied housing in the target area is only $134,700, nearly $23,000 less than that of the City as a whole, $37,400 less than the County, $20,100 less than the State, and $70,200 less than the US.[6] The City of Mauldin depends on property taxes as their primary source of revenue. With already low property values in the target area, further decline will continue to erode the tax base and cripple the economy, negatively affecting the CRD sensitive populations.

The target area has a significantly higher poverty rate (21%) than that of the City (8%), County (12%), State (16%), and US (14%), and the **unemployment rate of 10%** is double that of the County (5%).[6] Over 20% of families live in poverty, and nearly 21% of the population receive SNAP benefits.[6] Median household income in the target area is $45,559, **44% lower** than the City, **25% lower** than the County, and **32% lower** than the national average.[6] While the City has managed to generate interest from private investors in the City Center development, funding is needed to start a thorough assessment of target-area sites to identify environmental risks in order to redevelop the properties. The City's five major sources of revenue are property taxes; licenses, fees, and permits; hospitality and accommodations taxes; the state's local government fund (LGF); and intergovernmental grants. **COVID-19 will also have a major impact on Mauldin's budget in the coming years.** Business licenses and fees, as well as hospitality taxes, have seen a significant decline, and LGF calculated as a percentage of the state's budget has also been impacted by declining revenue as a result of COVID-19. Furthermore, the City does not have the additional funding to perform assessment and remediation of the target area **as over half of the City's budget currently funds basic services (police, fire, sanitation, etc.). Increasing property taxes to fund redevelopment is not an option as most residents have difficulty making ends meet.** The funding needed for assessment, remediation, and redevelopment of the target area will only be

[6] US Census 2018 American Community Survey 5-Year Estimates

made possible by the assistance of grants, spearheaded by an EPA Brownfield Assessment Grant.
ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: **The sensitive populations within the target area are the elderly, female householders, and African Americans.** Nearly half of the 2,784 residents are **African American (42%),** a significantly higher percentage than that of the City (25%), County (18%), State (27%), and US (13%).[7] In addition, the **elderly population at 17% and those below the poverty level at 20%** are well above the national (15% Elderly, 10% Poverty), State (16%, 10%), County (15%, 9%) and City (14%, 3%) levels.[7] **At 57%, the number of female householders within the target area is 3.5 times higher than the City (16%), with 40% of those households being below the poverty level.[7]**

In South Carolina, only 43% of adult and 37% of young African Americans get enough physical activity on a regular basis.[8] With cardiovascular disease as the leading cause of death (22%) in Mauldin,[9] and obesity and physical inactivity as the leading health risk factors in the upstate of South Carolina,[10] increased opportunities for healthy food options and physical activity planned throughout the CRD target area are essential to improving the wellbeing of the community. While the City has gone to great lengths to create a sense of community and offer recreational opportunities, such as the Cultural Center and Sports Center, the high volume of vehicles, small sidewalks, and almost non-existent shoulders along Main Street **discourage locals from exploring the neighborhood, especially those who reside in neighborhoods directly adjacent to the CRD.** Main Street, the primary thoroughfare through the CRD target area, averages 33,900 vehicles daily, the 10th highest traffic count on any non-interstate roadway in Greenville County,[11] and the Greenville-Anderson-Mauldin Metro Area is the 15th most dangerous metro area for pedestrians.[12] These unfavorable pedestrian conditions do little to encourage an active lifestyle. Area residents have expressed concern over limited access to medical care due to cost/insurance, inconvenient hours, or lack of transportation.[13] This concern is validated by the low walkability and lack of public transportation options in the community, with only one bus route servicing the Mauldin area and one stop along the Main Street in the CRD target area.

The redevelopment of priority sites for the CRD target area is aimed at creating a more inviting, pedestrian-friendly downtown environment and increasing connectivity to the Cultural Center and the Sports Center. Assessment and remediation of priority sites used in the expansion of the trail network and the creation of a pedestrian-friendly downtown City Center will ultimately provide increased transportation options that will reduce energy consumption and air, water, and noise pollution, as well as create recreational opportunities and a more walkable community.

In addition to the more obvious health and welfare benefits that brownfields redevelopment would have on the area, removal of blight decreases vagrancy, vandalism, and illicit behavior, resulting in decreased crime rates and a safer, more secure target area. As the population in Mauldin has steadily increased, so have incidents of violent crime (which saw a 59% increase from 2013 to 2017) and property crime (incidents of motor vehicle theft, for example, doubled from 2012 to 2016).[14] Assessment and remediation of blighted properties throughout the target area will not only mitigate crime, but it will also create a sense of community pride and encourage residents to go out into the community, benefiting overall resident health and welfare.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Sensitive

[7] US Census 2018 American Community Survey 5-Year Estimates
[8] Centers for Disease Control and Prevention Sortable Risk Factors and Health Indicators Survey
[9] South Carolina Community Action Network – Death Certificate Data, Zip Code 29662, 2017
[10] SCDHEC – Behavioral Risk Factor Surveillance System (BRFSS)
[11] South Carolina Department of Transportation – 2017 Traffic Count Study
[12] Smart Growth America – 2019 Dangerous by Design, https://smartgrowthamerica.org/dangerous-by-design/
[13] SCDHEC Community Health Assessment - 2016
[14] FBI Crime Data Explorer, https://crime-data-explorer.fr.cloud.gov

populations, such as the target area's African American (**42**%), elderly (**17**%), impoverished (**20**%), and female householders (**57**%), suffer disproportionately from disease and health conditions attributed to exposure from environmental concerns such as petroleum, air emissions, and hazardous substances.[15] As previously mentioned, the main thoroughfare through the CRD target area is one of the most heavily travelled routes in Greenville County, one of many contributors to high levels of air pollution. **Exposure to high levels of air emissions leads to asthma and even cancer.** Those living in poverty have a higher asthma prevalence (11%) than those living above the poverty line, **and sensitive populations such as African Americans have the highest asthma prevalence (12%)** among racial groups.[16] Based on current information, the Centers for Disease Control and Prevention (CDC) found people with moderate to severe asthma may be at higher risk of experiencing serious effects from COVID-19,[17] and based on current state data, Greenville County currently has the second highest number of total possible (reported and estimated) cases of COVID-19 in the state, with 34% of cases being reported by African Americans, 34% by elderly, and 53% by females.[18] The identification of contaminants through assessment, the remediation of properties used in the expansion of the trail network, and the creation of a pedestrian friendly Main Street within the target area will address these threats by providing increased transportation options, as well as reduce energy consumption and air, water, and noise pollution.

Within the target area, contaminants associated with brownfield sites include tetrachloroethylene from dry cleaners, petroleum hydrocarbons from auto service stations and filling stations, and asbestos and lead based paint from aging structures, all of which are a cause for concern, especially considering the **second leading cause of death in Mauldin is cancer related**, accounting for 21% of deaths in the area.[19] As the American Cancer Society reports, minority populations have a higher cancer mortality rate. African American females have a higher rate than all races, reported at 29.5 deaths per 100,000 for breast cancer. In addition, the prostate mortality rate for African Americans is double the rate of all races, at 40.8 per 100,000, equating to approximately one African American death every two years within the target area.[20] These health statistics confirm the need for identification of these threats through inventory, assessment and remediation of possible brownfield sites, especially considering local environmental concerns and the large, aging minority population within the City.

(3) <u>Disproportionately Impacted Populations</u>: The legacy of the historic auto service stations, dry cleaners, filling stations, and aging manufacturing facilities that once occupied the Central Redevelopment District (CRD) target area has left negative environmental consequences. Antiquated commercial and industrial operations, policies, and practices which, at the time were standard everyday practices, have caused Environmental Justice issues for the target area's sensitive populations. The target area ranks in the 87th percentile (or higher) in the state for nine of the eleven environmental justice index categories reported by US EPA's EJSCREEN. The target area ranks in the 93th percentile in the state for Diesel Particulate Matter exposure, 89rd percentile in the state for Air Toxics Cancer Risk, and 87th percentile in the state for Traffic Proximity and Volume, all indicators of high levels of air pollution that disproportionally impact sensitive populations in the area. Environmental contaminants (including perchloroethylene, benzene and other petroleum constituents, VOCs, and SVOCs, which were used and disposed of at the types of facilities that historically operated in the area) precipitate into the groundwater and create indoor

[15] US Census 2018 American Community Survey 5-Year Estimates
[16] Lara J. Akinbami, M.D., "Trends in Asthma Prevalence, Health Care Use, and Mortality in the US, 2001-2010," NCHS Brief, No.94 (May 2012)
[17] https://www.cdc.gov/coronavirus/2019-ncov/need-extra-precautions/asthma.html
[18] https://scdhec.gov/infectious-diseases/viruses/coronavirus-disease-2019-covid-19/sc-cases-county-zip-code-covid-19
[19] South Carolina Community Action Network – Death Certificate Data, Zip Code 29662, 2017
[20] American Cancer Society, Incidence and Mortality Rates for Selected Cancers by Race and Ethnicity, US 2010-2015 https://www.cancer.org

air quality concerns from resulting soil vapor. These contaminants and others, including heavy metals, PCBs, asbestos, and lead-containing paint, often result from these types of historic operations, and they create additional exposure risks for the local community, particularly to the target area's sensitive populations. The environmental consequences, both real and perceived, resulting from the historic commercial and industrial operations in the CRD have deterred redevelopment due to the stigma they have created. The identification, assessment, and remediation of the contamination that has scarred the target area will reverse the trend of decline, lead to job creation, and remove health risks, resulting in a healthier and prosperous community.

b. Community Engagement: i. Project Involvement & ii. Project Roles: Project partner organizations will be involved in site selection, prioritization, outreach, cleanup, and future redevelopment of the priority sites. Below is a sample of those organizations:

Partner Name	Point of Contact	Specific role in project
Mauldin Cultural Center	Keira Kitchings 864-640-0216	Host outreach events in target area and provide presentation equipment at cultural center.
Mauldin Chamber of Commerce	Pat Pomeroy 864-787-8481	Assist in site identification & prioritization and future reuse planning.
Emmanuel Bible Church	Pastor Brad Baugham 864-901-2565	Host community outreach meetings & distribute information to target area residents.

iii. Incorporating Community Input: The City will use the following three-step approach to build on preexisting public engagement efforts and generate increased community involvement:

1. Plan – The City has developed a City Development Team responsible for providing direction and promoting the City Center redevelopment project, which will aid the efforts of the City's Brownfields Program. A Community Involvement Plan (CIP) will be created, laying the foundation for vital outreach efforts and establishing a schedule for outreach activities. Monthly meetings with the Brownfield Project Team and City Development Team will provide real-time project updates. **2. Get Involved** – In addition to community meetings within the target area, the City will hold a community-wide kickoff meeting with target area residents, project partners and local organizations. This meeting will notify the community of assessment project commencement, present an anticipated schedule, and solicit input. The City will host regular outreach activities to keep the community updated on project happenings and provide a platform for public input on site identification, prioritization, and cleanup planning. Charrettes and visioning sessions will be used in the development of cleanup and reuse plans. The City will collaborate with local schools to provide educational opportunities and promote career development in the environmental sciences. The City intends to host at least eight outreach activities during the three-year grant term, including kickoff and grant closeout presentations. In the event non-English speaking residents are present, a translator will be provided. During these events, input will be solicited from the public for consideration, with responses delivered either in person or through electronic means. **3. Spread the Word** – The City will use various forms of media to communicate with the community, including a brochure distributed throughout the community, a website with project news and information, local word of mouth, and social media to solicit public input and provide project updates, photos, and news.

COVID-19 Response and Contingencies: Due to the COVID-19 pandemic, Mayor Terry Merritt signed an emergency ordinance enabling council and committee meetings to be held remotely through the Zoom meeting platform. In addition to remote meetings, the City continues to use their website and social media platforms to keep the public engaged and informed. The City has an established protocol for facilitating outreach events that can be used while social distancing and other restrictions continue to limit in-person community engagement.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: The City of Mauldin is requesting a $300,000 EPA Brownfields Assessment Grant for a community-wide brownfields assessment program.

Task 1: Outreach	
i.	*Project Implementation*: The City's Brownfield Project Director will develop a Community Involvement Plan (CIP), outreach materials, project website, and social media posts with the assistance of the environmental consultant (consultant). City staff will lead community meetings (virtual/online during COVID-19 and in-person post COVID-19) to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts), office supplies, and software to manage the grant.
ii.	*Anticipated Project Schedule*: CIP created within three months of award (upon completion a more concrete schedule will follow). Eight Community Meetings (Approximate: Year 1 – October, April; Year 2 – October, February, June; Year 3 – October, April, September), Website and Outreach Materials created 1st quarter and posted monthly throughout the project.
iii.	*Task/Activity Lead*: City: Van Broad, Community Development Director, Brownfields Project Director
iv.	*Outputs*: CIP, 8 Community Education/Update Meetings, Meeting Handout Materials, Sign-in Sheets, Meeting Summaries, Supplies, Brownfield website, Social Media Updates.
Task 2: Site Inventory	
i.	*Project Implementation*: The City's Brownfields Project Director will work with the residents living in the target area during neighborhood meetings to create a thorough site inventory for assessment. Abandoned and underutilized properties identified by the residents of the target area will be researched further by City staff using the property appraiser's website. Once a list is compiled, the consultant will work with City staff and residents to create an evaluation ranking tool to determine the order in which sites will be addressed.
ii.	*Anticipated Project Schedule*: Community meeting held in 1st quarter will continue the preliminary inventory process which began with this application. The evaluation ranking process will take place in the 3rd quarter and continue throughout the grant project.
iii.	*Task/Activity Lead*: City: Van Broad, Community Development Director, Brownfields Project Director
iv.	*Outputs*: Evaluation Ranking Tool, Site Inventory List
Task 3: Assessment	
i.	*Project Implementation*: The consultant will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting with the two priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs including SS-QAPPs. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii.	*Anticipated Project Schedule*: Assessment activities begin in the 2nd quarter and continue throughout grant project.
iii.	*Task/Activity Lead*: The consultant will implement the technical aspects of the project with oversight from the City's Van Broad, Community Development Director, Brownfields Project Director.
iv.	*Outputs*: 12 Phase I ESAs, 1 Generic QAPP, 8 Phase II ESAs including SS-QAPPs, Site Access Agreements and Property Eligibility Determinations.
Task 4: Remediation/Reuse Planning	
i.	*Project Implementation*: For projects identified for cleanup, the consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. The consultant will assist the City in hosting charrettes/visioning sessions (virtual or in-person depending on COVID restrictions) to be held for key properties and prepare the ABCA and property specific reuse and remediation plans when applicable.
ii.	*Anticipated Project Schedule*: Plans & Charrettes begin in the 6th quarter and continue throughout grant project.

iii.	*Task/Activity Lead*: The consultant will implement the technical aspects of the project with oversight from the City: Van Broad, Community Development Director, Brownfields Project Director.
iv.	*Outputs*: 4 ABCAs, 2 Vision Sessions/Charrettes
Task 5: Programmatic Support	
i.	*Project Implementation*: The City's Brownfields Project Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The consultant will assist the City in completing ACRES Database Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the three-year term of the grant. The City staff travel budget allows for two staff to attend two national/regional/grantee brownfield training conferences/workshops.
ii.	Anticipated Project Schedule: ACRES Reporting begins 1st quarter & Quarterly Reporting begins 2nd quarter and continues throughout grant project. Annual Reporting/Forms created in 5th and 9th quarters, and final closeout.
iii.	*Task/Activity Lead*: City: Van Broad, Community Development Director, Brownfields Project Director
iv.	*Outputs*: ACRES Database Reporting, 3 Annual Financial Reports, 12 Quarterly Reports, 3 MBE/WBE Forms, Programmatic Support for the three-year grant period. Two staff to attend two conferences.

b. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by market standards with contractual hourly rates based on the skills needed for the specific tasks*. The budget for this project includes travel, supplies, and contractual costs only. ***The City commits to spending over 70% of the budget on the Assessment Activities.*** **Task 1 Outreach:** Contractual: Community Involvement Plan $5,000 (40hrs x $125), Brownfield Website and social media updates $2,000 (20hrs x $100), 8 Community Education Meetings $12,000 ($1,500/meeting). Supplies: Software, Office Supplies, Printing of Brochures $1,500. **Task 2 Site Inventory:** Contractual: $6,000 (48hrs x $125). **Task 3 Assessment:** Contractual: 12 Phase I ESA (to include site eligibility/access agreements) at $3,250 each for a total of $39,000. 1 Generic QAPP $4,500. 8 Phase II ESA including SS-QAPP at $22,375 each for a total of $179,000 **Task 4 Remediation/Reuse Planning:** Contractual: 4 ABCA at $5,500 each for a total of $22,000. 2 Vision Sessions/Charrettes $5,000 ($2,500/meeting) **Task 5 Programmatic Support:** Contractual: ACRES Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period $19,000 (152hrs x $125). Travel: Two staff to attend two conferences $5,000 (flights at $750, 3 nights in hotel at $350, incidentals and per diem at $150 x 2 attendees).

Category	**Tasks**					**Totals**
	Outreach	*Site Inventory*	*Assessment*	*Remediation/ Reuse Planning*	*Programmatic Support*	
Travel					$5,000	$5,000
Supplies	$1,500					$1,500
Contractual	$19,000	$6,000	$222,500	$27,000	$19,000	$293,500
Total Budget	**$20,500**	**$6,000**	**$222,500**	**$27,000**	**$24,000**	**$300,000**

c. Measuring Environmental Results: To ensure this Brownfield Project is on schedule, the City's Brownfields Project Team, which includes the consultant, will use an Excel spreadsheet to track all outputs identified in 3.a and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports and quarterly project team meetings. In addition, project expenditures and activities will be compared to the project schedule to ensure completion within the three-year time frame. Site specific information will be input and tracked in the ACRES database. Outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. Outcomes to be tracked include community participation, acres

assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not progressing in an efficient manner, the City has countermeasures in place to address this problem. The City will make monthly calls to their EPA Project Officer and if needed will revise the existing Work Plan to help the project to get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability: i. Organizational Structure & ii. Description of Key Staff: Community Development Director Mr. Van Broad will serve as Brownfields Project Director, responsible for timely and successful expenditure of funds and completion of administrative and financial requirements of the project. Mr. David Dyrhaug, Economic Development and Planning Coordinator, will serve as Brownfields Project Manager, assisting Mr. Broad in administering Mauldin's Brownfields Program. Mrs. Holly Abercrombie, the City's Finance Director, will assist with financial management and grant drawdowns through the ASAP system. A qualified environmental consultant will assist with the technical and reporting portions of the project.

Mr. Broad has a degree in Business and Music from the College of Charleston and has received a Certificate of Economic Development from the South Carolina Economic Development School. Mr. Broad has over 12 years of economic and community development experience. **Mr. Dyrhaug** has an undergraduate degree in Planning and Resource Management from Brigham Young University and a Master of City and Regional Planning from Clemson University. Mr. Dyrhaug has over 14 years of experience in planning and government administration. He is skilled in policy analysis, sustainability, urban planning, government, and strategic planning**. Mrs. Abercrombie,** a Certified Government Finance Officer through the Government Finance Officers Association of SC, has over 12 years of experience in local government and is proficient in the City's accounting software, accounting, payroll, accounts payable, and other reporting systems.

iii. Acquiring Additional Resources: Using local contracting requirements and procurement process, the City will procure a qualified environmental consultant to assist with technical and reporting portions of the Brownfield Community-wide Assessment. The City will ensure compliance with the EPA's "Professional Service" procurement process.

b. Past Performance and Accomplishments: ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements *(1) Purpose and Accomplishments*: In 2016, Mauldin received $750,000 from the FEMA Hazard Mitigation Grant Program which funded the acquisition and demolition of seven flood prone homes in the target area. The City met the project goals and complied with the agreed upon plans, schedule, timely reporting, and terms and conditions. In 2017, the City was awarded $200,000 from the SC Department of Parks, Recreation, and Tourism to renovate the Mauldin Cultural Center. Renovations include stage and seating upgrades, new flooring, paint, and additions to increase accessibility requirements for people with disabilities. The City met the project goals and complied with the agreed upon plans, schedule, timely reporting, and terms and conditions. In 2018, Mauldin was awarded $325,000 through the Lt. Governor's Office on Aging's Permanent Improvement Project grant program to renovate the Senior Center to current Americans with Disabilities Act requirements. The City met the project goals and complied with the agreed upon plans, schedule, timely reporting, and terms and conditions. *(2) Compliance with Grant Requirements*: Mauldin has a history of compliance with grant work plans, schedules, terms and conditions, and timely reporting with all award agencies. City staff is skilled in project management and was in compliance with all financial and reporting requirements. City Staff tracks all project results individually via Excel spreadsheets and will be able to manage the requirements for tracking projects in ACRES if awarded a grant from the EPA.

FY21
Threshold Criteria

Threshold Criteria

1. Applicant Eligibility

The City of Mauldin, South Carolina is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a local government as defined under 2 CFR § 200.64.

2. Community Involvement

The City will use the following three-step approach to build on preexisting public engagement efforts and generate increased community involvement: **1. Plan** – The City has developed a City Development Team responsible for providing direction and promoting the City Center redevelopment project, which will aid the efforts of the City's Brownfields Program. A Community Involvement Plan (CIP) will be created, laying the foundation for vital outreach efforts and establishing a schedule for outreach activities. Monthly meetings with the Brownfield Project Team and City Development Team will provide real-time project updates. **2. Get Involved** – In addition to community meetings within the target area, the City will hold a community-wide kickoff meeting with target-area residents and project partners. This meeting will notify the community of assessment project commencement, present an anticipated project schedule, and solicit community input. The City and Development Team will host regular outreach activities to keep the community updated on project happenings and provide a platform for public input on site identification, site prioritization, and cleanup planning. The City intends to host at least eight outreach activities during the three-year grant term, including a kickoff presentation and a grant closeout presentation. In the event non-English speaking residents are present, a translator will be provided. During these events, input will be solicited from the public for consideration, with responses delivered either in person or through electronic means. **3. Spread the Word** – The City will continue to use various forms of media to communicate with the community, including a project brochure distributed throughout the community, a website with project news and information, local word of mouth, and social media to solicit public input and provide real-time project updates, photos, and news.

COVID-19 Response and Contingencies: Due to the COVID-19 pandemic, Mayor Terry Merritt signed an emergency ordinance enabling the Mayor, council members, and residents to actively participate in council and committee meetings using the Zoom meeting platform. In addition to remote meetings, the City continues to use their website and various social media platforms to keep the public engaged and informed. The City has an established protocol for facilitating outreach events that can be used while social distancing and other restrictions continue to limit in-person community engagement.

The City notified the community of its intent to pursue and reapply for the US EPA Community-wide Brownfields Assessment Grant during recent City Council meetings and Planning Commission meetings. The Community Redevelopment District and the City Center Development (target area) have been widely discussed and publicized at community meetings over the last several years, including community visioning sessions.

3. Expenditure of Assessment Grant Funds

The City of Mauldin, South Carolina affirms that the City does not have an active EPA Brownfields Assessment Grant.

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/21/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Mauldin

* b. Employer/Taxpayer Identification Number (EIN/TIN): 57-0445708

* c. Organizational DUNS: 0807756790000

d. Address:

* Street1: 5 E Butler Rd
Street2:
* City: Mauldin
County/Parish: Greenville
* State: SC: South Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 29662-2401

e. Organizational Unit:

Department Name: Community Development

Division Name:

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

Prefix: Mr.
* First Name: Van
Middle Name:
* Last Name: Broad
Suffix:

Title: Community Development Director

Organizational Affiliation:

* Telephone Number: 8642898903
Fax Number:

* Email: vbroad@mauldincitysc.com

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

FY21 City of Mauldin Brownfield Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant SC-004 * b. Program/Project SC-004

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Mr. * First Name: Van

Middle Name:

* Last Name: Broad

Suffix:

* Title: Community Development Director

* Telephone Number: 8642898903 Fax Number:

* Email: vbroad@mauldincitysc.com

* Signature of Authorized Representative: Van Broad * Date Signed: 10/21/2020

R04-21-A-016

1. Applicant Identification
   City of Ocala, Florida
   110 SE Watula Ave.
   Ocala, FL 34471

2. Funding Requested
   a. Assessment Grant Type: Community-Wide
   b. Federal Funds Requested
      i. $300,000
      ii. Not Applicable

3. Location
   a) City of Ocala b) Marion County c) Florida

4. Property Information for Site-Specific Applications
   Not Applicable

5. Contacts
   a. Project Director
      Melanie Gaboardi
      (352) 629-8312
      mgaboardi@ocalafl.org
      201 SE 3rd Street, 2nd Floor
      Ocala, FL 34471

   b. Chief Executive/Highest Ranking Elected Official
      Jay A. Musleh, Council President
      (352) 401-3976
      jmusleh@ocalafl.org
      110 SE Watula Ave.
      Ocala, FL 34471

6. Population
   City of Ocala, FL – 58,598 (US Census: 2014–2018 American Community Survey)

7. Other Factors Checklist

None of the Other Factors apply to this brownfield project.

Other Factors	**Page #**
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States territory.	NA
The priority brownfield site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road or other public thoroughfare separating them.)	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	NA
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	NA

8. Letter from the State or Tribal Environmental Authority

See attached

FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

August 25, 2020

Cindy Nolan
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
nolan.cindyj@epa.gov

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Ocala's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-20-06, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the City's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the City of Ocala consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Lu Burson, the Central District Brownfields Coordinator, at (407) 897-2912 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Kelly Crain

Kelly Crain, Environmental Manager
Brownfields and CERCLA Site Screening Section

KC/jc

cc:
Lisa Walsh, City of Ocala – lwalsh@ocalafl.org
Melanie Gaboardi, City of Ocala – mgaboardi@ocalafl.org
Lu Burson, DEP Central District – lu.burson@floridadep.gov

FY21
Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. Background and Description of Target Area: The City of Ocala is located in North Central Florida and encompasses 45 square miles at the junction of five major roadways (I-75, SR40, US27, US441, and SR200). Economic development in the area was first promoted through agricultural production, which included the citrus industry. The railroad reached the city in 1881, furthering development. In 1883 downtown Ocala was destroyed by a fire and rebuilt with brick, granite, and steel, earning it the name "The Brick City."[1] From the 1930s to the 1960s, US 441/301 was the primary highway connecting the northern US with Florida. This accessibility brought tourists and industry to the community, including vehicle assembly and customization, manufacturing, food production, fuel depots, and distribution centers. Ocala is synonymous with the adjacent Silver Springs State Park, a world-famous tourist attraction that has provided a strong tourism base to the community for decades. The roads through Ocala and the once bustling downtown were a haven for motels, fueling and auto repair stations, and agricultural and industrial businesses. Many of the fueling stations were abandoned prior to the underground storage tank (UST) closure requirements under US EPA regulations. Additionally, many of the industrial businesses were run with no environmental regulations to guide their practices. Industrial businesses remain integral to the economy today, and recently emphasis has been placed on attracting logistics services for trucking and transportation as the City is home to a newly emerging downtown, several large distribution centers (FedEx, Chewy, AutoZone, and Amazon), and mid-sized manufacturing.

The City's target area for this brownfield assessment grant consists of Census Tracts (CT) 18, 19, and 14.01, which are all federally designated Opportunity Zones (OZ). The target area coincides with the City's redevelopment plans for the Midtown/Downtown and North Magnolia areas. Midtown is located immediately north of downtown and is distinguished by the green spaces of the **Tuscawilla Park and Historic District**. North Magnolia is located north of and adjacent to Midtown/Downtown. The areas have a blighted commercial presence with a heavy industrial setting in North Magnolia. The residential communities within these areas consist of a sensitive low-income population with a number of economic disadvantages, including high unemployment exacerbated by the COVID-19 pandemic. After decades of neglect coupled with the flight of residents to the suburbs, these areas are poised for redevelopment. The City is committed to bringing the Downtown Development District back to its rightful place as the center of economic, cultural, and civic activity in the region. This will be accomplished through prosperous growth of residential, restaurant, entertainment, and retail hubs, as emphasized in the City's **Ocala 2035 Vision Plan**.

ii. Description of the Priority Brownfield Site(s): Commercial and industrial businesses have come and gone in the target area for over a century, leaving behind an abundance of brownfield sites. The City has created, digitized, and maintained an extensive inventory of brownfield sites in the Ocala's Brownfield Information System (OBIS), a GIS-based inventory system. The City intends to continue to build and prioritize its inventory with assistance from project partners and target-area residents. The City has identified two priority sites based on consistent interest from developers to redevelop the sites into mixed-use properties which align with the City's redevelopment plans, including the **Ocala 2035 Vision Plan and North Magnolia Redevelopment Area Community Redevelopment Plan. Site access has been secured for these two priority sites.**

[1] Midtown Master Plan

The **Concord Parking Lot** is an approximately 1.15-acre site located to the northeast of the intersection of NE 1st Street and N Magnolia Avenue in Midtown/Downtown. The site was historically a post office that was demolished in the 1960s. The site is currently owned by the Cityas parking for surrounding businesses, and it is adjacent to the historic Sovereign Building. The prior post office basement may remain beneath the site and hold demolition debris containing lead, asbestos, and volatile organic compound (VOC)/semi-volatile organic compound (SVOC) petroleum impacts from the historical boiler system. Historical information reviewed for the site indicates documented petroleum impacts to soil and groundwater from past use of the surrounding sites adjacent to the north, east, south and west of the site. Recent assessment of a former dry cleaner historically located to the north has identified halogenated chlorinated solvent impacts to groundwater with a large plume impacting the Concord Parking Lot. The Concord Parking Lot is situated within 0.75-miles to the closest school, 4–5 blocks of existing neighborhoods, and close to employment centers including the Downtown Square and future hotel, the Osceola Trak, and the Marion County Courts Complex. The site is in a prime location for partnership with developers for mixed-use designs with provisions for a potential high-intensity parking garage and inclusion of affordable housing, as the City has implemented the inclusion of affordable housing in all development negotiations. The assessment and redevelopment of the Concord Parking Lot is recognized as a paramount initiative in revitalization of the area as the site is a **Catalytic Opportunity Site** in the **Midtown Master Plan**.

The former **Ocala Lumber Parcel** is approximately 4.91-acre privately owned site made up of three parcels located adjacent to NW 14th Street, NW Magnolia Terrace, and the Florida Northern Railroad line in North Magnolia. The site consists of open grassland, warehouses, and a small office building. Currently the site is leased to a granite company who, on assessment of the site, will work with the property owner to relocate, allowing redevelopment to occur. The long-term historic use of the site as a lumber yard and industrial facility coupled with historically registered petroleum tanks brings probability for subsurface impacts to soil and groundwater associated with VOCs, SVOCs, polychlorinated biphenyls (PCBs), and wood preservative products, including heavy metals and dioxins. Additionally, the remaining structures on the site may contain asbestos and lead based paint requiring survey prior to demolition. This large acreage site in the heart of North Magnolia is seen as a top priority for redevelopment with **strong potential for future mixed-use residential/commercial development** with an **affordable housing component**, aligning with the **North Magnolia Redevelopment Area Community Redevelopment Plan.** The allocation of brownfields funds to this site will make the site more desirable and marketable. The area needs revitalization and an infusion of new energy through prosperous planned development.

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans: This project seeks to direct revitalization to some of the most economically disadvantaged portions of Ocala and generate interest in ideally located properties overlooked due to poverty as well as racial, socioeconomic, and environmental stigmas. The City has initiated the **Midtown and Downtown Master Plans** and **North Magnolia Community Redevelopment Area Development Plan** intended to limit light industrial use while promoting a walkable suburban form infused with mixed-use development and affordable housing. The City envisions developing safe affordable housing and infrastructure with accessibility and connectivity. The use of economic drivers is included not only to create jobs within the downtown area, but also to create housing in proximity to these jobs.

In 2010, the City started a multi-year process developing a vision plan to guide the community

for the next fifteen years. The resulting **Ocala 2035 Vision Plan** identified the need for redevelopment in the target area among other areas of the City. The **North Magnolia Community Redevelopment Area Development Plan** was adopted in 2019 as a community-driven collective effort of community residents, businesses, and City staff. The City has also developed a **Form Based Code** (FBC) to regulate development and achieve a specific urban form by creating a predictable public and private physical realm with a lesser focus on land use. Future affordable housing/mixed-use developments will benefit from existing infrastructure, especially public transportation and the proximity of the housing to the employment availability downtown. The assessment and cleanup of brownfields within the target area will further the goals and priorities of the City's plans and programs. These projects support redevelopment strategies that incorporate equitable development (benefiting all Ocala residents) and sustainable practice/livability principles. In October 2017, the City adopted a resolution to expand a Community Redevelopment Agency (CRA) and brownfields area based on input from the community. Sites have been identified and prioritized through community engagement, with the goal of expanding brownfield redevelopment in the target area. The brownfield properties best suited to capitalize on current growth and development interest opportunities include the **Concord Parking Lot** and **Ocala Lumber Parcel**. The locations of the two priority sites will make them suitable for mixed-use retail and commercial/office centers, with a residential/affordable housing component. Not only will these uses add employment opportunities in the target area, but they will create affordable housing opportunities for the sensitive populations of the target area while enhancing the attractiveness to the entire City.

ii. Outcomes and Benefits of Reuse Strategy: The assessment and remediation of sites in the target area will make properties available for redevelopment and help continue the mission of the CRA and 2035 Vision Plan by creating new businesses, job opportunities, and affordable housing. **The target area includes three federally designated OZs**, which will continue to be marketed to prospective developers to spur revitalization. The anticipated reuse of the priority sites aligns with the City's revitalization plans and will create an **economic benefit** of new jobs and a **non-economic benefit** of affordable housing, resulting in increased tax revenues to promote additional projects and development interest from private parties. Additionally, the creation of affordable housing will increase the residential population and stimulate the growth of businesses to support this population. Addressing brownfield sites throughout the target area will directly impact economic growth and serve to remove the environmental stigma surrounding potential redevelopment sites.

To promote sustainability, the City's Comprehensive Plan encourages the incorporation of **renewable energy** in development designs. The City has initiated **solar programs** allowing for voluntary use of renewable power and Net Solar Metering that provides residents generating renewable power to receive a bill credit. The City encourages the **reuse of structures** throughout the target area. Once these structures are repurposed and redevelopment occurs, residents will enjoy a more secure environment fostering a close-knit community that can readily enjoy safe access to newly created jobs, as well as schools, churches, community events, and parks like the existing Tuscawilla Park, all within walking distance.

c. Strategy for Leveraging Resources i. Resources Needed for Site Reuse: The City as a local unit of government is eligible to apply for county, state, and federal grant funding. The City is making every effort to secure additional funding to further their Brownfield Program redevelopment goals and is currently pursuing the following funding opportunities:

	Agency	Funding Purpose
Federal	Housing and Urban Development (HUD) Community Development Block Grant (up to $500,000)	Demolition of brownfield sites that contribute to affordable housing initiatives. Expand housing opportunities.
State	Florida Department of Transportation (FDOT) (up to $155,000)	Design Extension of Osceola Trak (Midtown) through to CR200A (NE Jacksonville Rd)
State	Florida Department of Environmental Protection (FDEP) (up to $600,000)	Improvement of drainage retention areas
State	Florida Department of State (FDOS) ($425,000)	Special Category grant for window replacement, stucco repair, paint of historic Sovereign Building
Local	CRA Districts	Improvement of streetscapes and business buildings

ii. Use of Existing Infrastructure: The existing infrastructure (sewer, water, power) throughout the target area is suitable for redevelopment activities. The City has made Capital Improvements over the past few years, evidenced by a water main replacement project including the target area, and will use additional funding through state and federal grant opportunities and local tax collections as improvements are needed to support redevelopment. The infrastructure currently in place for the priority sites will allow for immediate development.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need i. The Community's Need for Funding: The target area exemplifies a community in need of revitalization. **The target-area (CT 14.01, 18, and 19) residents maintain an average per-capita income of $16,930, barely half the state per-capita income of $30,197**.[2] **The target area's median household income of $29,014 is less than half the national average of $60,293**.[2] In addition, **people living below the poverty level in the target area comprise 39%** compared to the US average of 14%.[2] The high percentage of low-income residents impedes any major tax increases to fund brownfield assessment projects.

COVID-19's effect on the City has exacerbated the problem, and the administration expects reduced tax revenues. In anticipation of this, the City has cut the budgets of several departments for the upcoming year. Due to limited tax revenue from the area and economic strain from COVID-19 on revenues and funding mechanisms, the City cannot afford to conduct brownfields assessment on its own, but the EPA Brownfield funding can help identify contaminants and reduce the threats to the sensitive populations through assessment, remediation, and redevelopment throughout the target area.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: Within the target area, the sensitive populations include **African American minorities, single mothers, and the impoverished**. The target area's **African American** population **is 41%, twice that of the City (20%) and more than three times the US average (13%)**.[2] The target area includes high percentages of impoverished residents, including female heads of household with children under the age of 18 at **an average of 66% (CT 18 at 83%), much higher than the national average of 38%**.[2] In addition, **34% of all families** within the target area are **below the poverty level** (US 10%), 48% of those families with children under the age of 18, significantly higher than the national average of 16%.[2] Poverty begets the need for government assistance, shown by **38%** of the target area households dependent on SNAP Benefits (food stamps) compared to 12% nationally.[2]

[2] US Census: 2014-2018 American Community Survey

The poverty level is further stressed by the **current unemployment rate of 14% in the target area, higher than the national average of 6%.**[3] This increasingly prevalent scenario has been heightened by the current COVID-19 pandemic, with the current unemployment rate for the City at 12%, up from 4% in January.**Error! Bookmark not defined.** The unemployment, poverty, and resultant dependency on government assistance is exacerbated by the target area's status as a **USDA designated food desert**; **21% of target area households have no access to a vehicle**, and must rely on public transportation or walk over two miles to obtain fresh food.[3]

With incomes so low, target-area residents find it difficult to pay for basic needs such as shelter, and **rental vacancies in the target area are at 12%, twice the national average of 6%**.[3] Residents' inability to obtain affordable housing has caused a rise in homelessness, which increases crime rates and incidence of drug and alcohol addiction, putting further strain on the community. Homeless populations create daily impacts to home and business owners and stress emergency and healthcare service providers in the target area. **The crime rate in the City is 55 per 1,000-residents, one of the highest in the country, with a one in 18 chance of being a victim of crime.**[4] The violent crime rate in Ocala is one of the highest in the nation for communities of any size, with a 1 in 149 chance of becoming a victim.[4] The property crime rate is much higher with a 1 in 21 chance of becoming a victim, a rate of 48 per 1,000.[4]

Crime can lead to other welfare and health issues, such as drug abuse. The City has a systemic problem with opioid and heroin abuse as shown by the increase in overdoses when compared to 2019, with 67 overdoses and 11 deaths as of May 2020.[5] A strong emphasis for brownfield funding will be placed on development of affordable housing along with access to basic goods and jobs that will have a dramatic impact on homelessness, crime, and drug problems. Based on community input, the overwhelming need identified in the target area is affordable housing. By securing this grant and promoting brownfield redevelopment opportunities, the City can send a signal to developers and brownfields stakeholders that there is not just local, but federal support for revitalization in this promising area. Threats to residents will be reduced by bringing these sites to the public's attention, completing assessments that identify the presence and extent of contamination, and directing remediation and redevelopment through engineering and/or institutional controls.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The pervasiveness of brownfield sites throughout the target area carries a high propensity for petroleum and hazardous substance impacts, a health concern for the sensitive target-area populations. **Cancer is the second leading cause of death in the City and respiratory disease the third**.[6] These causes of death are disproportionately higher in low-income and high-minority parts of town, which include the target area. The Concord Parking Lot and Ocala Lumber Yard priority sites, along with surrounding properties, are prime examples of sites contaminated from long-term historic use that have compounded health concerns in the community. The potential contaminants of concern associated with the priority sites and target area consist of VOCs, SVOCs, heavy metals, PCBs, and pesticides/herbicides, which are linked to cancer and respiratory diseases. **There were 785 hospitalizations in 2019 from Asthma per 100,000 people in Marion County, compared to 657 in Florida**.[7] The City's death rates for cancer maintained a rate of **197.2 deaths per 100,000 people from 2013 to 2017, above the state rate of 155.3 deaths**.[7] Additionally, the top cause of death for individuals 45 to 64 years of age is cancer.[7] By identifying contaminants at brownfield

[3] US Census: 2014-2018 American Community Survey
[4] Neighborhood Scout – Ocala, FL Crime Analytics
[5] Ocala.com
[6] 2020-–2024 Marion County Community Health Improvement Plan, Published January 2020
[7] Florida Department of Health, Florida Health Charts, Marion County

sites throughout the blighted communities of the target area, the threat to the sensitive populations' health will be greatly reduced as the opportunity to forge a healthier life is made possible through the EPA Brownfield funding.

(3) Disproportionately Impacted Populations: The socioeconomic issues of the target area include unemployment, poverty, depressed property values, reduced access to goods and services (food desert), and lack of affordable housing, which has directly impacted the residents with a disproportionate impact on the African American population who make up the majority. Blight and the suspected environmentally impacted properties add to the issues disproportionately impacting minorities within the target area, especially **highlighted in CT 18 where non-white minorities make up 91%** and **African Americans make up 89%** of the residents.[8] Of this group, **76% of families with children under the age of 18 are below the poverty level**.[8] The long-term industrial nature of many businesses that have operated and continue to operate in the target area parallel the socioeconomic community impacts. **The NATA Diesel PM, Cancer Risk, and Respiratory Index of the target area are in the 70th–80th, 60th–70th, and 60th–70th percentile for the EPA Region, which directly correlates to the aforementioned high cancer and respiratory disease rates**.[9]

The sensitive populations not only face environmental justice problems, but are also victim to industrial practices and environmental factors that lead to high rates of disease. These populations are now dealing with the COVID-19 pandemic, with over 10,000 cases in the county.[10] The respiratory index in the target area is 0.54, higher than the national average of 0.44.[9] A recent study identified that COVID-19 can be made more serious, and in some cases, more-deadly, by these locally high industrial emissions or hazardous air pollutants (HAPs).[11] The EPA Brownfield Grant Program will be instrumental in both reducing and reversing these negative impacts through the identification of contaminants, site assessment, and remediation. Funding from this grant will affirm EPA's commitment to address the environmental justice disparities in this area and will invigorate public engagement and dialogue in its planning and development efforts.

b. Community Engagement i. Project Involvement & ii. Project Roles: Several local organizations throughout the community have expressed a desire to be a project partner. Below is a sampling of partners who will be involved in making decisions in the process of site selection, prioritization, cleanup, and future redevelopment of the priority brownfield sites for this project.

Name of Org.	Point of Contact	Specific involvement in the project
Chamber of Economic Partnership	Mr. Kevin Sheilley, kevin@OcalaCEP.com	Assist with **site identification** and business attraction and retention.
Career Source Citrus / Levy / Marion	Ms. Kathleen Woodring, kwoodring@careersourceclm.com	Assist with **site prioritization** and providing workforce services.
North Magnolia Business Community	Mr. Clark Yandle, 352.730.3000	Assist with **outreach**, as well as business growth and prosperity.
Downtown Business Alliance	Mr. Rusty Juergens, 352.840.5999	Assist with **cleanup/future reuse planning.**

iii. Incorporating Community Input: Ocala benefits from an engaged community that provides public input and participates in the governmental process. Informing and gathering public input from target area residents and local organizations/entities/groups when implementing changes in the community is a top priority to the City. The City has previously prepared a formal Community

[8] US Census:2014-2018 ACS
[9] Environmental Justice Screening Report
[10] Florida's COVID-19 Data and Surveillance Dashboard
[11] Environmental Research Letters, "Hazardous air pollutant exposure as a contributing factor to COVID-19 mortality in the United States"

Involvement Plan (CIP) which will be updated as a first step in the execution of the proposed project. The CIP will rely on input from the community and will outline planned community engagement activities, a programming schedule, and key stakeholders. The CIP for this project will be compatible with and build on existing public involvement in implementing the Midtown/Downtown and North Magnolia redevelopment plans.

The City has established a series of implementation strategies for its engagement goals based on its prior experience and understanding of specific target-area challenges. The City's goals for community involvement efforts are to give the public accessible, accurate, and timely information; ensure adequate opportunity for meaningful participation and for input to be considered; reflect community concerns, questions, and information needs in program activities and decisions; and respect and fully consider public input throughout the process. Dedication to this process will be maintained despite COVID-19 pandemic conditions. The City offers Zoom meeting options in addition to socially distanced in-person meetings. The City will ensure that residents are provided with ample opportunity to obtain valuable information despite social distancing requirements and will use various means of outreach that follow CDC/municipal guidelines. A modified tour using a video that provides scenes and clips of the target community will be used during webinar meetings and will be posted on City social media. Other plans include asking residents to provide their own photos and video clips to create a grassroots digital montage, as well as provide input and information to the City to develop the Brownfield Program.

The City will continue seeking meaningful input from all target-area members in its Brownfield Program and will leverage project-partner resources to encourage involvement and outreach/education. The City and its **eleven-member Brownfields Advisory Committee (BAC)**, made up of citizens, professionals, and business owners recruited based on their engagement in current civic and business organizations, will lead these efforts. The City and BAC social media audience will be further developed to provide a stage for distributing information. The BAC will be integral to site selection, reuse planning, and overall redevelopment activities. City webpage posts, public displays, and mailers will provide a variety of informational resources. Additionally, many of the BAC are also members of the CRA, bringing a strong redevelopment mindset to the group. As of August 2020, the City has presented the brownfields initiatives being requested through this grant to the BAC, the Downtown Business Alliance, and North Magnolia CRA Advisory Committees.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: The City of Ocala is requesting a US EPA Brownfields Assessment Grant in the amount of $300,000 for community-wide assessment.

Task 1: Outreach	
i.	*Project Implementation:* The City's Brownfield Project Manager will update their existing Community Involvement Plan (CIP) and brownfield project website and will create new outreach materials and social media posts with the assistance of the environmental consultant (consultant). City staff will lead community meetings (virtual/online during COVID-19 and in-person post COVID-19) to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts), office supplies, and software to manage the grant.
ii.	*Anticipated Project Schedule:* CIP updated within three months of award (upon completion a more concrete schedule will follow). Community Meetings held 1st, 4th, 8th and 10th quarter. Website and Outreach Materials will be created in the 1st quarter and posted monthly throughout the grant project.
iii.	*Task/Activity Lead:* City: Lisa Walsh, Economic Development Manager, Brownfield Project Manager
iv.	*Outputs:* Updated CIP, Updated Brownfield Website, 4 Community Meetings, Brochures/Handouts, Social Media Posts, Meeting handouts, Sign-in sheets, Minutes.

Task 2: Site Inventory	
i.	*Project Implementation:* The City's Brownfields Project Manager will work with the residents living in the target area during community meetings to update the existing site inventory for assessment. Abandoned and underutilized properties identified by the residents of the target area will be researched further by City staff using a combination of the Marion County Property Appraiser's website and their established Geographical Information System (GIS) based OBIS inventory system. Once a list is compiled, the consultant will work with City of Ocala staff to use the evaluation ranking tool and determine with the help of residents the order in which the sites will be addressed.
ii.	*Anticipated Project Schedule:* Community meeting held in the 1st quarter will add to the existing inventory and use the established evaluation ranking process throughout the grant project.
iii.	*Task/Activity Lead:* City: Lisa Walsh, Economic Development Manager, Brownfield Project Manager
iv.	*Outputs:* Update Site Inventory List
Task 3: Assessment	
i.	*Project Implementation:* The consultant will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting first with the two priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii.	*Anticipated Project Schedule:* Assessment activities to begin in the 2nd quarter and will continue throughout the grant project.
iii.	*Task/Activity Lead:* The consultant will implement the technical aspects of the project with oversight from the City's Economic Development Manager and Brownfield Project Manager, Lisa Walsh.
iv.	*Outputs:* 14 Phase I ESAs, 1 Generic QAPP, 7 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.
Task 4: Remediation/Reuse Planning	
i.	*Project Implementation:* For projects identified for cleanup, the consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. The consultant will assist the City in hosting charrettes/visioning sessions (virtual or in person depending on COVID restrictions) for key properties.
ii.	*Anticipated Project Schedule:* Plans & Charrettes to begin in the 6th quarter and will continue throughout the grant project.
iii.	*Task/Activity Lead:* The consultant will implement the technical aspects of the project with oversight from the City's Economic Development Manager and Brownfield Project Manager, Lisa Walsh.
iv.	*Outputs:* 4 ABCAs, 1 Vision Sessions/Charrettes
Task 5: Programmatic Support	
i.	*Project Implementation:* The City's Brownfields Project Manager will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The consultant will assist the City in completing ACRES Database Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the three-year term of the grant. The City staff travel budget allows for two staff to attend up to two national/regional/grantee brownfield training conferences/workshops.
ii.	*Anticipated Project Schedule:* ACRES Reporting begins in the 1st quarter & Quarterly Reporting begins in the 2nd quarter and continues throughout the grant project. Annual Reporting and Forms created in 5th quarter, 9th quarter, and during final close out.
iii.	*Task/Activity Lead:* City: Lisa Walsh, Economic Development Manager, Brownfield Project Manager
iv.	*Outputs:* ACRES Database Reporting, 3 Annual Financial Reports, 12 Quarterly Reports, 3 MBE/WBE Forms, Programmatic Support for the three-year grant period. Two staff to attend two conferences.

b. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks*. The budget for this project includes travel, supplies, and contractual costs only. **The City commits to spending over 70% of the budget on the Assessment Activities.** **Task 1 Outreach:** Contractual: Community Involvement Plan $3,000 (30hrs x $100), Brownfield Website, Outreach Brochure/Handouts, Social Media Posts $2,000 (20hrs x $100), 4 Community Education Meetings $7,000 (56hrs x $125) ($1,750/meeting). Supplies: Software, printouts, etc. $1,500. **Task 2 Site Inventory:** Contractual: $4,500 (45hrs x $100). **Task 3 Assessment:** Contractual: **14** Phase I ESAs (includes site eligibility/access) at $3,500 each for a total of $49,000. **1** Generic QAPP $5,000 **7** Phase II ESAs including SS-QAPP at $24,000 each for a total of $168,000. **Task 4 Remediation/Reuse Planning:** Contractual: **4** ABCAs at $6,500 each for a total of $26,000. **1** Vision Sessions/Charrettes $5,000 ($5,000/meeting). **Task 5 Programmatic Support:** Contractual: ACRES Database Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period $19,000 (152hrs x $125). Travel: Two staff to attend two conferences $10,000 (flights at $750, 4 nights in hotel at $1,150, incidentals and per diem at $150 x 4 for a total of $600 x 2 attendees).

Category	**Tasks**					**Totals**
	Outreach	*Site Inventory*	*Assessment*	*Remediation/ Reuse Planning*	*Programmatic Support*	
Travel					$10,000	$10,000
Supplies	$1,500					$1,500
Contractual	$12,000	$4,500	$222,000	$31,000	$19,000	$288,500
Total Budget	**$13,500**	**$4,500**	**$222,000**	**$31,000**	**$29,000**	**$300,000**

c. Measuring Environmental Results: To ensure this EPA Brownfield Project is on schedule the City Brownfields Team, which will include the consultant, will meet quarterly to track all **outputs identified in 3.a** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects schedule to ensure the grant project is completed within the three-year time frame. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. The City has countermeasures in place to address program efficiency. The City will make monthly calls to their EPA Project Officer and if needed will revise the Work Plan to help the project to get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Structure & ii. Description of Key Staff: The City of Ocala Community Development (CD) Department is tasked with undertaking economic development, redevelopment, and reinvestment initiatives, and oversees the brownfields program. **Melanie Gaboardi, Director of CD Services** will continue to be responsible for the timely and successful expenditure of funds and completion of administrative and financial requirements of the project as the Brownfield Project Director. Ms. Gaboardi has over 22 years of contract administration experience and possesses 18 years' experience in state/local grant administration and implementation. She currently oversees the City's affordable housing grant programs. **Lisa**

Walsh, **Manager, Economic Development** will assist Ms. Gaborardi and serve as Brownfield Project Manager and will manage the day-to-day grant activities. Ms. Walsh has 19 years of experience in Community Planning and has been involved with brownfield redevelopment planning and grant management since 2011. **Sean Lanier, PE, City Engineer/Director Water Resources** will serve as the Technical Lead. Mr. Lanier has expertise in civil and structural engineering, including design, project management and construction management, and a demonstrated leadership ability with multi-disciplined engineering and construction project teams. **Anthony Webber, Financial Operations Manager** with over 15 years' experience, will be responsible for managing the grant finances and will be responsible for all ASAP.gov drawdowns.
iii. Acquiring Additional Resources: Using local contracting requirements and procurement processes, the City will procure a qualified environmental consultant to assist with technical and reporting portions of the Brownfield Community-wide Assessment, in addition to any other contractors needed to complete the project. The City will ensure compliance with the EPA's "Professional Service" procurement process.

b. Past Performance and Accomplishments i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments: When the City Brownfields Redevelopment Program was initiated in 1996, the area around the City's Downtown Square had an occupancy rate of approximately 30%, but through investments made in brownfields and infrastructure, the blocks surrounding the Square now have a 95% occupancy rate. Brownfield grant funds have been used in 54 private sector projects and 2 city-related projects. The City has been awarded four EPA Assessment Grants; three in the amount of $200,000 in 1999, 2004, and 2006. The initial grant in 1999 was a demonstration grant used to establish a Brownfields Office to identify, categorize, and monitor sites of environmental concern. All outcomes/outputs from the three prior grants were recorded in the Property Profile, as the ACRES system was not yet established. The City's fourth and current/active Assessment Grant was awarded in 2018 ($300,000) which has successfully completed 8 Phase I Environmental Site Assessments (ESA), 1 Phase I ESA Update, 4 Phase II ESAs, and 2 supplemental Phase II ESAs, with a focus on the West Ocala target area totaling 45.95 acres in property transactions to date. All outcomes/outputs have been recorded in the ACRES database. Prior grants successfully exceeded 90% expenditures for the betterment of the community and the current grant has already exhausted 72.64% of funds.
(2) Compliance with Grant Requirements: The City has maintained a very successful program. In 2008, the City's program was challenged by the loss of its Program Director, and the program suffered as a result of that loss. The City recognized weaknesses in its past program management and took corrective steps, including improved record keeping and staff cross-training and overlap, creating today's successful program. The current grant has been facilitated in strict conformance with the Work Plan and complied with required schedules implemented by the US EPA for on-time submittal of quarterly reports, ACRES reporting, and deliverable submittals. This attention to detail and dedication to process has supported a strong partnership with the US EPA Project Manager and led to the use of 72.64% of grant funds to date. The current open grant held by the City was started on October 1, 2018 with an end date of September 30, 2021 and has a current balance of $82,075.18 as of October 1, 2020. The remaining grant funds are anticipated to be exhausted by the grant period end date through assessment of a priority site and an anticipated ABCA, along with outreach activities. Through their dedication, the City now has an extensive understanding of the requirements and process necessary to make the current and future programs a success story for their community with the support of US EPA grant funding.

FY21
Threshold Criteria

Threshold Criteria

1. Applicant Eligibility

The City of Ocala, Florida is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a local government as defined under 2 CFR §200.64.

2. Community Involvement

Ocala benefits from an engaged community that provides public input and participates in the governmental process. Informing and gathering public input when implementing changes in the community is a top priority to the City. The City has previously prepared a formal Community Involvement Plan (CIP), which will be updated as a first step in the execution of the proposed project. The CIP will rely on input from the community and will outline planned community engagement activities, a programming schedule, and stakeholders. The CIP for this project will be compatible with and build on existing public involvement in implementing the Midtown and North Magnolia redevelopment plans.

The City has established a series of implementation strategies for its engagement goals based on its past experience of effective methods and specific target-area challenges. The City's goals for community involvement efforts are to **give the public accessible, accurate, and timely information; ensure adequate opportunity for meaningful participation and for input to be considered; reflect community concerns, questions, and information needs in program activities and decisions; and respect and fully consider public input throughout the process.** Dedication to this process will be maintained despite COVID-19 pandemic conditions. The City offers Zoom meeting options in addition to socially distanced, in-person meetings. The City will ensure that residents are provided with ample opportunity to obtain valuable information despite social distancing requirements and will use various means of outreach that follow CDC/municipal guidelines. A modified tour using a video that provides scenes and clips of the target community will be used during webinar meetings and will be posted on City social media. Other plans include asking residents to provide their own photos and video clips to create a grassroots digital montage, as well as provide input and information to the City to develop the Brownfield Program.

The City will continue seeking input from all target-area members in its Brownfield Program and will leverage project-partner resources to encourage involvement and outreach/education. The City and its eleven-member Brownfields Advisory Committee (BAC), made up of citizens, professionals, and business owners recruited based on their engagement in current civil and business organizations, will lead these efforts. The City and BAC will use multiple forms of media to communicate with the community and seek input. The City will further develop its social media audience as a means for distributing information. The BAC will be integral to site selection, reuse planning, and overall redevelopment activities. Posts on the City's webpage, displays in public spaces (libraries), and the use of mailers will provide a variety of informational resources. Additionally, many of the BAC are also members of other City Community Redevelopment Advisory Committees, bringing a strong redevelopment mindset to the group. As of September 2020, the City has presented the brownfields initiatives being requested through this grant to the BAC, the Downtown Business Alliance, and North Magnolia CRA Advisory Committee.

3. Expenditure of Assessment Grant Funds

The City of Ocala, Florida affirms that the City has drawn down 72% of funds associated with the current EPA Brownfields Assessment Grant (BF00D71118) as of October 1, 2020. A copy of the ASAP financial record displaying the amount of Cooperative Agreement funds drawn down is attached.

Automated Standard Application for Payments
ACCOUNT SETTLEMENT REPORT

ALC/Region : 68128933/
Recipient ID : 1246686
Account ID : BF00D71118
Transaction Date From : 09/07/2018

Short Name : RTP-Grants
Short Name : Ocala

Through : 09/30/2020

Settlement/Applied Date	Transaction Type	Authorizations	Draws/RP/BE	Account Balance
10/03/2018	AU	$300,000.00		$300,000.00
04/22/2019	PY		-$15,915.02	$284,084.98
09/12/2019	PY		-$34,579.28	$249,505.70
11/08/2019	PY		-$81,311.31	$168,194.39
03/27/2020	BE		-$29,389.68	$138,804.71
03/27/2020	BE		$29,389.68	$168,194.39
03/27/2020	PY		-$83,165.46	$85,028.93
07/31/2020	PY		-$2,953.75	$82,075.18
Totals :		$300,000.00	-$217,924.82	

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/22/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Ocala

* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000392

* c. Organizational DUNS: 0559474280000

d. Address:

* Street1: 100 SE Watula Ave
Street2:
* City: Ocala
County/Parish: Marion
* State: FL: Florida
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 34471-2180

e. Organizational Unit:

Department Name: Community Development Dept.

Division Name:

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

Prefix:
* First Name: Lisa
Middle Name:
* Last Name: Walsh
Suffix:

Title: Econ Development Manager

Organizational Affiliation:

* Telephone Number: 352.629.8381
Fax Number:

* Email: lwalsh@ocalafl.org

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

FY21 Ocala Brownfield Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant FL-003 * b. Program/Project FL-003

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: * First Name: Lisa

Middle Name:

* Last Name: Walsh

Suffix:

* Title: Econ. Devp. Manager

* Telephone Number: 352.629.8381 Fax Number:

* Email: lwalsh@ocalafl.org

* Signature of Authorized Representative: Lisa G Walsh * Date Signed: 10/22/2020

R04-21-A-032

Justin McKenzie
Mayor

Maria Temples
Clerk & Tax
Collector

Lawrence E. Hahn
City Attorney

City of Columbia

201 Second Street
Columbia, Mississippi 39429
Telephone: 601-736-8201

Aldermen

Edward Hough
At-Large

Wendell Hammond
Ward 1

Jason Stringer
Ward 2

Anna M. Evans
Ward 3

Mike Smith
Ward 4

Narrative Information Sheet

1. **Applicant Identification**: City of Columbia, Mississippi
   201 2nd Street
   Columbia, MS 39429-2947
   DUNS: 144832941

2. **Funding Requested**:
   a. Assessment Grant Type: Coalition
   b. Federal Funds Requested:
      i. $525,000
      ii. NOT Applicable

3. **Location**: Coalition
   a. City of Columbia, Marion County, Mississippi (Lead Coalition Member)
   b. Marion County, Mississippi (Coalition Member)
   c. Mississippi
   d. Marion County Economic Development District (Coalition Member)

4. **Property Information for Site Specific Applications**: Not Applicable

5. **Contacts**:
   a. Project Director:
      Maria Temples, City Clerk
      601-736-8201
      mtemples@cityofcolumbiams.com
      201 2nd Street
      Columbia, MS 39429-2947
   b. Chief Executive/Highest Ranking Official:
      Honorable Justin McKenzie
      601-736-8201
      jmckenzie@cityofcolumbiams.com
      201 2nd Street
      Columbia, MS 39429-2947
6. **Population**:
   a. City of Columbia – 5,941 (2018)
   b. Marion County – 24,715 (2018)
   c. Marion County Economic Development District - Marion County – 24,715 (2018)
7. **Other Factors Checklist** - See Page 2
8. **Letter from the State Environmental Authority** - See Attached

Justin McKenzie
Mayor

Maria Temples
Clerk & Tax
Collector

Lawrence E. Hahn
City Attorney

City of Columbia

201 Second Street
Columbia, Mississippi 39429
Telephone: 601-736-8201

Aldermen

Edward Hough
At-Large

Wendell Hammond
Ward 1

Jason Stringer
Ward 2

Anna M. Evans
Ward 3

Mike Smith
Ward 4

Other Factors Checklist

Other Factors		Page #
Community population is 10,000 or less.	**x**	**p. 1**
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.		
The priority brownfield site(s) are impacted by mine-scarred land.		
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	**x**	**p. 1**
The priority site(s) is in a federally designated flood plain.	**x**	**p. 3**
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	**x**	**p. 4**
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.		

STATE OF MISSISSIPPI
TATE REEVES
GOVERNOR
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
CHRIS WELLS, INTERIM EXECUTIVE DIRECTOR

September 3, 2020

Mayor Justin McKenzie
City of Columbia
201 Second Street
Columbia, MS 39429

RE: EPA Brownfield Grant Application Acknowledgement
104(k) Assessment Grant
Columbia, Mississippi

Dear Mayor McKenzie:

The Mississippi Department of Environmental Quality (MDEQ) hereby acknowledges the City of Columbia's plans to conduct brownfield assessments and apply for federal grant funds through the United States Environmental Protection Agency's (EPA) Brownfields Initiative. Since many brownfields are abandoned, underutilized, and contaminated, MDEQ is expressly interested in seeing entities like the City of Columbia taking the initiative to assess, remediate, and return these sites to productive use. These efforts are consistent with our mission to safeguard the health, safety, and welfare of present and future generations of Mississippians.

MDEQ looks forward to our role in the City of Columbia's Brownfield Initiative and are available to assist you at any time. Should you have any questions or comments concerning this matter, please contact me at (601) 961-5240.

Sincerely,

Thomas L. Wallace, P.E.
Branch Chief – GARD I
Mississippi Brownfield Coordinator

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.A. TARGET AREA AND BROWNFIELDS

1.a.i. Background and Description of Target Area

Two hours north of New Orleans, Louisiana and 1.5 hours south of Jackson, Mississippi sits "The City of Charm on the Pearl River", Columbia, Mississippi. Columbia, the county seat of Marion County, was the fourth municipality in Mississippi and actually served as the State capital from 1821 until 1822. Our City is known for hosting Mississippi's first rodeo in 1935, for being the site of the most peaceful demonstrations during the Civil Rights Movement, and for being the hometown of legendary running back Walter Payton. It was always Walter "Sweetness" Payton's motto to "never die easy" – meaning never give up. We in Columbia and Marion County live by this motto, and our community spirit has carried us through many storms: figuratively and literally – like the February 2020 and July 2020 flash flooding events of the City and the April 19, 2020 EF-4 tornado, which caused significant damage to properties in Columbia (including our library). Unfortunately, however, just like Walter Payton "never die[d] easy" on the field, and just like our community spirit and determination "never die[s] easy", the Brownfields and blight that plague the City of Columbia and Marion County also "never die easy".

Columbia (pop. 5,941) is a unique small town because of our job availability and proximity to four larger cities: New Orleans, Mobile, Jackson, and Hattiesburg. We have a host of employers, industries, and opportunities – which is uncommon for a city of our size. The charm and potential of Columbia, is undeniable as displayed by the success of our "Experience the Columbia Christmas" event, which attracted an unbelievable 100,000 attendees in its first year in December 2019. However, despite job opportunities and successful community events, people are still opting to live in and visit other neighboring/nearby towns/cities – affecting our property tax revenue, sales tax revenue, and general atmosphere. Much of our workforce does not live in Columbia because of the lack of affordable housing, blight, and flooding plague our community.

Therefore, we at the ***City of Columbia*** have chosen to team with ***Marion County*** and the ***Marion County Economic Development District (MCEDD)*** to form a **Brownfields Coalition** for the purpose of taking the first, very necessary steps to address the prevalent brownfield problems throughout our City and County and to encourage redevelopment of these target areas into residences, a hotel, and public amenities/attractions – in order to encourage residential growth and tourism. In particular, the Coalition proposes to focus grant funding on the following target areas: the **Newsom Brothers <u>Delisted</u> (grant eligible) Superfund site & surrounding EJ neighborhoods (Target Area 1),** the **High School Avenue corridor (Target Area 2),** and our Historic **Downtown (Target Area 3)**. ***All three TAs are located in Opportunity Zones and have Environmental Justice (EJ) issues.***

1.a.ii. Description of the Priority Brownfield Site(s)

The target areas are located in close proximity to each other, and our plan as a Coalition is for these areas to be seamlessly interconnected and welcoming areas for residents to live and work and tourists alike to play and shop. We have selected five priority sites that will be catalysts for our plan:

Target Area 1- City Jurisdiction	**The Newsom Brothers Delisted Superfund site & surrounding EJ neighborhoods (Target Area 1)** is bounded by South High School Avenue to the west, Pearl Street to the north, Eagle Day Avenue to the east, and an Arkansas Avenue to the south and is located within a designated Opportunity Zone. This approximately 190-acre target area includes the **Newsom Brother Delisted Superfund site [Priority Site (PS) 1]**. Historical processes at the site included grinding pine stumps and boiling them in a sodium hydroxide and sodium sulfite mixture; extracting turpentine using naphtha; manufacturing calcium and zinc rinsates, polymerized resins, and rubber resins; and combining pentachlorophenol (PCP) with diesel oil. This priority site was added to the National Priorities List (NPL) in 1986 and was delisted in 2000 after remedial efforts were determined to be sufficient based on the site's established cleanup levels. This priority site is currently a vacant, underutilized eyesore in the center of town since it was delisted from the NPL in 2000. This De-Listed Superfund site currently splits our city, which ultimately has discouraged downtown living and redevelopment. Additionally, the low-income, minority community that lives in close proximity to the site has suffered health, welfare, and economic impacts (property value impacts) and still bear the "Superfund" stigma that has existed for decades. Our Phase I ESA due diligence last year revealed a 20+ year old "deed restriction," but little information on its basis since MDEQ was not a party to it. Questions remain about the extent of contamination and as to whether the site's 1-acre pond (that some residents still fish) has its own contamination issues. Assessment and "eligible planning activities" (particularly a Site Revitalization Plan) are necessary before redevelopment can occur. Contaminants of potential concern (COPC) associated with PS 1 include volatile organic compounds (VOC) and polycyclic aromatic hydrocarbons (PAH). Additionally, pre-1980s buildings are present on the site, so asbestos-containing materials (ACM) is also a COPC.

Target Area 2 - County Jurisdiction	The **High School Avenue corridor (Target Area 2)** is bounded by U.S. Highway 98 to the south and Main Street to the north. According to the Mississippi Department of Environmental Quality's (MDEQ) brownfield and uncontrolled sites database, along this 1.25-mile stretch of corridor alone, there are 40 listed brownfield/uncontrolled petroleum/hazardous substance sites. This corridor serves as the main connection between busy Highway 98 and our historic Downtown area. However, the abandoned bulk oil terminals and dilapidated former gas stations that litter both sides discourage people from venturing off Highway 98 and exploring all that Columbia has to offer. Due to the high volume of brownfield sites along this corridor, we have identified three priority sites in this Target Area. These priority sites were identified due to their proximity to Newsom Brothers (Target Area 1) and Downtown (Target Area 3). The former **Roger's Oil Company** site located at 214 South High School Avenue is **PS 2**. This site formerly operated as a bulk petroleum terminal. COPCs are VOCs and PAHs. The **former Chevron gas station** located at 516 South High School Avenue is **PS-3**, and COPCs associated with this site are benzene, toluene, ethylbenzene, and xylenes (BTEX); methyl tert butyl ether (MTBE); and naphthalene. The former **Sunny's Discount Tobacco and Beer gas station** located at 350 Broad Street (corner of Broad Street and High School Avenue) is **PS-4**, and COPCs are benzene, toluene, ethylbenzene, and xylenes (BTEX); methyl tert butyl ether (MTBE); and naphthalene. Additionally, pre-1980s buildings are currently present on these three abandoned priority sites, so ACM is also a COPC. We plan to use grant fund to perform Phase I ESAs, Phase II ESAs, and cleanup planning activities for PS-2 through PS-4. Assessments of these three priority sites will spur interest from surrounding property owners to request use of grant funds for environmental assessments of their own sites – thereby encouraging the revitalization of High School Avenue.
Target Area 3 - MCEDD Juris.	Our City's historic approximately 90-acre **Downtown area (Target Area 3)** is bounded by the Pearl River to the west, Dale Street to the north, High School Avenue to the east, and Pearl Street to the south. Numerous brownfield sites in Downtown Columbia hold great potential for redevelopment into housing, storefronts, and other amenities for residents. We view our Downtown as one of our greatest assets; therefore, we have already invested significant capital (up to $4M) for storm sewer improvements – to help with widespread flooding. Storm sewer improvements are actually planned for **PS-5**, which is a large parcel that encompasses nearly the entire block bounded by South High School Street, South Main Street, and Courthouse Square. This property is owned by the Harry Taylor Revocable Trust and is referred to as the "**Harry Taylor property**". This priority site is currently underutilized for warehousing with 15 buildings, and was historically operated as a lumberyard, wholesale distributor, railroad depot, and machine shop. COPCs associated with past operations on the Harry Taylor site include VOCs, PAHs, Resource Conservation and Recovery Act (RCRA) metals, and asbestos. This priority site is located in an opportune area of town and is sandwiched between the historic Courthouse and Target Area 2's priority sites. We plan to use grant funds to perform Phase I and II ESAs, cleanup planning activities, and a site reuse vision.

1.B. REVITALIZATION OF THE TARGET AREA

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

The EPA compiled a Reuse Assessment and Market Study for the **Newsom Brothers site (PS 1)**, and this document found that there was a housing shortage in Columbia and a shortage of public services (i.e. parks and recreational facilities) in Columbia. The EPA's study recommended that residential areas be expanded onto the property and that parks/ballfields be created on PS 1, which would be compatible with a land banking strategy for the site. In 2019, we at the City were given the opportunity to accept PS 1 from a local businessman who had no luck encouraging redevelopment, and we jumped at the offer. After financing appropriate environmental due diligence (Phase I ESA) for the priority site, we took ownership as a "bona fide prospective purchaser". It took 20 years since being delisted, but we finally have a plan for this priority site. We at the City intend to build a roadway that follows the path of the former railroad that once bisected the priority site. We also plan to construct public amenities like recreational parks and playgrounds along this roadway. Ultimately, residences will be constructed near such amenities; therefore, additional assessments funded by the grant will provide us the information needed regarding pollutant concentrations in soil and groundwater and whether they are at acceptable residential standards or not. Additionally, funding through this grant will allow us to develop a Revitalization Plan for our park and roadway plan (PS 1 reuse strategy) – building on the EPA's previous work through the Reuse Assessment and Market Study. Our plan as a Coalition is for these three target areas to be seamlessly interconnected, welcoming areas for residents to live, play, work, and shop. The largest hindrances to this plan are the Brownfields (like **PS 2, 3, and 4)** along High School Avenue. These abandoned, dilapidated structures are an eyesore and a deterrent to real progress and redevelopment in Downtown Columbia. These three priority

sites will be catalysts for further assessments and redevelopment of additional properties along High School Avenue.

Flooding is a significant problem for our Downtown area (Target Area 3).The **Harry Taylor property (PS 5)** is located in a federally designated flood plain (AE). COPCs associated with PS 5 are likely migrating offsite via significant stormwater and potentially impacting other properties and the nearby Pearl River. There is regular interest in the Harry Taylor property from developers who want to build hotels and/or other housing options. However, environmental uncertainties and stigma along with associated costs of assessments have been hindrances to any significant progress towards redevelopment. Seed funding provided through this Coalition grant would allow us to perform the necessary environmental due diligence activities (Phase I and II ESAs) and planning activities [Analysis of Brownfields Cleanup Alternatives (ABCA) and a Site Reuse Vision] that would further attract developers who have expressed interest in the Harry Taylor property.

Our revitalization plan as a Coalition is to make Columbia and Marion County a place where people want to live and visit. We envision the **Newsom Brothers site (PS 1)** to become a place that attracts residents, the **Downtown area (PS 3)** to become a place that attracts citizens and tourists alike, and the High School Avenue corridor (PS 2) to connect everything together by providing a main gateway developed with thriving businesses, bordered with walkable sidewalks, and landscaped beautifully.

1.b.ii.Outcomes and Benefits of Reuse Strategy

The development of a roadway bisecting **PS 1** and a park on portions of **PS 1** will literally and figuratively connect Columbia by providing more areas where residents can gather, exercise, play with their kids, or just enjoy relaxing. Also, according to the report entitled *Real Estate Impact Review of Parks and Recreation* created by the Economic Research Associates for the Illinois Association of Park Districts, neighborhood parks can provide up to a 20% increase in housing values for houses within 600 feet of the park. The creation of a park on portions of **PS 1** will help to increase property values of the citizens of Columbia who have been the most impacted by the multiple-decade-long contamination and blight associated with **PS 1**. Additionally, our city building codes include provisions that promote and encourage energy efficiency for new construction on sites within the target areas; and area developers already recognize the incentives to use energy-efficient lighting and HVAC systems; install energy-efficient appliances and windows; and to incorporate building systems that automatically control heating, ventilation, air conditioning, and lighting.

According to U.S. Travel Association's publication, *Travel: America's Unsung Hero of Job Creation*[1], the travel/tourism industry is the seventh-largest employer in the United States and is an essential component to the lifeblood of small business in our nation. Every $1 million in tourism spending supports 8.7 jobs in the tourism industry, which is nearly double the 4.4 jobs supported by every $1 million spent elsewhere in the private sector. Tourism is a market in which we are actively expanding – as shown by our new "Experience the Columbia Christmas" event, which attracted 100,000 visitors in December of 2019. In fact, this event alone brought in $1.95M in gross revenue. Based on the above figures, the "Experience the Columbia Christmas" attendees are spending only about $20 visiting Columbia, which has made us realize that visitors are briefly staying or are not venturing far into our beautiful City. We believe brownfield properties throughout the three target areas make visitors feel unsafe and detract from all Columbia has to offer, but we also know that there is a hotel shortage as well. The redevelopment of the **Harry Taylor site (PS 5)** into a hotel and the redevelopment of any of the High School Avenue corridor priority sites **(PS 2, 3, and 4)** into storefronts would encourage people to not just visit and shop in Columbia but to also stay. We estimate that the addition of a hotel at the **Harry Taylor site (PS 5)** alone would increase our Christmas event's gross revenue by at least 50% (an additional $547,500) -- resulting in approximately 9 more jobs. This grant seed funding will let us take the first steps necessary to spur redevelopment of these priority sites, which are *all* located in our designated *Opportunity Zone*, and change the scenery of and the economic standing of our City and our County.

1.C. STRATEGY FOR LEVERAGING RESOURCES

1.c.i. Resources Needed for Site Reuse

A combination of federal, state, and local funding and incentive opportunities are comprised of our leveraged resources. In partnership with the Marion County Development Partnership (MCDP), we have leveraged enough capital to fund a $4M storm sewer improvement project to mitigate regular, devastating flooding in Target Areas 2 and 3. This storm sewer project is a huge step toward one of our plans to make Columbia more livable. We will continue leveraging funding for cleanup and redevelopment of priority sites and other sites in target areas. There are many incentives offered that we can employ and/or promote to private investors that will advance priority sites toward full assessment, cleanup, and reuse.

[1] https://www.ustravel.org/system/files/media_root/document/Research_Reports_Travel-America%27s-Unsung-Hero-of-Job-Creation.pdf

Leveraging Tax Incentives	Description
Brownfield Clean-Up Grant	Funding for cleanup activities at specific sites; up to $500,000/grant with one or multiple sites included within the application and award. Should additional cleanup be necessary to remove the "deed restriction" for unrestricted use of the Newsom Brothers Priority Site, the City will be able to utilize this opportunity.
Mississippi Economic Redevelopment Act (**MERA**)	Private developers are eligible to utilize the **MERA** program and all priority sites can use the program to assist with clean-up costs. All sales, income and franchise taxes collected from businesses located in a designated redevelopment project area would be deposited into a special fund that would be used to reimburse developers for approved cleanup costs. Reimbursement to developers would be made semi-annually for a period of up to 15 years, with a **maximum distribution to the developer of 2.5x the allowable remediation cost.**
Historic Preservation Tax Incentives Programs	Private developers are eligible for the federal and state Historic Tax Credit programs, and eligible priority sites include properties in the historic town area. The programs offers a 20% state tax credit and 25% federal tax credit for the rehabilitation of historic structures used for residential or business purposes.
Advantage Jobs Incentive Program	Provides for a rebate of a percentage of Mississippi payrolls to qualified employers for a period of up to 10 years. Available to businesses that promise significant expansion of the economy through the creation of jobs. All priority sites are eligible; however, gaming, retail, and certain professional service end uses are not eligible.
Brownfield Voluntary Cleanup & Redevelopment Incentives	Provides an income tax credit for a property owner equal to 25% of the costs of remediating a brownfields property. In lieu of the state income tax credit, a job tax credit for each new job created can be claimed. Provisions for liability protection through the State Brownfield Program exist for public and private entities. All priority sites can use the program to assist with assessment, remediation, and monitoring costs.

Also, funding sources, grants, and technical assistance are available for the construction of parks and recreational areas. We plan to utilize in-kind City and County services for clearing and grubbing of **PS-1** while applying for various park grants/programs. Particular grants/programs we can utilize include: the National Park Service Rivers, Trails, and Conservation Assistance which provides technical assistance to design parks; the PetSafe Bark for Your Park Grant Program, which provides up to $25,000 for the construction of a dog park; PeopleForBikes Grant which provides up to $10,000 to construct bicycle infrastructure, trails, parks, etc.; and the Kaboom! Build It Yourself and Creative Play Grant, which provides up to $15,000 for the construction of outdoor recreational equipment.

1.c.ii. Use of Existing Infrastructure

All priority sites are easily accessible through either our Downtown or High School Avenue network of utilities including electrical, natural gas, water, and sewer, and all priority sites are either currently connected to or can be easily connected to these utilities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.A. COMMUNITY NEED

2.a.i. The Community's Need for Funding

The City of Columbia is leading this Coalition because (1) MCEDD does not have the resources to address brownfield sites, (2) Marion County does not have adequate programmatic capabilities or experience in managing similar grants, and (3) we at the City of Columbia have internal redevelopment expertise for planning, land use, and grant management that the other coalition partners lack. Between 2015 and 2019 alone, the City of Columbia has lost 38 taxpaying industries (all in construction, retail, and accommodations and food services industries). The average gross tax revenue obtained per industry is approximately $46,800, so a loss of 38 taxpayers over four years equates to a loss of $1,778,400 of gross tax revenue. Because Columbia is the county seat of and the largest municipality in Marion County, losses that Columbia experiences also significantly affect Marion County's economic forecast. The ability of the City/County to draw on financial support from citizens is also limited because nearly 30% of our population is living below the Federal Poverty Level (FPL), which is two times higher than the national average and 1.5 times higher than the state average.

Despite our economic struggles, we have not "died easy". We have instead developed creative ways to get more gross tax revenue by hosting events like "Experience the Columbia Christmas," and we have teamed up with MCDP to fund a long-overdue sewer improvement project. These creative and necessary solutions, however,

have not been without cost to Columbia. Our Christmas event cost $525,000 in 2019, and sewer improvements are estimated to cost $4M -- $600,000 of which the City paid in 2020 for the Phase I portion of work. This results in $1,125,000 of funds that the City has spent of our own money in the last year. When this spending is coupled with the above-mentioned taxpayer loss, it results in a nearly 20% loss/spending of our annual average gross tax. Seed funding through this Coalition grant would provide us the funds needed – the funds we do not have – to perform environmental assessments and redevelopment/cleanup planning activities for highly visible Brownfield sites in our City and County – thereby spurring revitalization of our "City of Charm on the Pearl River".

2.a.ii. Threats to Sensitive Populations

For tables below, **bold** values exceed/are below United States (US) or Mississippi (MS) averages. **Bold, shaded** values exceed/are below US and MS averages.

2.a.ii.1 Health or Welfare of Sensitive Populations

The three target areas are primarily populated by minority communities, and over half of the households in the three target areas are living below the Federal Poverty Level (FPL). The estimated job creation rate (Section 1.b.ii) associated with our reuse strategy for priority sites – particularly **PS 2, 3, 4, and 5** – would provide career opportunities to the impoverished and largely unemployed (70% to 85%) populations in the target areas.

Sensitive Population Metric[2]	US	MS	Target Area 1	Target Area 2	Target Area 3
% Minority	27%	41%	**61%**	**61%**	**62%**
% African American	12.7%	38%	**59%**	**59%**	**59%**
% Elderly (65+ yrs old)	16%	15.9%	**24%**	**24%**	13%
% Households Below FPL	22%	31%	**79%**	**68%**	**50%**
% Children Below FPL	20.3%	30.2%	**37.91%**		
% Population 16+ Years Not in Labor Force	37%	42%	**85%**	**85%**	**70%**

The elderly population rate in Target Areas 1 and 2 is nearly 50% higher than the elderly population rate in the State and the nation. This grant will fund environmental assessments and cleanup/redevelopment planning for **PS 1** so that this priority site (located in Target Area 1 and bordering Target Area 2) can be partially redeveloped into a park. A new park in the center of these two target areas will be a welcomed amenity for the surrounding elderly community and will provide these men and women with an outdoor space that they can enjoy.

2.a.ii.2 Greater Than Normal Incidence of Disease and Adverse Health Conditions

Disease or Health Condition/Metric	US	MS	Marion Co.
Colon & Rectal Cancer (per 100,000) [3]	38.7	48.1	**56.9**
Lung Cancer (per 100,000 population) [4]	59.2	75.5	**84.2**
Lung Disease Mortalities (per 100,000) [4]	40.6	57.96	**61.9**
% Medicare Beneficiaries with Depression[5]	17.9%	17.7%	**20.6%**
% Population with Diabetes[3]	9.5%	13.3%	**12.5%**
% Medicare Population with Diabetes[6]	27.24%	30.58%	**32.58%**
% Population with Heart Disease[6]	4.40%	4.80%	**7.30%**
Prostate Cancer (per 100,000 population)[4]	104.1	126.6	**170.8**
% Population with High Blood Pressure[7]	28.16%	35.90%	**40.70%**
Infant Mortality Rate (per 1,000 births) [7]	6.5	10.1	**12.4**

Maintaining a healthy environment is central to increasing quality and years of life. Globally, 23% of all deaths and 26% of deaths among children under age 5 are due to preventable environmental factors.[8] Because identified target areas are plagued by brownfield sites, the sensitive populations living in these target areas are more likely to be exposed to environmental pollutants from these sites.

Health conditions like diabetes, heart disease, and high blood pressure all plague Marion County (as shown in the previous table). Many of these diseases go hand-in-hand with Marion County's 38.5% obesity rate[4], which exceeds the national average by over 30%. One quarter of the population of Target Areas 1 and 2 are elderly, and our elderly population receiving Medicare benefits have been diagnosed with depression at a rate that is 15% higher than the national and state averages. The redevelopment of portions of **PS 1** into a park would provide an area where target area residents could exercise and play (reducing obesity rates) and where elderly citizens could get outside and enjoy the sunshine (reducing depression rates). Redeveloping this Brownfield into a park will

[2] EJScreen and the United States Census (2010)
[3] State Cancer Profiles. 2011-15.
[4] Centers for Disease Control and Prevention, National Vital Statistics System. 2014-18.
[5] Centers for Medicare and Medicaid Services, CMS Geographic Variation Public Use File. 2017.
[6] Centers for Disease Control and Prevention, Behavioral Risk Factor Surveillance System. 2011-12.
[7] US DHHS, Health Resources and Services Administration, *Area Health Resource File*. 2006-10.
[8] World Health Organization. Preventing disease through healthy environments. Geneva, Switzerland: WHO; 2006.

address physical and mental health issues in our target areas, and funding provided through this grant will help us perform the environmental assessments and planning activities necessary to facilitate revitalization of **PS 1**.

Marion County's prevalence of lung cancer and lung disease mortalities are over 40% and 52% higher, respectively, than the national averages. **All five identified priority sites** have pre-1980s structures on them, and friable asbestos from these sites may be contributing to the overall air quality for surrounding communities – potentially causing increased susceptibility to asthma, lung disease/cancer. For this reason, we must address friable asbestos at the priority sites, and funding – that we cannot finance ourselves – provided by this grant will allow us to perform these important asbestos inspections.

Marion County's infant mortality rate is nearly double the national average. Exposure to contaminants like benzene and lead has been linked to low birth rates and infant mortality. Former operations at sites like **PS 2, 3, and 4** (former gasoline stations and bulk terminals that potentially stored leaded gasoline) and **PS 5** (machine shop) may have contaminated soil and/or groundwater with benzene and lead. Determining the extent of contaminant impacts in the target areas is essential; and grant funding will allow us to collect this necessary data.

2.a.ii.3 Disproportionately Impacted Populations

Priority sites are located within/adjacent to neighborhoods housing sensitive populations. One of the priority sites **(PS 1)** is a delisted NPL site that has a legacy of environmental contamination, environmental stigma, and environmental justice issues. In 1977, the former **Newsom Brothers facility (PS-1)** exploded, and the owners of the facility abandoned all operations. After complaints of the site reached the EPA, a site investigation was performed in 1984, and contaminated ponds and soil as well as 600 drums of hazardous substances were discovered. It was also believed that the company had been improperly managing and storing dangerous chemicals, including Agent Orange – known for causing inordinate incidents of cancer among soldiers in the Vietnam War. The impacts contaminants identified with this priority site, located in the center of our community, could be contributing to the high prevalence of diseases like prostate cancer, which affects our population at a 64% higher rate and a 35% higher rate than national and statewide rates, respectively. We continue to deal with the environmental health impacts and environmental stigma that stemmed from the **Newsom Brothers facility's (PS 1)** gross negligence. **Communities in all three target areas have essentially been next door to a Superfund, extremely hazardous site for decades.** Because environmental and health impacts – like the one detailed above – are primarily affecting African American citizens and significantly affecting African American elderly citizens, these are considered to be **environmental justice issues**. This grant will allow us to identify and quantify suspected contaminants not only at PS 1 but also at the other priority sites that may be impacting residents and causing the higher-than-normal health conditions listed in Section 2.a.ii.2.

2.B. COMMUNITY ENGAGEMENT

2.b.i. Project Involvement & 2.b.ii. Project Roles

Our community's ability to weather literal and figurative storms – ongoing flooding and recent tornadoes – is only possible because of the fervor that our citizens have for our City's and County's advancement. The following are project partners who will assist the Coalition in the process of site selection and prioritization; outreach and community engagement; and cleanup and redevelopment planning for priority sites and other additional sites in target areas for this grant. Project partners were chosen for their abilities to reach beyond racial and economic boundaries and for their already active roles in redevelopment and planning for Columbia and Marion County.

Name of Organization/ Entity/Group	Point of Contact (name, email & phone)	Specific Involvement in the Project Or Assistance Provided (how partner is involved in making decisions)
Columbia Strong 501(c)(3)	Jeff Dungan, jeff@dunganeng.com, 601-731-2600	For All Target Areas assist with site selection, establish future reuse options, and serve on BAT.
Main Street Columbia	Nik Ingram, Exec. Dir. 601.441.9328, discover@relevantdesign.com	Owns a site in Target Area #2, needs Phase II, ABCA, CAP & will decide best cleanup, use of facility for CE, serve on BAT.
Marion County Development Partnership	Lori Watts, Exec. Dir. lwatts@mcdp.info, 601-736-6385	For All Target Areas, assist with site selection, commercial/industrial recruitment, identify public/private financing, spearhead Opportunity Zone Fund development, serve on BAT.
Experience Columbia, MS	Kristian Agoglia 601.736.0037 kristian@looksgreatservices.com	For Target Area #1, communicate with residents, aid in site selection, and serve on the BAT.

The Church on Main	Pastor Brian Stewart 601.736.7144 tcom_brian@bellsouth.net	For Target Area #1 and #2, communicate with residents, aid in site selection, and serve on the BAT.

2.b.iii. Incorporating Community Input

We have compiled a list of people who will serve on the Brownfield Advisory Team (BAT) and who will meet semi-annually to prioritize/suggest sites, review progress reports, and discuss redevelopment strategies. Selected BAT members represent the diversity of Columbia and Marion County and include property/business owners, developers, community leaders, and interested citizens. We will hold community meetings semi-annually after BAT meetings. Community meetings will be held in a location near the three Target Areas so that citizens will be able to walk to the meeting if transportation is unavailable. Community meetings will be announced through the City's website and social media and will be published in the local newspaper. Main Street Columbia, MCDP, and Experience Columbia, MS will also publish meeting announcements on their social media platforms. Contingent property owners/occupants to priority sites will be personally invited to community meetings. Questionnaires will be available during community meetings for local citizens to complete, if desired. We will contact each concerned/interested citizen regarding any questions that he/she may have written on the questionnaire. We will also be available to discuss concerns and/or suggestions by citizens during these meetings. If a meeting attendee is illiterate or does not speak English and is unable to complete the questionnaire or read an email response, then we will contact him/her via telephone (with a translator if necessary).

In response to the COVID-19 pandemic, the City has successfully transferred meetings and events to video conference platforms such as Zoom and Microsoft Teams. While the pandemic is ongoing, we will host BAT and community meetings virtually. All meetings will be announced through the City's website and social media, the local newspaper, and social media of Main Street Columbia, MCDP, and Experience Columbia, MS. The public can contact the City to get the meeting links and passwords. Besides following these steps, the Coalition will utilize the guidance entitled, *The Groundwork USA Guide to Remote Community Engagement* and their Guide to Video Community Meetings. The Coalition will notify the public about nearby free internet access at our public library that could be used to connect to the meetings.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.A. DESCRIPTION OF TASKS AND ACTIVITIES

TASK 1: PROJECT MANAGEMENT (PM)

Project Implementation

Our Coalition will select a Qualified Environmental Professional (QEP) following a qualifications-based procurement process per 2 CFR 200.317-326. Throughout the grant, the City's Program Director (PD) will complete the EPA Grant Application Package (SF424B, 4700B 6600, 5700, etc.), develop the Grant Work Plan, correspond with the EPA, oversee the grant and the selected QEP, review and submit quarterly reports, approve budgets, perform drawdowns, prepare annual financial and DBE reports, and complete the final report. The QEP, with assistance from the PD, will update ACRES, correspond with the City, the MDEQ, and the EPA, and will prepare quarterly/annual reports.

Anticipated Project Schedule

Selection of QEP – Jan. 2021; Cooperative Agreement (CA) & Work Plan – July 2021; Kickoff meeting – Oct 2021; Quarterly reports – 30th of Jan, Apr, Jul, Oct; DBE Reports – Oct 31 annually; Federal Financial Reports (FFR) – Dec 30 annually; Final Report – end of grant; ACRES Updates – Each month

Task/Activity Lead(s)

The Coalition PD, Maria Temples, will lead with assistance from the QEP.

Output(s)

CA, Work Plan, Quarterly Reports, DBE Reports, FFRs, final report, ACRES updates

TASK 2: SITE INVENTORY & COMMUNITY ENGAGEMENT (SI & CE)

Project Implementation

We have already identified and inventoried priority sites to support our redevelopment plans; however, the BAT and local community members will be heavily involved in the site ranking process and will be informed of progress continuously throughout the grant. The BAT will apply a scoring/ranking system for priority sites based on environmental justice impacts, redevelopment potential, benefits to residents, economic potential, public health threats, environmental impacts, community plans, landowner willingness, degree of blight/underutilization, and parcel size. The BAT will review the highest scoring sites to confirm the most strategic sites are prioritized for assessment/planning activities. If prioritized by the BAT, an Access

Agreement will be executed between the Coalition and the priority site owner prior to submitting Eligibility Determination (ED) requests to EPA and MDEQ. The Access Agreement has already been developed and a fact sheet detailing the ESA process and potential outcomes will accompany the Access Agreement form. We (and our QEP) will conduct outreach and inventory activities by reviewing EPA and MDEQ environmental records; reviewing City property records relevant to identification of brownfields; reviewing historical documentation to identify past uses of concern; surveying local developers, real estate brokers, property/business owners, and other stakeholders for information on potential sites and redevelopment projects; conducting tours/windshield surveys of priority brownfield sites and Target Areas; and completing ED requests for priority sites. Project partners will have a significant role in identifying opportunities, sharing information, and understanding challenges within the Target Areas. BAT meetings and public community meetings will be held semi-annually. We will lead outreach efforts, and our QEP will facilitate meetings and prepare information materials for the purpose of obtaining meaningful public input throughout the entirety of the grant.

Anticipated Project Schedule

The GIS-based site inventory will be developed during Quarter 1 (Q1) of the grant. This inventory will be updated each month. BAT meetings will be held semi-annually, and community meetings will be held annually. Outreach/engagement will be conducted continuously throughout the grant.

Task/Activity Lead(s)

The Coalition PD, Maria Temples, will lead with assistance of Coalition Team members and the QEP.

Output(s)

Site inventory (GIS-based), agendas & minutes from BAT and community meetings

TASK 3: ENVIRONMENTAL ASSESSMENTS (EA)

Project Implementation

A Generic Quality Assurance Project Plan (GQAPP) will be developed, which will define field, sampling, and laboratory procedures applicable to environmental assessments funded through this grant. Environmental Assessments (EA) will be conducted by our QEP and its selected, qualified sub-contractors. Digital copies of reports will be placed on a secure online account for easy access, and information obtained from EAs will be uploaded to the EPA ACRES database. Phase I ESAs for all five priority sites will be performed first and during year one of the grant. Phase I ESAs will be conducted in accordance with EPA's standard for All Appropriate Inquires and the practices in ASTM Standard E1527-13. GPR surveys are planned for all five priority sites and will be performed during Phase I activities. Asbestos surveys will also be performed for all five priority sites during Phase II activities. Phase II ESAs for subsurface investigations will be performed for all five priority sites. EAs will be completed simultaneously when possible. Should excess grant funds remain after priority site EAs and Planning activities, additional Brownfield sites will be prioritized by the BAT and assessed with remaining funds. We estimate that Phase I and II ESAs will be performed for three additional sites (two in Target Area 2 and one in Target Area 3) at the end of the grant period, assuming excess funds are available after priority sites are assessed.

Anticipated Project Schedule

5 Phase I ESAs (PS) by Q3; 5 Phase II ESAs (PS) by Q8; 3 Phase I ESAs (Non-Priority Sites) by Q9; 3 Phase II ESAs (Non-Priority Sites) by Q12

Task/Activity Lead(s)

This task will primarily be conducted by the selected QEP.

Output(s)

Generic QAPP; Priority Sites – 5 Phase I & II ESAs; Non-Priority Sites – 3 Phase I & II ESAs

TASK 4: CLEANUP PLANNING AND ELIGIBLE PLANNING ACTIVITIES (PLANNING)

Project Implementation

ABCAs will be developed for all five priority sites. ABCAs will include a cost/benefit analysis to evaluate which cleanup option is best for each site. A Site Reuse Vision is proposed for the Harry Taylor property (PS 5). This Site Reuse Vision will allow developers to better envision redevelopment potential of PS 5. The Site Reuse Vision will visually reflect stakeholder input, market data, environmental considerations, and other opportunities uncovered during environmental assessments and will communicate our brownfield site reuse concept to stakeholders, regulatory officials, economic development leaders, and the real estate market. To develop these the Site Reuse Vision, we will host a design charrette and contract with design professionals to draft reuse alternatives and present the concepts to the community through a series of public meetings. Also, a Revitalization Plan is proposed for the Newsom Brothers site (PS 1). This Plan will include a Site Reuse Vision but will be much more comprehensive. It will also define site revitalization goals, objectives, and reuse

concepts; proposed land use regulation; site improvements needed (remediation if necessary); and implementation strategy. The Revitalization Plan will not only help us lay out our plans for a park on portions of PS 1 and a roadway bisecting the site but it will also act as an incentive to attract developers who may be interested in redeveloping other portions of the large PS 1 site.

Anticipated Project Schedule

5 ABCAs by Q9. Site Reuse Vision by Q8. Revitalization Plan by Q11.

Task/Activity Lead(s)

This task will primarily be conducted by the QEP.

Output(s)

5 ABCAs, 1 Site Reuse Vision, and 1 Revitalization Plan

NOTE: The Coalition plans to have used 35% of grant funds by the end of the first grant year.

3.B. COST ESTIMATES

3.b.i. & 3.b.ii. Development of Cost Estimates & Application of Cost Estimates

Budget Categories		Project Tasks ($)				
		Task 1	Task 2	Task 3	Task 4	Total
Direct Costs	Personnel	$10,000	$10,000	-	$10,000	$30,000
	Fringe-Benefits	-	-	-	-	
	Travel	-	$5000	-	-	$5000
	Equipment	-	-	-	-	
	Supplies	-	-	-	-	
	Contractual	$22,500	$15,000	$350,000	$102,500	$490,000
Total Direct Costs		**$32,500**	**$30,000**	**$350,000**	**$112,500**	**$525,000**
Indirect Costs		-	-	-	-	-
Total Budget		**$32,500 (6.2%)**	**$30,000 (5.7%)**	**$350,000 (66.7%)**	**$112,500 (21.4%)**	**$525,000**

Cost estimates were developed with the assistance of MDEQ and are based on past brownfield projects as determined by local market standards with contractual hourly rates based on skills needed for the specific tasks and market costs in our area.

Task 1 :
Personnel = 200 hours x $50/hr = $10,000; Contractual = 150 hours x $150/hr = $22,500

Task 2 : Personnel = 200 hours x $50/hr = $10,000; Contractual = 100 hours x $150/hr = $15,000
Travel = 2 conferences x $2,500/conference = $5,000

Task 3: Contractual: Generic QAPP = 40 hr x $150/hr = $6,000; Phase I ESAs = 8 x $5,000 = $40,000 **includes GPR surveys*; Phase II ESAs = 8 x $38,000 = $304,000 **several large site Phase II ESAs*

Task 4*:* Personnel = 200 hours x $50/hr = $10,000;
Contractual: ABCAs = 5 x $4,500 = $22,500; Site Reuse Vision = $20,000; Revitalization Plan (PS 1) = $60,000

3.b.iii. Funds Allocated Towards Environmental Assessments

As demonstrated in the table above, $350,000.00 has been allocated for Environmental Assessments; therefore, **66.7%** of funding is allocated for tasks directly associated with Phase I and Phase II ESAs.

3.C. MEASURING ENVIRONMENTAL RESULTS

We will actively ensure that outputs in Section 3.a are met by requiring/doing the following activities:

- Each month, the QEP will email a one-page progress report to the Coalition for comment/review. After review, the Coalition will submit the progress report to the EPA and MDEQ Project Managers.
- BAT and community meetings will include a recap of work completed in the past six months and work scheduled for the following six months.
- Outcomes anticipated will be tracked and reported to the EPA continuously via ACRES.
- The Coalition and the QEP will track leveraged funding progress until it becomes available and then add leverage funding information to ACRES – even if the grant period has ended.
- In ACRES, we will track and evaluate the number of sites assessed, sites with off-site risks, sites for which property title transfers are facilitated, acres of land redeveloped, acres of greenspace created, amount of funding leveraged, number of jobs created/retained, increased property/sales tax revenue, and increased property value – addressing EPA and Coalition objectives.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.A. PROGRAMMATIC CAPABILITY

4.a.i. & 4.a.ii Organizational Structure and Description of Key Staff

We at Columbia, the lead Coalition member, have the proven experience to ensure that the EPA will receive accurate and timely reports, and that the requirements are completed within the allotted time period. Our staff members are professionals with a solid track record of success in managing other grant funding. **Mrs. Maria Temples**, City Clerk for the City of Columbia, has been designated as our Brownfield Program Director. Mrs. Temples has approximately four years of experience working with city government as well as state and federal agencies and ten years of executive administration experience. Mrs. Temple's experience includes conceptualizing, developing and administering grants. Each Coalition member has designated staff members to assist in the facilitation and execution of all grant activities. Staff members include: **Ms. Dalena Gibson, City of Columbia,** who has five years of administration experience, is a member of Marion County Leadership, has several years of voluntary service to the City of Columbia, and currently serves as the Mayor of Columbia's executive assistant. **Mrs. Lori Watts, Executive Director of MCEDD,** has nine years of experience in the economic development field. She has applied for and managed multiple grants for industrial, community, and site development. She also has 20 years' experience working with non-profit organizations, serving as treasurer and managing financial records. **Mr. Tony Morgan, Marion County District 3 Supervisor**, is a three-term Supervisor with Marion County. He owns a small business and is currently serving as President of the Board of Supervisors. **Proposed Governance/Decision-Making Structure:** Based on the City's experience with similar grants, the City of Columbia will act as the lead agency and fiscal agent for this project. This role includes acting as the main liaison between all Coalition partners, coordinating the major administrative tasks, and submitting reports to EPA. Coalition partners will work together to communicate with local stakeholders in their designated target areas. A **Memorandum of Agreement (MOA)** documenting the Coalition's site selection process will be put in place prior to the expenditure of any funds that are awarded. We will identify and establish relationships necessary to achieve the project's goals and will include a description and role of each coalition member. We will also agree internally on the distribution of

4.a.iii.Acquiring Additional Resources

The City will contract for the services of a QEP to assist with program implementation and to provide site inventory, assessment, outreach, and redevelopment planning assistance. The City will follow the requirements of 2 CFR 200.317-326 to ensure a competitive process for procurement of professional services. This process includes publication of a Request for Qualifications, a local committee review of received Statements of Qualifications, and subsequent contract award to the most qualified firm. To ensure redundancy at all levels, if any person is unable to fulfill their role in the administration of this grant, Mrs. Donna McKenzie will step in to assist. Mrs. McKenzie has applied for and obtained numerous state and federal grants. With 12 years of executive-level managerial experience in government, Mrs. McKenzie is knowledgeable in the many layers of government.

4.B.PAST PERFORMANCE AND ACCOMPLISHMENTS

4.b.ii.Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

None of our Coalition members have received EPA brownfield grant funding, however, the City has successfully managed millions of dollars in various federal & state funded grants.

4.b.ii.1. Purpose and Accomplishments

Awarding Agency	Funding Amount	Purpose	Accomplishments (Outputs/Outcomes)
FAA Airport Improvement Program	$10.249M	Columbia-Marion County Airport Expansion	Upgraded services, lengthened runway to accommodate larger aircraft
MS Dept. of Transportation (MDOT)	$500,000	Transportation Alternatives Program	Built pedestrian bridge for train boarding and replaced train bridge
MS Dept. of Archives & History	$225,000	Community Heritage Preservation	Restored Columbia Waterworks Building, a historically significant property
MDOT	$1.6M	Highway Bridge Program	Replaced Williamsburg Road bridge

4.b.ii.2. Compliance with Grant Requirements

The City of Columbia has successfully complied with all assurances, terms, and conditions of the grants/funds listed above, in addition to dozens of other state, federal and foundation projects. Through the outstanding effort of our team, no corrective measures have been taken on previous grant activities. The City has a proven history of timely and acceptable reporting and compliance with all grant-related activities.

Threshold Criteria for Assessment Grant

1. Applicant Eligibility

The City of Columbia, Mississippi, as LEAD COALITION MEMBER, is a General Purpose Unit of Local Government as stated under 2 CFR 200.64. This allows the City of Columbia to be eligible to apply for an EPA Assessment Grant.

Marion County, Mississippi, COALITION MEMBER, is a General Purpose Unit of Local Government as stated under 2 CFR 200.64. Marion County is an eligible entity for an EPA Assessment Grant as a coalition member.

Marion County Economic Development District (MCEDD), is a government entity created by the Mississippi State legislature. MCEDD is an eligible entity for an EPA Assessment Grant as a coalition member.

Signed letters of commitment from each coalition member to the lead coalition member are attached.

2. Community Involvement

We have compiled a list of people who will serve on the Brownfield Advisory Team (BAT) and who will meet semiannually to prioritize/suggest sites, review progress reports, and discuss redevelopment strategies. Selected BAT members represent the diversity of Columbia and Marion County and include property/business owners, developers, community leaders, and interested citizens. The following are project partners who will assist the Coalition in the process of site selection and prioritization; outreach and community engagement; and cleanup and redevelopment planning for priority sites and other additional sites in target areas for this grant. Project partners were chosen for their abilities to reach beyond racial and economic boundaries and for their already active roles in redevelopment and planning for Columbia and Marion County.

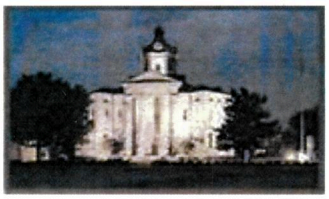
Name of Organization/ Entity/Group	Point of Contact (name, email & phone)	Specific Involvement in the Project Or Assistance Provided (how partner is involved in making decisions)
Columbia Strong 501(c)(3)	Jeff Dungan, jeff@dunganeng.com, 601-731-2600	For All Target Areas assist with site selection, establish future reuse options, and serve on BAT.
Main Street Columbia	Nik Ingram, Exec. Dir. 601.441.9328, discover@relevantdesign.com	Owns a site in Target Area #2, needs Phase II, ABCA, CAP & will decide best cleanup, use of facility for CE, serve on BAT.
Marion County Development Partnership	Lori Watts, Exec. Dir. lwatts@mcdp.info, 601-736-6385	For All Target Areas, assist with site selection, commercial/industrial recruitment, identify public/private financing, spearhead Opportunity Zone Fund development, serve on BAT.
Experience Columbia, MS	Kristian Agoglia 601.736.0037 kristian@looksgreatservices.com	For Target Area #1, communicate with residents, aid in site selection, and serve on the BAT.
The Church on Main	Pastor Brian Stewart 601.736.7144 tcom_brian@bellsouth.net	For Target Area #1 and #2, communicate with residents, aid in site selection, and serve on the BAT.

We will hold community meetings semiannually after BAT meetings. Community meetings will be held in a location near the three Target Areas so that citizens will be able to walk to the meeting if transportation is unavailable. Community meetings will be announced through the City's website and social media and will be published in the local newspaper. Main Street Columbia, MCDP, and Experience Columbia, MS will also publish meeting announcements on their social media platforms. Contingent property owners/occupants to priority sites will be personally invited to community meetings. Questionnaires will be available during community meetings for local citizens to complete, if desired. We will contact each concerned/interested citizen regarding any questions that he/she may have written on the questionnaire. We will also be available to discuss concerns and/or suggestions by citizens during these meetings. If a meeting attendee is illiterate or does not speak English and is unable to complete the questionnaire or read an email response, then we will contact him/her via telephone (with a translator if necessary).

In response to the COVID-19 pandemic, the City has successfully transferred meetings and events to video conference platforms such as Zoom and Microsoft Teams. While the pandemic is ongoing, we will host BAT and community meetings virtually. All meetings will be announced through the City's website and social media, the local newspaper, and social media of Main Street Columbia, MCDP, and Experience Columbia, MS. The public can contact the City to get the meeting links and passwords. Besides following these steps, the Coalition will utilize the guidance entitled, *The Groundwork USA Guide to Remote Community Engagement* and their Guide to Video Community Meetings. The Coalition will notify the public about nearby free internet access at our public library that could be used to connect to the meetings.

3. Expenditure of Assessment Grant Funds: The City of Columbia does not currently have an active EPA Assessment Grant.

MARION COUNTY BOARD OF SUPERVISORS



215 BROAD STREET
COLUMBIA, MISSISSIPPI 39429
(601) 736-7382 Fax (601) 736-1232

District One
Blue Green
District Three
Tony Morgan
District Five
Calvin Newsom

Chancery Clerk
Elisha Moree

District Two
John Moree
District Four
Raymon Rowell
Attorney
Drew Foxworth

October 1, 2020

The Honorable Justin McKenzie
Mayor, City of Columbia
201 Second Street
Columbia, MS 39429

RE: 2021 EPA Brownfields Assessment Coalition

Dear Mayor McKenzie:

On behalf of Marion County, we hereby acknowledge our membership in the Coalition with the Lead Coalition member, the City of Columbia, Marion County, and Marion County Economic Development District (MCEDD) in the submission of a Brownfield Assessment Coalition Grant application. Marion County is a General Purpose Unit of Local Government, and is an eligible entity as defined by 2 CFR § 200.64.

The target areas of the Grant include the High School Avenue corridor (along which Marion County owns some developable acreage and which serves as a Gateway from Highway 98 into the City); the De-Listed Reichhold Chemical Superfund Site (acquired by the City in 2019), and the historic downtown area (where MCEDD is leading downtown revitalization and storm water infrastructure improvements to alleviate recurrent flash-flooding of businesses). Our Coalition partners each have a key role in their respective target areas; and thus the reason for this Coalition. The challenges in the three target areas are well documented, and the City of Columbia has the capacity and knowledge to lead our Coalition in a coordinated effort towards revitalization.

Marion County will also enter into a Coalition Memorandum of Agreement (MOA) that will include each Coalition Member's contact information, a description of the role of each Coalition member and details regarding the utilization of any grant funds received for eligible activities pursuant to the terms and conditions of the grant. The MOA will include the eight minimum elements outlined by the EPA, including the coalition structure, roles, and responsibilities.

Sincerely,

Tony Morgan

Tony Morgan
President

MARION COUNTY ECONOMIC DEVELOPMENT DISTRICT
412 COURTHOUSE SQUARE ◊ COLUMBIA, MS 39429
PH: 601.736.6385

Board of Directors:

Tim Magee, Chair Joe Breland Donovan McComb

Sandra Peters Todd Watts

October 1, 2020

The Honorable Justin McKenzie
Mayor, City of Columbia
201 Second Street
Columbia, MS 39429

RE: 2021 EPA Brownfields Assessment Coalition

Dear Mayor McKenzie:

The Marion County Economic Development District (MCEDD) hereby acknowledges its membership in the Coalition with the Lead Coalition member, the City of Columbia, Marion County, and the MCEDD in the submission of a Brownfield Assessment Coalition Grant application. MCEDD is a government entity created by the Legislature (Section 19-5-99 of the MS Code of 1972 and a resolution of the Marion County Board of Supervisors, approved August 6, 1968))and is an eligible entity as defined by the Brownfield Grant Guidelines.

The target areas of the Grant include the High School Avenue corridor (along which Marion County owns some developable acreage and which serves as a Gateway from Highway 98 into the City); the De-Listed Reichhold Chemical Superfund Site (acquired by the City in 2019), and the historic downtown area (where MCEDD is leading downtown revitalization and storm water infrastructure improvements to alleviate recurrent flash-flooding of businesses). Our Coalition partners each have a key role in their respective target areas; and thus the reason for this Coalition. The challenges in the three target areas are well documented, and the City of Columbia has the capacity and knowledge to lead our Coalition in a coordinated effort towards revitalization.

MCEDD will also enter into a Coalition Memorandum of Agreement (MOA) that will include each Coalition Member's contact information, a description of the role of each Coalition member and details regarding the utilization of any grant funds received for eligible activities pursuant to the terms and conditions of the grant. The MOA will include the eight minimum elements outlined by the EPA, including the coalition structure, roles, and responsibilities.

Sincerely,

Lori R. Watts
Executive Director

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/26/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Columbia, Mississippi

* b. Employer/Taxpayer Identification Number (EIN/TIN): 64-6000271

* c. Organizational DUNS: 1448329410000

d. Address:

* Street1: 201 2nd Street
Street2:
* City: Columbia
County/Parish: Marion
* State: MS: Mississippi
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 39249-2947

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix: Mr.
* First Name: Justin
Middle Name:
* Last Name: McKenzie
Suffix:

Title: Mayor

Organizational Affiliation:

* Telephone Number: 601-736-8201
Fax Number:

* Email: jmckenzie@cityofcolumbiams.com

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

1234-Columbia MS Map.docx

Add Attachment | Delete Attachment | View Attachment

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

City of Columbia, MS FY2021 EPA Brownfield Assessment Coalition Grant

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant MS-004 * b. Program/Project MS-004

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	525,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	525,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Ms. * First Name: Dalena

Middle Name:

* Last Name: Gibson

Suffix:

* Title: Executive Assistant

* Telephone Number: 601-736-8201 Fax Number:

* Email: dgibson@cityofcolumbiams.com

* Signature of Authorized Representative: Dalena R Gibson * Date Signed: 10/26/2020

City Manager's Office
P.O Box 1177
Aiken, South Carolina 29802
803-642-7654

214 Park Avenue SW
Aiken, South Carolina 29801
Fax: 803-642-7646
311@cityofaikensc.gov

R04-21-A-039

1. Applicant Identification
   City of Aiken, South Carolina
   214 Park Ave. SW
   Aiken, South Carolina 29801

2. Funding Requested
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested
      i. $300,000
      ii. *Not Applicable*

3. Location
   a) City of Aiken b) Aiken County c) South Carolina

4. Property Information for Site-Specific Applications
   Not Applicable

5. Contacts
   a. Project Director
      Joy C. Lester, MPA
      Capital Projects Sales Tax Administrator
      245 Dupont Drive, NW
      Aiken, South Carolina 29801
      803-643-2123
      jlester@cityofaikensc.gov

   b. Highest Ranking Elected Official
      Mayor Rick Osbon
      214 Park Ave. SW
      Aiken, South Carolina 2980
      803-645-2833
      rosbon@cityofaikensc.gov

6. Population
   City of Aiken, SC – 30,464 (US Census: 2014–2018 American Community Survey)

City Manager's Office
P.O Box 1177
Aiken, South Carolina 29802
803-642-7654

214 Park Avenue SW
Aiken, South Carolina 29801
Fax: 803-642-7646
311@cityofaikensc.gov

7. Other Factors Checklist

None of the Other Factors are applicable to this brownfield project.

Other Factors	Page #
Community population is 10,000 or less.	n/a
The applicant is, or will assist, a federally recognized Indian Tribe or United States territory.	n/a
The priority brownfield site(s) is impacted by mine-scarred land.	n/a
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road or other public thoroughfare separating them.)	n/a
The priority site(s) is in a federally designated flood plain.	n/a
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	n/a
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	n/a

8. Letter from the State or Tribal Environmental Authority

See attached

Healthy People. Healthy Communities.

October 8, 2020

Brian Gross
Region 4 Brownfields Coordinator
United States Environmental Protection Agency
Resource Conservation and Restoration Division
61 Forsyth Street SW
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Community-Wide Assessment Grant
City of Aiken, South Carolina

Dear Mr. Gross:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports the City of Aiken's application for a community-wide Brownfields Assessment Grant. The grant will focus on redevelopment throughout to the City.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the City in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges of my staff at (803) 898-0919.

Sincerely,

Henry Porter, Chief
Bureau of Land and Waste Management

cc: Liz, Basil, BEHS
Robert Hodges, Manager, Brownfields Program

FY21
Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. Background and Description of Target Area: Aiken, South Carolina, is the county seat for Aiken County. The City is located along the western border of the state, separated from Georgia by the Savannah River, and is home to 30,000 people. The City has three unofficial districts: the Southside, Downtown, and Northside communities. The Southside is an area with large residential developments, golf courses, shopping, equestrian events, and hotels. The Downtown area has seen some revitalization, but many storefronts are still boarded, and it suffers from low occupancy. This lag may be attributed to the north-adjacent Northside district (NSD), which has seen a significant decline over the last 40 years. The Downtown and NSD are roughly approximated by Aiken County Census Tract (CT) 214, which is a federally **designated Opportunity Zone and is the target area** for this brownfields assessment grant.

Aiken was founded in 1835 as a railroad town. The area's mild winter temperatures and blooming equestrian culture made it a favorite wintering spot for wealthy individuals. Aiken was a sleepy southern town until the 1950s, when an explosion of growth occurred due to the construction of the US Government's Savannah River Site (SRS) south of the City. The SRS facility was constructed in 1950 to produce fissile materials used in the fabrication of nuclear weapons supporting the nation's defense programs. The secure, government-industrial complex extends across 310 square miles. At its peak, SRS employed nearly 25,000 people, but the era of nuclear weapons production began to wane in the 1990s. With the mission of the SRS beginning to sunset, jobs at the facility and in adjacent industries began to diminish. Today, the facility employs only around 11,000 people. Many of its former employees were residents of the NSD, whose neighborhoods and schools were constructed in the 1950s to serve the influx of workers at SRS. When the jobs declined, the workers moved away, and the once vibrant communities within the NSD now have low property values, blighted properties, high unemployment, elevated foreclosure rates, and high crime.

In the target area, **more than 60 potential sites were identified through a FY18 EPA Brownfield Assessment Grant**, including dry cleaners, printing operations, junkyards, bulk petroleum suppliers, and closed auto repair facilities. Many of these now-idle properties have been hindered in their redevelopment or have hindered adjacent redevelopment projects, and their proximity to residential properties may represent a threat to public health and the environment.

Aiken has already achieved some success in the NSD through the State's brownfields program at the Eustis Park expansion project. The project included assessment and remediation of contamination at a former maintenance facility adjacent to the park. The on-site actions were completed early in 2019, and in April 2019 the new **Lessie B. Price Aiken Senior & Youth Center** officially opened. The project completion was highly anticipated by the community and was used as a prototype for redeveloping other idle brownfields. Aiken's current community-wide assessment grant is in its final year of funding. As of September 2020, over 70% of the current grant award has been spent on multiple impactful assessments. Two sites assessed under this grant are already under redevelopment, and a third is under contract by a prospective purchaser. However, Aiken lacks the resources to sustain the momentum of the current community-wide effort and is in need of additional assessment funding for sites throughout the NSD/Downtown target area (CT 214).

ii. Description of the Priority Brownfield Site(s): The City identified over 60 potential brownfields sites in the target area. **Priority Site 1 includes five adjoining properties, collectively known as the** "**Newberry Street Parcels.**" This site comprises half of a Downtown city block and is within

the boundaries of the City's Redevelopment Plan One for Downtown Aiken.[1] The site includes a current dry cleaner along the east and south, an old hotel to the west, and multiple vacant boarded storefronts along the north. The current owners have had difficulty selling their properties due to environmental legacy, particularly because various dry cleaners have been present on the site for over 90 years. **The current dry cleaner is closing, putting the property up for sale, but sale prospects are damaged by the facility's historical use of an Underground Storage Tank (UST) for solvent storage**. The site was also occupied by a **newspaper printing** operation for over 60 years. The storefronts have been vacant for more than three years, and although the windows and doors are boarded and locked, access to the rear areas of the site is unobstructed from the sidewalks. Residential housing is only three blocks away. Contaminants of concern based on past land use include asbestos and lead paint, petroleum compounds, chlorinated solvents, and polycyclic aromatic hydrocarbons (PAHs). **The City intends to acquire portions of the block, including the dry cleaner, for redevelopment as retail space and a parking garage.** Acquisition of the property would occur subsequent to a State brownfields agreement, given the City's positive experience with the program at the Eustis project. The hotel parcel was assessed under the FY18 grant and is under redevelopment as part of the west-adjacent Hotel Aiken campus renovations. The assessment indicated groundwater flows to the north, opposite of expected conditions. This ground water flow direction also indicates an elevated risk for the site parcels with vacant buildings along the northern tier of the block. The City has site access for these parcels.

Priority Site 2 is the block adjacent to the north of the Farmer's Market. Expansion of the Farmer's Market and redevelopment in the immediate area were identified during community visioning sessions as a priority. This block formerly housed the **Farmers' Fertilizer and Storage Company**, the **Aiken Gin Company** cotton oil production facility, and the **Sinclair Oil Company** bulk oil distribution facility. This site is a priority to build on the momentum of redevelopment interest near the Farmer's Market and may be viable for expanding the Farmer's Market retail space and parking. A large portion of the block is currently occupied by low, rusty, metal-sided vacant sheds and a vacant warehouse. The structures have been unused for more than a year, and the property has been listed for sale for more than six months. The rest of the block is occupied by existing businesses, a used car lot, and a restaurant. Residential properties are adjacent. Contaminants of consideration based on past land use include asbestos and lead paint, petroleum compounds, pesticides/herbicides, and PAHs. The City has site access for the parcels that are currently vacant/for sale. The City does not intend to assess the existing businesses.

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans

To better understand residents' ideas and input, the City of Aiken Council held a **Strategic Planning Retreat** in February 2016. This meeting was held to give voice to the ideas of Aiken's residents and inspire future development policies, posing the question, **"What will make Aiken the best it can be?"** Public responses expressed desire for change in four Components: **(1)** the Northside, Downtown, and Southside are like three different towns that the community would like to connect; **(2)** to that end, stakeholders asked for connectivity to Downtown through improvement of parkways and walkability through greenways/parks; **(3)** another priority was to enhance Downtown amenities, specifically an expansion of the Farmer's Market; and **(4)** the community would like the City to provide incentives for local businesses to develop in the Northside. This project aligns directly with the needs identified in the **City of Aiken Comprehensive Plan 2016 Update** and the **Redevelopment Plan One for Downtown Aiken, dated July 15, 2020**.

[1] Redevelopment Plan One for Downtown Aiken, dated July 15, 2020

Priority Site 1 was identified by the City as being within a Conservation Area as defined in Section 31-10-20 of the South Carolina Code of Laws. The following five factors are present in the area: dilapidation, obsolescence, deterioration, presence of structures below minimum code standards, and depreciation of physical maintenance. The area was found detrimental to the public safety, health, morals, or welfare of the City and threatens to become a blighted area. Through prior planning efforts, including a plan completed in 2010 and an updated Strategic Plan completed in 2016, the City identified this site as an area of focus. **The proposed land uses are as follows: a renovated hotel (already underway), mixed-use commercial along the northern tier of the site, and public parking.** Future land use will be consistent with existing densities as allowed in the current zoning district. This plan directly addresses Components 2 and 3 of the public response. **Priority Site 2** is north across Richland Avenue from the Farmer's Market. The Farmer's Market is currently situated in the median of Williamsburg Street and lacks space to expand, limiting venders and patrons to on-street parking. **Expansion onto Priority Site 2 directly addresses Components 3 and 4 of the public response**. Additionally, expansion of the Farmer's Market will provide additional access to fresh food sources.

ii. Outcomes and Benefits of Reuse Strategy: The redevelopment of brownfield sites in the target area will cause both economic and non-economic quality of life benefits for all residents. Brownfields assessment, remediation, and redevelopment within the Downtown or NSD will **spur economic growth in the Opportunity Zone (CT 214).** By expanding the Farmer's Market and encouraging growth, Aiken will address Component 3 and combat CT 214's status as a USDA Food Desert.[2] Aiken will continue development of **green infrastructure** with projects similar to Eustis Park at other former bulk oil facilities to help address Component 2. The Newberry Street Parcels redevelopment is poised to add jobs, increase tax revenues, and integrate protective measures against likely contamination sourced from former dry cleaners and newspaper printing operations, addressing Component 3. Component 4 can be achieved through the coupling the proven state brownfields approach to offer state liability protections and tax incentives that specifically promote brownfields redevelopment.

Although most structures located on the priority sites are dilapidated, every effort will be made to recycle and reuse materials which are deemed environmentally safe. In addition, the City will strongly encourage all developers to use energy efficient and renewable energy options in their design plans.

c. Strategy for Leveraging Resources i. Resources Needed for Site Reuse: The City is an eligible entity to apply for state and federal grant funding as a local unit of government. The only funding available to the City to continue assessment on brownfield sites is the EPA Brownfield Assessment funding, which the City intends to apply for until funding is awarded. For sites where cleanup is needed, the City has discussed funding access and opportunities through South Carolina's Revolving Loan Fund with the Catawba Council of Governments. Aiken will apply for funding to clean up priority brownfield sites throughout the NSD and Downtown upon assessment. In addition, the City will work with the Lower Savanah Council of Governments to pursue US Department of Housing and Urban Development Community Development Block Grant funding for the demolition of remediated brownfield sites to further the City's redevelopment plans. Lastly, the City promotes coupling of state brownfields tax incentives with tax incentives already offered for redevelopment within the Opportunity Zone.

ii. Use of Existing Infrastructure: The infrastructure currently in place, including roads, rail service, and utilities, is sufficient for the redevelopment of the potential brownfield sites throughout the

[2] USDA Food Access Research Atlas

NSD/Downtown target area. The area has high-speed internet service available, and the City is upgrading sanitary sewer service in the area using a grant from the SC Rural Infrastructure Authority. Additionally, the City is upgrading the drinking water capacity. The water and wastewater improvements will provide capacity to support long-term growth.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need i. The Community's Need for Funding: Since the 1950s, the Savannah River Site (SRS) has been the largest employer in the region. In the 1990s the facility employed nearly 25,000 people; employment today is around 11,000 people.[3] The nearly 15,000 jobs lost comprise over 50% of the City's current total population in terms of raw numbers. This number does not account for other losses in jobs from adjacent services to the facility (not quantified). This slow decline from the 1990s peak was compounded by the Great Recession in 2008 and again by the current pandemic jobless crisis. Compared to 5% across the City, unemployment in the target area was last measured at 17%, a number undoubtedly increased by 2020 pandemic condition.[4] Income inequality is prevalent in the target area, with a median income ($22,863) less than half of the City's median income ($54,050).[4] Poverty has risen as a result, with a rate (39%) nearly four times that of the City as a whole (10%).[4] Blight has risen as well, lowering property values and property tax revenue and placing a burden on the community. These conditions have reduced the ability of the community to support critical municipal services. The City does not budget for properties they do not plan to purchase, so any brownfields assessment funding provided to non-governmental prospective purchasers must come from economic development contingency funds. **Regional Economic Benchmarking Report for Aiken County-2016 Update concluded that total government expenses for the City are growing faster than total government revenue**, preventing the City's ability to sustain brownfields assessment and redevelopment projects on its own. The City has very limited in-house capacity to manage brownfield projects and is in need of additional sources of funding to sustain brownfields redevelopment community wide.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations The target area's sensitive populations are minorities, youth, elderly, single-mother families, and those living in poverty. The target area has a 72% minority population compared to the City's 33% total minority population.[4] Nearly half of the total population of the target area are youth (21% under 18) or elderly (24% over 62).[4] **An astounding 91% of single-mother families within the target area had an income below the poverty level in the past 12 months, compared to a citywide level of 46%**.[4] The City's population currently ranks in the 89th percentile in the State for education attainment, with 27% of residents having less than a high school education.[4,5]

Aiken has identified welfare concerns related to access to community services, connectivity, crumbling infrastructure, and crime. As an early step to address these issues, the Urban Land Institute's South Carolina District Council Aiken Technical Assistance Panel convened in December 2014 to focus on helping the City of Aiken revitalize the target area. The results of the panel outlined several issues: neighborhoods lack amenities and services (daycare, after-school care, family services, healthy restaurants), public transit may be inadequate, and land value can exceed the value of structures built on it (blight).

In 2017, the City purchased and demolished 23 blighted structures in the NSD through grant funding, but the effort was limited in scope to those properties with little perceived environmental risk, and the grant was unable to address brownfields. The City has also removed over 100 blighted structures through enforcement of building codes. The City's brownfields program will focus on

[3] https://www.srs.gov/general/about/history1.htm
[4] US Census: 2014-2018 American Community Survey
[5] EJSCREEN for Census Tract 45003021400

blight's root cause: the site located at the core of each blighted area. The USDA Food Access Research Atlas indicates the target area is a low-income census tract where a significant number of residents live more than ½ mile from the nearest supermarket. By expanding the Farmer's Market, the City hopes to directly combat these Food Desert conditions. Given the high percentage of sensitive populations within the community, healthy food options are increasingly important. These food access issues are compounded because more than 20% of households in the area do not have access to a vehicle, while citywide, only 8% lack transportation.[6] The Public Transit system operates its three routes only on weekdays, exacerbating healthy food access issues and limiting options for commuting to work on weekends.

Crime in the target area is disproportionately high. For example, according to the City of Aiken Public Safety Crime Data, within the downtown and NSD, 195 crimes were reported in only a 30 day period (Sept. 14, 2020–Oct. 14, 2020).[7] In contrast, during the same period the Southside reported nearly 40% less crime, and this trend is similar for almost any time range selected.[7] The rise of unemployment and poverty are directly associated with the lack of investment in the community, which in turn results in higher crime. The City implemented the Aiken Safe Communities Initiative in 2012 to reduce high levels of crime and recidivism; however, there is still the **perception** of significant crime. Local media have fueled the perception by continuing to refer to places like Crosland Park, one of the neighborhoods within the target area, with the moniker "Combat Park." By removing blight, the City can mitigate not only crime, but the perception of crime that lingers. Revitalization of the target area through EPA Brownfield grant funding will help to identify contaminants and reduce the safety threats that affect the target-area residents' health and welfare.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions Target area and City-specific data are not available; however, the South Carolina Department of Health and Environmental Control (SCDHEC) has published the SCDHEC Aiken County Cancer Profile dated February 2020. According to the Profile, for adults, lung cancer was the second most commonly diagnosed cancer and the primary leading cause of cancer death from 2013 to 2017 in the county. Among men, prostate cancer was the most commonly diagnosed cancer and the second leading cause of cancer death from 2013 to 2017. Among women, breast cancer was the most commonly diagnosed cancer and the second leading cause of cancer death (2013–2017). According to the Agency for Toxic Substances and Disease Registry (ATSDR), these types of cancers can be directly linked to exposure to the asbestos, petroleum compounds, chlorinated solvents, pesticides/herbicides, and PAHs suspected at Priority Sites 1 and 2. Based on CDC cancer statistics, there were 681 new cases of Female Breast Cancer in Aiken County from 2013 to 2017. For every 100,000 women, 118 Female Breast Cancer cases were reported, and over those years, 142 women died of Female Breast Cancer. For every 100,000 women in Aiken County, South Carolina, 25 died of Female Breast Cancer, and the rate for black females is even higher at 28. **These rates are both higher than the statewide rate of 22**.[8] Given the target area's 72% minority population compared to the City's 33% total minority population, the sensitive populations within the target area bear an undue health deficit compared to the rest of the City.[6]

Among children, the leading causes of death for newborns are birth defects. **Minority populations within Aiken County have an infant mortality rate of 8.6, more than double the rate for whites within the County**.[9] **Based on the racial makeup of the target area versus the**

[6] US Census: 2014–2018 American Community
[7] https://webapps.cityofaikensc.gov/crime_analytics
[8] https://www.cdc.gov/cancer/uscs/
[9] SCDHEC Infant Mortality and Selected Birth Characteristics 2018 South Carolina Residence Data

City as a whole (72% minority population versus 33%), the incidence of birth defects and infant mortality are higher within the NSD and Downtown.[10] According to ATSDR, many petroleum compounds, chlorinated solvents, pesticides/herbicides, and PAHs suspected to be present at priority sites are known or suspected mutagens and/or teratogens. The assessment grant will identify which of these carcinogens/mutagens/teratogens are present and will support the development of appropriate remediation/reuse planning to reduce the threat of disproportionate health and environmental risks from those contaminants.

(3) Disproportionately Impacted Populations The target area has a high minority population with high poverty; 39% of all families in the target area have an income in the past 12 months below the poverty level compared to a citywide poverty level of only 10%.[10] According to EJSCREEN, the target area is in 96th percentile in the state for proximity to hazardous waste sites. The City is home more than 200 regulated UST facilities (SCDHEC UST Registry) and four SCDHEC Dry Cleaner Restoration Trust Fund facilities (for these databases, data limited to the target area was not available). One State Superfund Site is located approximately one mile northeast of residents within the target area along the County's industrial corridor (US Highway 1) north of the City center. A former landfill is located in the target area adjacent to residential properties and the City's dog park. **Multiple residences border Priority Site 2**. This proximity, coupled with the sensitivity of the predominantly young and elderly populations to contaminants, indicates the target area, and especially the NSD, bear an increased risk of negative health impacts relative to the rest of the City.

This disparity has been apparent during the current pandemic. The County has had 85 deaths from COVID-19 (as of September 29, 2020), and **73% of the mortality was among minority populations**.[11] Statewide, COVID-19 deaths occurred 78% of the time with a comorbidity, such as cardiovascular or pulmonary-related conditions.[12] A recent study found that small increase in long-term exposure to PM2.5 leads to a large increase in the COVID-19 death rate. "Despite inherent limitations of the ecological study design, results underscore the importance of continuing to enforce existing air pollution regulations to protect human health both during and after the COVID-19 crisis."[13] According to EJSCREEN, the target area ranks in the 88th percentile for PM2.5 and 96th percentile for proximity to hazardous waste sites in the State. Based on this data, the City believes the brownfields are an active detriment to the community's health. The assessment grant will identify potential exposure routes and support the development of appropriate remediation/reuse planning to reduce the threat of exposure to those contaminants.

b. Community Engagement i. Project Involvement & ii. Project Roles The following community organizations will assist in the process of site selection, prioritization, cleanup and future redevelopment of the priority brownfield sites for this project.

Name of Org.	Point of Contact	Specific involvement in the project
Chamber of Commerce	David Jameson, President/CEO djameson@aikenchamber.net	Site Identification – The Chamber will help steer businesses/developers/investors who may not be aware of the program.
Aiken Municipal Development Commission	Tim O'Briant, Economic Director TObriant@CityofAikenSC.gov	Cleanup/Future Reuse Planning – The Development Commission has experience with State brownfields projects and will be a strong addition in this role.

[10] US Census: 2014–2018 American Community
[11] https://scdhec.gov/infectious-diseases/viruses/coronavirus-disease-2019-covid-19/south-carolina-county-level-data-covid-19
[12] SCDHEC COVID-19 in South Carolina: Pre-Existing Conditions dated 9/29.2020
[13] Harvard University: Covid-19 PM2.5 – A national study on long-term exposure to air pollution and COVID-19 mortality in the United States https://projects.iq.harvard.edu/covid-pm

Economic Development Partnership	Will Williams, President/CEO wwilliams@edpsc.org	Site Selection – The EDP is familiar with regional economics and will recommend on site selection with an emphasis on feasibility of success.
Second Baptist Community Development Corporation	Harvey Ramseur, Executive Director harveyramseur4@gmail.com	Site Prioritization and Outreach – the Second Baptist CDC is lead community liaison and will advise in both areas.

iii. Incorporating Community Input: Aiken understands the importance of keeping the public informed when making changes within the community. The City's proudest "brownfields related" moment was the April 2019 opening of the Lessie B. Price Aiken Senior & Youth Center at the Eustis Park expansion state brownfields site. Just few short weeks later in July 2019, the City held a brownfields community meeting at the Center for the FY18 Assessment grant. Holding the brownfields meeting at a brownfields site was a powerful reminder to the community of the positive impact one individual brownfields project can have. A Community Involvement Plan (CIP) was developed as part of the FY18 grant and contains information on the planned community engagement activities, schedule, project background, and key players of the brownfield project. The plan will be updated to include contingencies for social distancing such as virtual meetings and/or social media updates. The City will use all forms of social media outlets, in addition to broadcasts on local Channel 4 to list information and provide updates for City residents on the brownfield projects. The City maintains a brownfields website to disseminate information about active grants. The website also allows ease of access to site selection and site suggestion forms.

During COVD-19 conditions, the City has conducted public meetings through statements read on particular items during virtual meetings. The City Manager updated Council on the intent for application for this assessment grant via this statement platform on August 18, 2020. City Council meetings have resumed in person, with strict social distancing in the audience area. Groups of people associated with particular topics are rotated in and out to allow maximized access for the public when topics are addressed.

The City has organized a Brownfields Steering Committee that meets twice annually to discuss program direction, sites, and any other grant-related concerns. The Spring 2020 meeting was cancelled due to COVID, but the Fall 2020 meeting will be held virtually. Likewise, the Spring 2020 community meeting was canceled. To maintain community interaction, the City posts updates through the brownfield website and solicits feedback through that platform. The City will reinstitute in-person community meetings when COVID restrictions have lessened. Local faith-based groups help to keep the community informed of upcoming meetings and brownfields news. An updated program brochure explaining the community-wide assessment program will be shared throughout the community and strategically placed at City offices and at the new community center. Press releases to the local media will keep the community up to date on project milestones and events. City staff will provide Brownfield Program information during City Council Meetings.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: The City of Aiken is requesting a US EPA Brownfields Assessment Grant in the amount of $300,000 for community-wide assessment.

Task 1: Outreach	
i.	*Project Implementation:* The City's Brownfield Project Director will update the Community Involvement Plan (CIP), outreach materials, brownfield website, and social media posts with the assistance of the environmental consultant (consultant). City staff will lead community

	meetings (virtual/online during COVID-19 and in-person post COVID-19) to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts), office supplies, and software to manage the grant.
ii.	*Anticipated Project Schedule:* Updated CIP created within three months of award (upon completion a more concrete schedule will follow). Community Meetings will be held 1st, 7th, & 9th quarter. Website update and updated Outreach Materials will be created in the 1st quarter and posted monthly throughout the grant project.
iii.	*Task/Activity Lead:* City: Joy Lester, Brownfield Project Director
iv.	*Outputs:* Updated CIP & Brownfield Website, 3 Community Meetings, Brochures/Handouts, Social Media Posts, Community Meeting Minutes, Handouts, and Sign-in Sheets.
Task 2: Assessment	
i.	*Project Implementation:* The consultant will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory (previous grant), starting first with the priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii.	*Anticipated Project Schedule:* Assessment activities to begin in the 2nd quarter and will continue throughout the grant project.
iii.	*Task/Activity Lead:* The consultant will implement the technical aspects of the project with oversight from the City: Joy Lester, Brownfield Project Director.
iv.	*Outputs:* 15 Phase I ESAs, 1 Generic QAPP, 8 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.
Task 3: Remediation/Reuse Planning	
i.	*Project Implementation:* For projects identified for cleanup, the consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA), Property Condition Assessments (PCAs), and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. The consultant will assist the City in hosting charrettes/visioning sessions (virtual/ in person depending on COVID restrictions) for key properties.
ii.	*Anticipated Project Schedule:* Plans & Charrettes to begin in the 6th quarter and will continue throughout the grant project.
iii.	*Task/Activity Lead:* The consultant will implement the technical aspects of the project with oversight from the City: Joy Lester, Brownfield Project Director.
iv.	*Outputs:* 4 ABCAs, 1 Vision Sessions/Charrettes
Task 4: Programmatic Support	
i.	*Project Implementation:* The City's Brownfields Project Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule and terms and conditions. The consultant will assist the City in completing ACRES Database Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the three-year term of the grant. The City staff travel budget allows for one staff to attend three national/regional/ grantee brownfield training conferences/workshops.

ii.	*Anticipated Project Schedule:* ACRES Reporting begins in the 1st quarter & Quarterly Reporting begins in the 2nd quarter and continues throughout the grant project. Annual Reporting and Forms created in 5th quarter, 9th quarter, and during final close out.
iii.	*Task/Activity Lead:* City: Joy Lester, Brownfield Project Director
iv.	*Outputs:* ACRES Database Reporting, 3 Annual Financial Reports, 12 Quarterly Reports, 3 MBE/WBE Forms, Programmatic Support for the three-year grant period. One staff to attend three conferences.

b. **Cost Estimates:** Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks*. The budget for this project includes travel, supplies, and contractual costs only. **The City commits to spending over 75% of the budget on the Assessment Activities**.

Task 1 Outreach: Contractual: Community Involvement Plan Update $1,500 (15hrs x $100), Brownfield Website, Outreach Brochure/Handouts, Social Media Posts $2,000 (20hrs x $100), 3 Community Meetings $6,500 (52hrs x $125) ($2,167/meeting). Supplies: Software, printouts, etc. $1,500. **Task 2 Assessment:** Contractual: 15 Phase I ESAs (to include site eligibility/access agreements) at $3,000 each for a total of $45,000. 1 Generic QAPP $4,500. 8 Phase II ESAs including SS-QAPP at $23,000 each for a total of $184,000. **Task 3 Remediation/Reuse Planning:** Contractual: 4 ABCAs at $6,500 each for a total of $26,000. 1 Vision Sessions/Charrettes $5,000. **Task 4 Programmatic Support:** Contractual: ACRES Database Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period $19,000 (152hrs x $125). Travel: One staff to attend three conferences $5,000 (three flights/rental cars/public transit at $1,166.67, 3 nights in hotel at $350, incidentals and per diem at $150).

Category	**Tasks**				**Totals**
	Outreach	*Assessment*	*Remediation/ Reuse Planning*	*Programmatic Support*	
Travel				$5,000	$5,000
Supplies	$1,500				$1,500
Contractual	$10,000	$233,500	$31,000	$19,000	$293,500
Total Budget	$11,500	$233,500	$31,000	$24,000	**$300,000**

c. Measuring Environmental Results: To ensure this EPA Brownfield Project is on schedule, the City Brownfields Project Team, which will include the consultant, will meet quarterly to track all **outputs identified in 3.a** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the three-year time frame. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being achieved in an efficient manner, the City has countermeasures in place to address this problem. The City will make monthly calls to their EPA Project Officer and if needed will revise the existing Work Plan to get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Structure & ii. Description of Key Staff: This grant will be administered by Joy Lester, Capital Projects Sales Tax Manager, who will serve as the Brownfields Project Director. Ms. Lester will be responsible for the timely and successful expenditure of funds, completion of administrative and financial requirements, review of deliverables, compliance with grant schedules, and execution of grant drawdowns from ASAP.gov. She will also assist contractors in the technical requirements of the program and projects. Ms. Lester has the most experience within the City with environmental projects and is currently managing the FY18 Assessment Grant and managed the Eustis expansion state brownfields site cleanup. She will be assisted by Kymberley Rooks, Finance Director for the City regarding the grant's financial requirements. Ms. Rooks and her accounting staff will assist in the oversight of expenditures for this grant. Technical advisory will be provided by Mr. John Poole, City Engineer. If any additional assistance from contractors and experts is needed, the City will solicit through its established procurement procedures for expertise and performance.

iii. Acquiring Additional Resources: Using local contracting requirements and procurement process, the City will procure a qualified environmental consultant to assist with technical and reporting portions of the Brownfield Community-wide Assessment, in addition to any other contractors needed to complete the project. The City will ensure compliance with the EPA's "Professional Service" procurement process.

b. Past Performance and Accomplishments i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments: The City has been awarded one EPA Assessment Grant in FY18 in the amount of $300,000. The City has finished year two of the grant and has successfully completed 6 Phase I Environmental Site Assessments (ESA), 5 Phase II ESAs, and one Property Condition Assessment (PCA). The PCA was completed using cleanup planning funding and was a novel assessment in EPA Region IV. The deliverable is comparable to an ABCA in that it provided very specific costing alternatives for renovation and modernization of a downtown office building. Project stakeholders commented on what a value-add the PCA was for realistic redevelopment budget planning., In addition to impairments related to asbestos and lead paint, the PCA identified an additional $283,000 in building costs related to recommended expenditures to repair, modernize, and upgrade the ADA compliance of the building. The developer was able to work those costs into the budget taking into account the asbestos and lead paint concerns related to those repairs. All outcomes/outputs have been recorded in the ACRES database. The current grant has already exhausted 70.6% of funds.

(2) Compliance with Grant Requirements: The City has implemented a very successful program. The current grant has been facilitated in strict conformance with the Work Plan and complied with required schedules implemented by the US EPA for on-time submittal of quarterly reports, ACRES reporting, and deliverable submittals. This attention to detail and dedication to process has supported a strong partnership with the US EPA Project Manager and led to the use of 70.6% of grant funds to date. The current open grant held by the City was started on October 1, 2018 with an end date of September 30, 2021 and has a current balance of $88,200.47, as of October 1, 2020. The remaining grant funds are anticipated to be exhausted by the grant period end date through assessment of a priority site and an anticipated ABCA, along with outreach activities. Through their dedication, the City now has an extensive understanding of the requirements and process necessary to make the current and future programs a success story for their community with the support of US EPA grant funding.

FY21
Threshold Criteria

Threshold Criteria

1. Applicant Eligibility

The City of Aiken, South Carolina is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a local government as defined under 2 CFR § 200.64.

2. Community Involvement

Aiken understands the importance of keeping the public informed when making changes within the community. The City's proudest "brownfields related" moment was the April 2019 opening of the Lessie B. Price Aiken Senior & Youth Center at the Eustis Park expansion state brownfields site. Just few short weeks later in July 2019, the City held a brownfields community meeting at the Center for the FY18 Assessment grant. Holding the brownfields meeting at a brownfields site was a powerful reminder to the community of the positive impact one individual brownfields project can have. A Community Involvement Plan (CIP) was developed as part of the FY18 Assessment grant and contains information on the planned community engagement activities, schedule, project background, and key players of the brownfield project. The plan will be updated to include contingencies for social distancing such as virtual meetings and/or social media updates. The City will use all forms of social media outlets, in addition to broadcasts on local Channel 4 to list information and provide updates for City residents on the brownfield projects. The City maintains a brownfields website to disseminate information about active grants. The website also allows ease of access to site selection and site suggestion forms. During COVD-19 conditions, the City has conducted public meetings through statements read on particular items during virtual meetings. The City Manager updated Council on the intent for application for this assessment grant via this statement platform on August 18, 2020. City Council meetings have resumed in person, with strict social distancing in the audience area. Groups of people associated with particular topics are rotated in and out to allow maximized access for the public when topics are addressed.

The City has organized a Brownfields Steering Committee that meets twice annually to discuss program direction, sites, and any other grant-related concerns. The Spring 2020 meeting was cancelled due to COVID, but the Fall 2020 meeting will be held virtually. Likewise, the Spring 2020 community meeting was canceled. To maintain community interaction, the City posts updates through the brownfield website and solicits feedback through that platform. The City will reinstitute in-person community meetings when COVID restrictions have lessened. Local faith-based groups help to keep the community informed of upcoming meetings and brownfields news. An updated program brochure explaining the community-wide assessment program will be shared throughout the community and strategically placed at City offices and at the new community center. Press releases to the local media will keep the community up to date on project milestones and events. City staff will provide Brownfield Program information during City Council Meetings.

3. Expenditure of Assessment Grant Funds

The City of Aiken has a current EPA Brownfields Assessment Grant drawn down by 70.6% as of October 1, 2020. A copy of the October 1, 2020 Automated Standard Proposal for Payments (ASAP) printout is attached.

Automated Standard Application for Payments
ACCOUNT SETTLEMENT REPORT

ALC/Region : 68128933/
Recipient ID : 4502684
Account ID : BF00D73018
Transaction Date From : 03/04/2019

Short Name : RTP-Grants
Short Name : Aiken

Through : 10/02/2020

Settlement/Applied Date	Transaction Type	Authorizations	Draws/RP/BE	Account Balance
03/04/2019	BL FWD			$0.00
03/07/2019	AU	$300,000.00		$300,000.00
04/15/2019	PY		-$21,378.31	$278,621.69
06/14/2019	PY		-$5,237.00	$273,384.69
08/09/2019	PY		-$5,237.00	$268,147.69
11/26/2019	PY		-$28,439.47	$239,708.22
02/05/2020	PY		-$10,292.75	$229,415.47
03/31/2020	PY		-$24,625.00	$204,790.47
07/23/2020	PY		-$16,790.00	$188,000.47
09/30/2020	PY		-$99,800.00	$88,200.47
10/01/2020	BE		$7,126.11	$95,326.58
10/01/2020	BE		-$7,126.11	$88,200.47

Automated Standard Application for Payments
ACCOUNT SETTLEMENT REPORT

ALC/Region : 68128933/
Recipient ID : 4502684
Account ID : BF00D73018
Transaction Date From : 03/04/2019

Short Name : RTP-Grants
Short Name : Aiken

Through : 10/02/2020

Settlement/Applied Date	Transaction Type	Authorizations	Draws/RP/BE	Account Balance
Totals :		$300,000.00	-$211,799.53	

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Aiken

* b. Employer/Taxpayer Identification Number (EIN/TIN): 57-6000219

* c. Organizational DUNS: 0301131040000

d. Address:

* Street1: 214 Park Ave SW
Street2:
* City: Aiken
County/Parish: Aiken
* State: SC: South Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 29801-3886

e. Organizational Unit:

Department Name: Capital Projects

Division Name:

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

Prefix: Mrs.
* First Name: Joy
Middle Name:
* Last Name: Lester
Suffix:

Title: Capital Projects Sales Tax Administrator

Organizational Affiliation:

* Telephone Number: 803-643-2123
Fax Number:

* Email: jlester@cityofaikensc.gov

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

FY21 City of Aiken, SC Brownfield Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: SC-002

* b. Program/Project: SC-002

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021

* b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Mrs.

* First Name: Joy

Middle Name:

* Last Name: Lester

Suffix:

* Title: Capital Projects Sales Tax Administrator

* Telephone Number: 803-643-2123

Fax Number:

* Email: jlester@cityofaikensc.gov

* Signature of Authorized Representative: Joy Lester

* Date Signed: 10/27/2020

R04-21-A-043

EAST TENNESSEE DEVELOPMENT DISTRICT

Narrative Information Sheet

1. Applicant Identification:
   East Tennessee Development District (ETDD)
   216 Corporate Place, PO Box 249, Alcoa, TN 37701

2. Funding Requested:
   a. Assessment Grant Type: Coalition
   b. Federal Funds Requested: $600,000

3. Location for each Coalition member's communities to be served by the grant:
   a. Scott County, TN
   b. City of Rocky Top, Anderson County, TN
   c. City of Morristown, Hamblen County, TN
   d. Roane County, TN

4. Property Information for Site-specific Applications: Not applicable

5. Contacts:

   a. Project Director: Tim Hendrick, ETDD Grants Planner, East Tennessee Development District, (865) 273-6003, ext. 112, thendrick@etdd.org, 216 Corporate Place, PO Box 249, Alcoa, TN 37701
   b. Chief Executive/Highest Ranking Elected Official: Terry Bobrowski, Executive Director, East Tennessee Development District, (865) 273-6003, ext. 109, TBobrowski@etdd.org, 216 Corporate Place, PO Box 249, Alcoa, TN 37701

6. Population: The population for the four coalition members from the 2010 US Census.

Coalition Member	City of Morristown	City of Rocky Top	Roane County	Scott County
Population	29,137	1,781	54,181	22,228

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less	1, 5
The applicant is, or will assist, a federally recognized Indian tribe or U.S. territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be	

contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

Other EPA Considerations	Page #
fair distribution of funds between urban and non-urban areas;	
whether the applicant's jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates;	1, 5
the distribution of funds among EPA's ten Regions and among the states and territories;	
whether the applicant's project is located in an IRS-designated Opportunity Zone.	1, 2, 3, 4, 5

8. Letter from the State or Tribal Environmental Authority:
Attached letter from Paula Middlebrooks, TDEC

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
DIVISION OF REMEDIATION
WILLIAM R. SNODGRASS TENNESSEE TOWER
312 ROSA L. PARKS AVENUE, 14TH FLOOR
NASHVILLE, TENNESSEE 37243

October 14, 2020

Terry Bobrowski
East Tennessee Development District
216 Corporate Place
P.O. Box 249
Alcoa, TN 37701

Re: State Letter of Acknowledgement for the East Tennessee Development District (ETDD) Brownfields Coalition Grant Application

Dear Mr. Bobrowski,

The Tennessee Department of Environment and Conservation (TDEC) is pleased to acknowledge your efforts to apply for a $600,000 US Environmental Protection Agency (EPA) Brownfields Coalition Assessment Grant with the City of Morristown, City of Rocky Top, Roane County, and Scott County.

Since many brownfields are abandoned, underutilized, and/or contaminated, TDEC is expressly interested in seeing cities and counties in our state take the initiative to return these sites to productive uses. These efforts are consistent with our mission to enhance the quality of life for citizens of Tennessee and to be stewards of our natural environment. In cooperation with Region 4 EPA, the TDEC brownfields staff will provide technical support and oversight for your grant.

We greatly appreciate your efforts to address brownfields in the City of Morristown, City of Rocky Top, Roane County, and Scott County.

Sincerely,

Paula Middlebrooks Digitally signed by Paula Middlebrooks
Date: 2020.10.14 06:48:07 -05'00'

Paula Middlebrooks
State of Tennessee Brownfields Redevelopment Program

1. Project Area Description and Plans for Revitalization (45 Total Pts) | 1.a. Target Area and Brownfields (15 pts) | 1.a.i. Background and Description of Target Area (5 pts):
In 1966, the State of TN established quasi-governmental planning districts, including the East Tennessee Development District (ETDD), with the purpose of performing economic and community development. The ETDD serves 16 counties in southern Appalachia. Over the years, economic success in the ETDD geographic area has been uneven. The cities and counties geographically located greater than 25 miles from Knoxville and traditionally tied to the coal and timber extraction industries and older declining manufacturing sectors (textiles, fiber, smelting) continue to struggle economically. The ETDD is re-establishing their regional Brownfield program to focus on these communities, who have lower than average household incomes[1], smaller tax bases and lack resources to assess, plan, and execute revitalization of their brownfield sites. ETDD conducted a survey of their members with follow up outreach during the Spring of 2020 to identify needs and interest for an EPA Coalition Assessment Grant and initiate a Brownfield Site Inventory (Inventory). A Coalition was established with ***Scott County, the City of Rocky Top, the City of Morristown, and Roane County***, with specific target areas located in ***distressed areas***[2] or ***Opportunity Zones***[3]. Collectively, the per capita income is 26 percent lower than the national average[4] and over ***17 percent of residents live below the poverty level***[1]. Each community has long-term vacant, deteriorating brownfield sites that once provided jobs and economic community investment. **Scott County** is a ***distressed county***[2], suffering from ***persistent poverty***[5]**,** and one of the poorest in Tennessee. The area once thrived from coal and timber extraction and related industrial businesses. The loss of manufacturing jobs occurred around the same time coal mining and timber extraction in Scott County took a sharp decline. As a result, the county has numerous brownfield sites, closed and vacant industrial facilities and commercial properties with known contamination. The County's unemployment rate is consistently one of the state's highest, currently at 8.7%. Since jobs have not been replaced, overall population has declined (lost 0.7% of its population since 2010[6]) and the welfare of the residents has been severely impacted. Scott County needs to revitalize their brownfield sites to make them available for new businesses that bring jobs and economic investment. **Rocky Top** once thrived (then known as Coal Creek) as a coal town supporting mines in the nearby mountains. When coal jobs were lost and Tennessee Valley Authority (TVA) constructed Norris Dam nearby, Coal Creek became Lake City hoping to attract tourists. As time progressed, both coal related and commercial businesses declined and closed, leaving empty buildings and sites in the downtown area. Their only grocery store closed in 2017. Rocky Top is struggling to revitalize their empty historic downtown and nearby brownfield sites, hoping to leverage recent success with nearby recreation and tourist attractions to attract new commercial businesses with living wage jobs and provide needed social services for their residents. The city has only 1,781[7] residents of which 9.7%[8] are unemployed, 22.08% receive supplemental security income (SSI)[8] and 28.4% are living in poverty[2]. The city has minimal resources to assess and redevelop abandoned property, now the responsibility of the City. **Morristown**, TN is located 42 miles northeast of Knoxville and is the economic center for Hamblen County and its surrounding counties; providing jobs, health, and welfare services for the regional population. Morristown serves two Distressed Counties (Cocke and Hancock), and four At Risk Counties[2] (Grainger, Hawkins, Union, and Claiborne). In recent years, Morristown has attracted a large low-income Hispanic population, primarily living in substandard trailer parks located in Census Tract 1001. Morristown was a major manufacturing center, leading the Southeastern US in furniture, textiles and poultry. The manufacturing downturn beginning in the 1980s severely impacted

[1] U.S. Census Bureau, Small Area Income and Poverty Estimates (SAIPE), 2018
[2] Appalachian Regional Council (ARC) Economic Status in Appalachia, FY 2021
[3] https://opportunityzones.hud.gov/resources/map
[4] U.S. Census Bureau, Quickfacts, 2014-2018
[5] USDA Persistent Poverty, https://www.ers.usda.gov/data-products/county-typology-codes/descriptions-and-maps/
[6] U.S. Census Bureau, Quickfacts estimated population change 2010-2019
[7] U.S. Census Bureau, 2010
[8] U.S. Census Bureau, American Community Survey (ACS), 5-year Estimates, 2014-2018

Morristown's manufacturing industry, leaving many abandoned industrial facilities with environmental concerns. The priority site has fallen into City ownership. Morristown views the brownfield properties as opportunities for redevelopment and reintroduction to the tax base and new employment and economic investment for their community. **Roane County** identified a two mile stretch of the Roane State Highway with many abandoned brownfield properties. The corridor (Census Tract 306) is an ***opportunity zone***[3] and adjacent to the distressed area of the county[2]. The corridor is located adjacent to the Kingston Fossil Plant where in December 2008 a dike ruptured releasing 1.1 billion gallons of coal fly ash slurry into the embayment and surrounding area. Media reporting and active lawsuits on behalf of workers who suffered exposures to the toxic coal ash while performing the cleanup, have led to continued uncertainty, inhibiting development and investment of nearby property. Roane County's population has declined 1.5% since 2010[6]. The county wants to attract economic investment and new job opportunities to this Opportunity Zone by bringing the brownfield sites back to production use.

1.a.ii. Description of the Priority Brownfield Sites (10 Pts): Six (6) priority sites identified through the ETDD Survey are included. **(1) Armstrong Property, 565 Hartco Dr, Oneida, Scott Co.:** The manufacturing facility was originally established to manufacture socks in the 1930s and transitioned to manufacture parquet flooring by the late 1940s. Growing to encompass 111 acres with over 20 structures, many interconnected, totally over 300,000 SF. At one time employing over 350 people, the business largely moved overseas and eventually closed, costing the area its primary manufacturing employer. A Tennessee Economic and Community Development (TNECD) grant funded a Phase I Environmental Site Assessment (ESA) of the property in Spring 2020, which identified contaminants relating to past operations in the structures and surrounding property and potential releases to soil and into Pine Creek located along the southern and western boundaries. The area near the creek is in a ***flood plain***. A Phase II ESA is necessary to determine the extent of contamination and determine options to redevelop the property. In the meanwhile, the Scott County Industrial Development Board (IDB) purchased the property for $1. The IDB lacks the resources to complete a Phase II ESA and develop and execute cleanup plans. **(2) Former A-1 Auto Salvage, Rocky Top, TN and (3) adjacent Lake City Concrete:** The A-1 Auto Salvage Yard (507 Norris Freeway) and was formerly an auto salvage operation and junk yard. It consists of 9.91 acres now owned by Rocky Top after being abandoned by the owner. A Phase I ESA was completed under a 2009 EPA Brownfield Grant, for a portion of the site (about 4-acres), a Phase II ESA was not completed. The city removed the abandoned cars, parts, and other junk, currently old tires remain for disposal. The adjacent 0.88-acre property, Lake City Concrete (137 Bolin Rd) is a privately owned abandoned concrete plant. The old concrete trucks and rusting plant structure remain. The properties are in a Distressed Area (Census Tract 208) and a few blocks from downtown with easy access to I-75. The properties are bounded to the west by the active Norfolk and Southern railroad that traverses downtown, and Right Fork Coal Creek is the southern boundary of site, which is in a ***flood plain***. ESAs and cleanup plans are needed to move forward with redevelopment of these abandoned properties to bring them back to productive use. **(4) Former Roy Widener Trucking Terminal property, 691 N. Liberty Hill Rd., Morristown, TN:** The former trucking company operated a terminal and semi-truck maintenance garage on this property for approximately 46 years. The company relocated in the early 2000s leaving the City of Morristown with the property. The 29-acre property is oddly shaped with multiple elevations and includes the original truck maintenance and office building consisting of 24,734 SF. Stubblefield Creek flows through the lower elevation of the property and this portion of the site is in a ***flood plain.*** The structure, soils

[2] Appalachian Regional Council (ARC) Economic Status in Appalachia, FY 2021
[3] https://opportunityzones.hud.gov/resources/map
[6] U.S. Census Bureau, Quickfacts estimated population change 2010-2019

and creek require assessment. The property is located in a ***distressed area***[2] (Census Tract 1001) adjacent to an ***Opportunity Zone***[3] (Census Tract 1003). As the regional employer and commercial center for the eight surrounding counties, Morristown has considered multiple uses for the site, including light industrial / commercial use, regional social and health support service center, a regional business incubator, and retaining the property as a city service / maintenance center. The cost for ESAs and site revitalization planning that matches the physical terrain has prevented Morristown from being able to redevelop the site. **Roane State Highway Corridor, Roane County, TN:** There are ***two priority sites*** in the corridor; **(5) Former Custom Metals**, 2015 Roane State Hwy, and **(6) Old French's Market**, 2627 Roane State Hwy. The Former Custom Metals is 3.4 acres and was an "off spec" auto parts operation utilizing solvents that freely flowed to two small streams adjacent to the property. Operations ceased in 1994. A 1997 site investigation determined the property was ***not*** a candidate for the National Priorities List. Subsequently, the structure was demolished and removed by a previous property owner. No further environmental assessments have been conducted, and the history of the site operations makes redevelopment problematic. Old French's Market, once a grocery and sundries store, is 3.7 acres with a 18,204 SF structure. Constructed in 1955 and abandoned for over 25 years, it shows signs of structural distress. Asbestos and lead based paint are potential hazards. The abandoned properties are two of the most challenging sites in the ***Opportunity Zone***[3], requiring environmental assessment to move redevelopment forward. The property owners are unable to fund ESAs to resolve environmental uncertainties but will allow ETDD to perform assessments.

1.b. Revitalization of the Target Area (15 pts) | 1. b.i. Reuse Strategy and Alignment with Revitalization Plans (10 pts): The ETDD's renewed Brownfield Program strategy is to assist their clients leverage investments in target areas where derelict or abandoned sites are languishing and the cost to assess and cleanup the sites is impeding the communities' ability to achieve their plans to redevelop the property for economic good. The ***Scott Co Armstrong*** property is the only large site available with existing infrastructure in Scott Co. and is critical to the County's ability to recruit new businesses and economic investment. The derelict property is negatively impacting the significant redevelopment progress and private investment made in new buildings for professional services (health, insurance) and retail commercial ventures in the properties across the road. It is vital to complete the Phase II ESA to determine cleanup needs and revitalization strategies to ***transform the 111 acres into a business park or industrial site*** that will create significant living wage jobs to make up those lost. ***Rocky Top*** is investing in their downtown areas to spur revitalization of unused buildings with new business investment and jobs. The priority site is located near downtown with excellent access to the Interstate 75 and it is one of few properties large enough to support a significantly sized new structure. The city would like to attract a ***light industrial or a commercial business*** to leverage the growing off-road recreation activities surrounding the City**.** ***Morristown*** has a community ***comprehensive visioning plan Ambition 2030*** that established goals for community development to generate a healthier community and encourage economic development, including to encourage redevelopment in *existing Industrial Parks and reuse of existing industrial buildings*. ***The revitalization of the Roy Widener site is in alignment with Ambition 2030.*** Morristown recognizes the revitalization of the Roy Widener property can meet a variety of needs, such as reusing the structure for low cost entrepreneurial / maker space and to provide needed social services for impoverished surrounding communities. ***Roane County*** established an ***Opportunity Zone*** to generate commercial investment, reuse of the significant number (~25%) of abandoned brownfield properties, and leverage previous successful private investment on ***Roane State Hwy***.

[2] Appalachian Regional Council (ARC) Economic Status in Appalachia, FY 2021
[3] https://opportunityzones.hud.gov/resources/map

1.b.ii. Outcomes and Benefits of Reuse Strategy (5 pts): The **Armstron**g property outcomes include ***sustainable reuse*** of existing industrial and warehouse structures, resolve flooding / stormwater and creek contamination issues for adjacent properties and residents, and make this prime 111-arce site acres ready for the IDB to market for new business investment in Scott County, providing new tax revenue and livable wage jobs. Due to the size of this site revitalization can also provide ***greenway***s along the property boundaries as amenities for the community and business park as part of the plan to resolve flooding concerns. For the **Rocky Top** site, the cleanup and control of the property will eliminate vandalization issues, resolve stormwater / creek flooding issues, and provide a 10-acre site with access to I-75 ready for new commercial business investment, tax revenues, and jobs. The **Roy Widener** 29-acre site provides an opportunity for multipurpose use including the ***sustainable reuse*** of the existing maintenance and office building, resolution of stormwater and contamination issues for adjacent properties and nearby residents, as well as an opportunity to provide ***green space*** in the lower elevations of the property. Depending on final redevelopment plans, the site can provide new revenue for the City or space for non-profit ventures (maker space and services) for the community at large. **Roane State Hwy** property revitalization will promote new investment in the ***Opportunity Zone***[3] which Roane County has prioritized for redevelopment, expanding new businesses in this commercial corridor, increasing the number of jobs and revenues for Roane County.

1.c. Strategy for Leveraging Resources (15 pts) | 1.c.i. Resources Needed for Site Reuse (10 pts): Examples of funding resources by source (and where used) utilized to leverage economic redevelopment in the target areas include: TVA Economic Development site and infrastructure planning (Scott Co, Morristown, and Roane Co target areas); TNECD Select Site Certification grants (Armstrong Phase I ESA); TNECD Downtown/Main Street/Façade Improvement grants (Rocky Top and Morristown), TN Department of Transportation multimodal access / alternative transportation grants (Morristown, Rocky Top for pedestrian, ATV, and bike access to priority sites), US Appalachian Regional Commission (ARC) grants and RLFs (all target areas, US Economic Development Administration (EDA) grants (Scott Co. airport road access). Each community utilizes Tax Increment Financing and payment in lieu of taxes, and Opportunity Zone Incentives are available for Roane County's target area. The East TN Historical Preservation Association offers their Historic Preservation RLF and will assist with tax credits as appropriate for ***existing structure revitalization*** (Morristown Roy Widener, Scott Co. Armstrong). The ETDD and the Coalition members are eligible for and actively seek a variety of federal and state funding to leverage economic development projects. ETDD has been awarded annual funding from the US EDA for 53 consecutive years and from the ARC for 50 consecutive years. The ETDD will continue to seek and apply for grants and revolving loan funds that can be utilized for site cleanup and redevelopment. **1.c.ii. Use of Existing Infrastructure (5 pts):** Existing infrastructure, including electric power, natural gas, water, sewer, and broadband exists for each of the priority sites. Based on expected reuse, additional public infrastructure needs are not anticipated.

<u>2. Community Need and Community Engagement (35 Total Pts)</u> | 2.a. Community Need (20 pts) | 2.a.i. The Community's Need for Funding (5 pts): All coalition members are struggling to generate positive and sustainable economic investment and redevelopment in the target areas. The average per capita income level of those living within one mile of our priority sites is $20,473[9] (compared to $32,621in US[4]). The costs to assess the priority sites is beyond the means of the coalition members, but they need the priority sites assessed to address potential contamination and redevelopment options to put the sites back into productive use. ***Scott County***

[3] https://opportunityzones.hud.gov/resources/map
[4] U.S. Census Bureau, Quickfacts, 2014-2018
[9] EJSCREEN ACS Summary Report 1.0 mile radius of priority site, 2013-2017

suffers from ***persistent poverty***[10], consistent ***high unemployment***, and ***loss of population*** (-0.7% since 2010[6]), impacting their tax base and ability to fund redevelopment activities. The Armstrong property, owned by the County's IDB, requires an expensive (>$150K) Phase II ESA to address environmental issues found during the Phase I ESA. The county is not able to fund this effort. ***Rocky Top***, a small city (population 1,781[7]) has similar community challenges with ***poverty*** (28.4% in census tract[2]), lack of ***living wage jobs***, and a high incidence of ***drug addiction***, ***disability*** (the population collecting SSI is 21.08%[8]) and the resulting health issues and negative behaviors. Rocky Top has very limited governmental resources, impacting their ability to fund redevelopment activities. ***Morristown*** serves as the employment and commercial center for the surrounding eight rural counties (of which three are in ***persistent poverty***[10]). The city draws in many ***impoverished and homeless people*** each day, seeking free food and other social and welfare services not available in their home counties, which diminishes Morristown and Hamblen County resources. The priority site is in a ***distressed area***[2] with a median family income of $38,352[2], about half the national average. The poverty rate is 26.4%[2]. The population is 23% Hispanic[9]. Based on its history, the 29-acre Roy Widener property will require a Phase I and II ESA, estimated at $100K, a cost Morristown cannot afford. ***Roane County*'s** target area is located within an ***Opportunity Zone***[3]. Roane Co has lost population (-1.5% since 2010[6]).

2.a.ii. Threats to Sensitive Populations (15 pts) *1. Health or Welfare of Sensitive Populations (5 pts):* In ***Morristown***, the percentage of minorities living within one mile of the Roy Widener site is 31%[9], over double the average rate in East TN[4]. Meadowview Middle School located across the street from this brownfield site has ***a minority enrollment of 54%,*** it's one of TN's top 20% most diverse schools, with 62% (TN avg is 48%) of students eligible for free lunch, and test scores ranking in the bottom 50% of all TN schools[11]. The site is in a ***distressed area*** with significant poverty. ***Five of the six priority sites*** have concerns with contamination flowing or leaching into an adjacent creek and traversing through low-income residential neighborhoods, where children can access the creek. The grant will provide funding for ESAs, cleanup planning, and redevelopment planning that consider community need and protection of the nearby residents. *2. Greater than normal incidences of disease and adverse health conditions (5 pts):* The obesity and premature death rates in the coalition counties are higher than TN averages[12]. Life expectancy avg. is 1.55 years shorter than the TN avg[12]. These issues are related to unhealthy residential areas that are adjacent to the priority sites with environmental issues. This grant will assist with redevelopment planning that considers the needs of the community such as fresh food availability (there is no grocery store in Rocky Top) and health and social services *3. Disproportionately Impacted Populations (5 pts):* The percentage of households receiving SSI due to work ***disability*** is 8.56% to 22.61% in the cities of the priority sites compared to 5.87% in TN and 5.39% for the US[8]. In addition to the poverty, low incomes, lack of living wage jobs, and poor health and disabilities, they also have more teen births and children living in poverty[12]. The communities have higher suicide rates (suicides avg 24.25/100K as compared to TN 16/100K and US 13.56/100K)[12] and addiction rates, all ***evidence of serious and adverse health and mental health conditions.*** In the coalition member communities as compared to the overall State and U.S. The population suffers from opioid addiction and the resulting crime, homelessness, and loss of hope that goes with addiction. The opioid prescription rates in the coalition counties average 138.3 prescriptions per 100 people as compared to TN (81.8) and US (51.4)[13]. TN ranks third highest in violent crime in the US[14]. Poor households are twice as likely to be victims of violent crimes[14] and 80% of crimes are drug-related[15]. Vacant brownfield sites attract misuse, such as the Rocky Top priority site known for drug use/parties. The cumulative result is

[2, 3, 4, 6, 7, 8, 9, 10] Citations on previous pages' footers.
[11] https://www.publicschoolreview.com/meadowview-middle-school-profile
[12] https://www.countyhealthrankings.org/app/tennessee/2020/overview
[13] https://www.cdc.gov/drugoverdose/maps/rxcounty2018.html
[14] https://www.americashealthrankings.org/
[15] https://www.tn.gov/tbi/crime-issues/crime-issues/drugs.html

hopelessness and resulting health and welfare issues. Redevelopment and eventual economic investment will provide needed jobs, services and healthier communities.

2.b. Community Engagement (15 pts) | 2.b.i. Project Involvement (5 pts) | 2.b.ii. Project Roles (5 pts): The ETDD provides public planning services for each Coalition member community and will engage the community partners listed below as well as identify and invite local community social and faith based organizations, who provide addiction, social and health based services for each community. Interested property owners / developers will be consulted for redevelopment planning activities. The following community partners will provide community engagement and revitalization planning support as described.

» *Morristown Mayor's Office / Community Development & Planning*: Joey Barnard, Assoc. City Manager/ Liaison to Morristown Chamber jbarnard@mymorristown.com, 423-767-6272, Steve Neilson, Planning Director sneilson@mymorristown.com, 423-586-3291. Identify Inventory, provide access to priority site, connections to property owners, community need and planning.

» *Crossroads Downtown Partnership -Morristown*: Katie Ragan, Director, 423-312-1476, Crossroadsdowntownpartnership@gmail.com. Community outreach, Inventory and planning.

» *Rocky Top Chamber of Commerce*: Maria Hooks, President, 865-426-2822. Communications to community residents and businesses, assist with Inventory and planning.

» *Anderson County Chamber of Commerce*: Rick Meredith, 865-414-1157, rmeredith@andersoncountychamber.org; Communications via newsletter and local media, leveraging resources.

» *Anderson Co. District 4 Commissioner & Rocky Top Business Owner*: Tim Isbel, 865-406-2455, isbelt@ymail.com. Community outreach, needs (homeless coalition), planning.

» *Roane County Mayor's (County Executive) Office:* Ron Woody, 865-717-4199, ron.woody@roanecountytn.org, Communication, leveraging, Inventory, planning

» *Scott County Chamber & Industrial Development Board:* Stacey Swann, 423-215-3510, aachamber@highland.net, Communication, outreach, needs, Inventory, planning.

2.b.iii. Incorporating Community Input (5 pts): ETDD's goal is to collaborate with and involve community stakeholders throughout this grant to obtain meaningful public input. ETDD will utilize monthly economic development meetings and Coalition Members' public planning commission meetings to launch community outreach. Meeting minutes are promptly uploaded to the ETDD website. These meetings have become *virtual while social distancing for COVID-19*. The ETDD prepares press releases for publication in local media (TV, radio and newspapers) for public notice of proposals, announcing successful grant awards and progress updates. Announcements are made at county commission meetings where ETDD staff are available to address questions/comments. Additionally, information about the grant and contact information on the ETDD website will be available for public comment during this time of increased *social distancing and COVID-19 precautions*. ETDD will develop a Brownfields website to post quarterly progress updates for use by Coalition members and their partners to share information and *virtually* solicit input and feedback from the public. Communication will also be offered in Spanish. Throughout the grant period, the ETDD will conduct meetings for each Coalition member (twice annually) to discuss Inventory, priority sites, ESA findings, and reuse planning, using virtual and socially distanced in-person meetings to comply with COVID-19 guidelines.

3. Task Descriptions, Cost Estimates, and Measuring Progress (50 Pts) | 3.a. Description of Tasks/Activities and Outputs (25 pts) | 3.a. Description of Tasks/Activities and Outputs | 3.a.i. Project Implementation (10 pts): *Task 1 – Grant Management / Project Management:* The ETDD will directly manage the grant implementation and administration, performing the following subtasks during the period of performance (POP) with support from others as noted:

- Prepare and negotiate cooperative agreement Work Plan with EPA.
- Establish Memorandums of Agreement with each Coalition Member.
- Procure Environmental Consultant Services (ECS) and communication services. Issue RFQs, interview proposers, select and award contracts.
- Quarterly reporting to EPA (per 2 CFR 200.328), includes reports & ACRES updates. The ECS prepares draft reports for ETDD to review and finalize.
- Final closeout report to EPA. ECS prepares draft report for ETDD review and final submittal.
- Management and financial reporting to Coalition Members and ETDD Board of Directors.
- Attend Brownfield training and conferences. Travel to TDEC and EPA Regional events.

Task 2 – Community Outreach and Brownfield Site Inventory: Communicate information about the grant to the ETDD community at-large; work with Coalition members to inform and engage community partners, develop an Inventory; solicit revitalization ideas, and communicate grant progress to Coalition communities and community partners. ETDD will lead virtual & in-person meetings and distribute information to communities.

- Develop a Community Involvement Plan (CIP) for the Coalition with both traditional methods for community engagement and with COVID alternative communication methods.
- Develop communication materials for use across multiple formats; website, newsletters, feedback materials, and presentation materials for meetings and community displays.
- Conduct Kick-off meetings with each Coalition member and launch communications with key communities. Solicit input for Inventory. Assume multiple formats; in-person, virtual, and displays for communities' drop-by communications.
- Build Inventory with Coalition members and community partners to identify and prioritize Brownfield sites. ECS will lead effort with Coalition members participation.
- Conduct periodic community meetings (goal is 2 times annually per member), issue newsletters and communications to media, update website (quarterly).

Task 3, Phase I and II ESAs: Perform Phase I ESAs in accordance with ASTM 1527-13 and the EPA's All Appropriate Inquiries Rule (70FR66070) for priority sites and others as identified by the Inventory and prioritized by Coalition members. Based on Phase I ESA results, perform Phase II ESAs in accordance with ASTM 1903-11. Submit Site-Specific QAPPs (SSQAPP) and Health & Safety Plans (HASPs) for EPA and TDEC review and approval prior to the start of Phase II ESA. Work includes access coordination with property owners. As appropriate to the age of existing structures, Asbestos Containing Material (ACM) and Lead Based Paint (LBP) surveys will be performed where a concern. The ECS will perform this effort.

- Contact priority site property owners for access, develop and execute access agreements.
- Conduct Phase I ESAs for Priority Sites (six) and additional sites from Inventory.
- Prepare a Generic Quality Assurance Project Plan (QAPP) and obtain EPA approval.
- Phase II ESAs for hazardous and petroleum substances for sites identified by Coalition.
- ACM and Lead Paint Surveys and Reports for buildings constructed prior to 1960.

Task 4 – Revitalization Planning: Conduct Revitalization Planning by the ETDD planning staff with ECS support for each Coalition member. Effort includes consultation with property owners and community partners, market feasibility studies, revitalization options and plans for specific sites; and information for funding options and tax incentives for revitalization.

- Revitalization planning and consultation.
- Prepare Analysis of Brownfield Cleanup Alternatives (ABCAs) for revitalization planning

Task	ii. Task Schedule	iii. Lead	iv. Outputs
1.0 - Grant Management / Project Management			
EPA contract	Complete 60 days	ETDD	EPA contract agreement and work plan
Coalition MOAs	Complete 60 days	ETDD	MOAs (4)
Obtain Consultant	Complete 120 days	ETDD	Procurement and ECS contract.
Reporting	Quarterly for POP	ETDD	Progress reports (12) and ACRES updates
Final Report	End of grant POP	ETDD	Final report to EPA
Internal Mgt	Throughout POP	ETDD	Internal reports, not charged to grant.
Training	As scheduled yearly	ETDD	Training for Brownfields Program staff
2.0 – Community Outreach and Brownfield Site Inventory			
CIP planning	Complete 150 days	ETDD	Community Involvement Plan
Community materials	Start at 150 days and continue through grant POP	ETDD	ETDD Brownfield Program website, meeting, presentation and feedback materials
Kick-off	Start at 160 days complete 190 days	ETDD	Meetings: virtual & in person (4), Participation #s, feedback
Build Inventory	Start 120 days through 24 months	ECS	Inventory list for each Coalition member with prioritized sites. (4)
Communications	Quarterly for POP	ETDD	Issue newsletters, media communications (9) coalition member community meetings (16), Number of participants, feedback.
3.0 – Phase I and Phase II Assessments			
Property Access	Start 160 days, Complete end year 2	ECS	Access Agreements executed for private I property to be assessed
Phase I ESA	Start 180 days, Complete end year 2	ECS	Phase I ESA Reports (12) Building SF and acres assessed.
Phase II ESA	Start 12 months, Complete 33 months	ECS	Phase II ESA Reports (5) Building SF and acres assessed
ACM surveys	Start 12 months, Complete 30 months	ECS	ACM & LBP Surveys (4)
4.0 – Revitalization Planning			
Revitalization Planning	Start 24 months, complete end of grant POP	ETDD	Community meetings, property owner meetings, market feasibility studies, Redevelopment Plans
ACBAs	Start 18 months, Complete 33 months	ECS	ACBAs ready for use. (5)

3.b. Cost Estimates (20 points)

Budget Categories	**Project Tasks ($)**				
	Grant Management	Community Engagement & Inventory	Assessments	Revitalization Planning	Total
Personnel	$10,540	$7,650		$8,160	$26,350
Travel	$6,200				$6,200

Supplies		$3,250			$3,250
Contractual	$36,000	$40,700	$444,500	$43,000	$564,200
Total Budget	**$52,740**	**$51,600**	**$444,500**	**$51,160**	**$600,000**

Cost estimates and other supporting information: Costs are based on actual cost experienced performing similar efforts for other EPA Brownfield Grants. Rates are $51 / hour for Project Director, grant administration, and planner; $136 / hour Executive Director oversight
Task 1: Grant and Project Management costs are $52,740. Labor cost $10,540 (100 hours x $51- and 40-hours x $136). ECS cost $30,000 for ACRES updates and progress reporting and $6,000 to produce final report. Travel based on 2021 GSA per diem rates: Three EPA Regional Conferences with Air Travel ($500), hotel ($125 X 3), M&IE ($60 X 3), rental car & parking ($210); $1,250 / trip. Environmental conferences within TN, no air travel, $800/trip X 3. Total travel rounded to $6,200. **Task 2**: Community engagement and Inventory costs are $51,600. Labor cost $7,650 (150 hours x $51) to prepare CIP, assist with Inventory, community meetings and outreach. $3,250 for supplies & materials. Contractor cost $43,500 includes ECS $10,000 to build Inventory for Coalition members and $10,000 to attend meetings / prepare information. Contractor cost $16,200 for quarterly newsletters, updates, and other media communication approximately nine cycles at $1,800 each. **Task 3**: Phase I and Phase II ESA cost are based on actual costs incurred on similar properties based on size, complexity, and expected contaminants. Assume 12 Phase I ESAs cost ranging from $4,500 for small properties to $8,000 for large, complex properties. Generic QAPP for Phase II ESAs, $8,000. Assume five Phase II ESAs with HASPs and SSQAPP. Cost range from $25,000 for small site (Rocky Top) to $150,000 for large, complex site (Armstrong). ACM & LBP surveys included with Phase II ESA for facilities that predate 1960. If Phase I ESA shows no other environmental concerns for facility predating 1960, ACM and LBP surveys cost $4,000 each, assume four surveys. **Task 4**: Revitalization planning Labor cost $8,160 (160 hours x $51). ECS cost to support planning $2,000 per 4 sites. ECS cost for five ABCAs $35,000 based on complexity of the site cost range from $5,000 to $10,000 each.
3.c. Measuring Environmental Results (5 Pts): The expected **outputs** are listed in the Task and Activities Table above. The resulting **outcomes** include leveraged funding (public and private sources) for redevelopment; new industrial and commercial businesses established to target areas; revitalization (hazards eliminated); reuse of properties and existing structures; and new jobs. Baseline output and outcome quantities and qualitative measures with a performance schedule will be established in the project work plan. A baseline performance summary plan will be derived from the work plan to share with Coalition members and their community partners. The outputs and outcomes, including deliverables, cost and schedule performance, will be tracked and reported as work is accomplished and reported to the EPA via quarterly progress reports and entries into ACRES. Outcomes will lag the grant POP; ETDD will continue to track and report accomplishments to the community and input in ACRES.
4 Programmatic Capability and Past Performance (30 Pts) | 4.a. Programmatic Capability (15 pts) | 4.a.i. Organizational Structure (5 pts) | 4.a.ii Description of Key Staff (5 pts):
The ETDD is the primary planning organization for the, mid-east TN region. ETDD's Board of Directors is represented by all 16 counties and supports a regional approach to solving the problem of blighted properties in our communities. ETDD has managed dozens of federally funded grants including EPA, FEMA, ARC, HUD, CDBG, EDA, Federal Historic Preservation, USDA Rural Development, and others. Grant planners work closely with Coalition members project managers to ensure projects progress according to the terms and conditions in the grant award contracts. The ETDD Executive Director and Grants Planner will meet and communicate

with Coalition members to discuss grant allocation for tasks to be executed, including Inventory development, community engagement, priority sites to be assessed, and revitalization planning. As work is completed the costs expended, remaining budget, and quarterly reports provided to EPA will be shared with the Coalition Members. If allocation of funds needs to be adjusted, the members will be consulted to discuss site priorities and best use of funds. **Key Staff:** Tim Hendrick, ETDD Grants Planner, will provide administrative services for the grant. Typical duties involve procurement activities, reporting duties, liaison with local governments, public outreach and other general administrative duties. Mr. Hendrick has extensive experience with grant management activities including administrative experience with ARC and EDA grant projects. Terry Bobrowski, ETDD Executive Director, will provide financial management for the project, supervise grant administration activities, and *serve as the final decision maker for the coalition grant*. Mr. Bobrowski has direct experience with EPA grant management activities and has successfully managed an EPA assessment grant in the past. Mr. Bobrowski has over 30 years of federal grant management experience.

4.a.iii. Acquiring Additional Resources (5 pts): ETDD staff is familiar with the EPA's grant program's requirements and has long established standard procedures for contractor procurement. ETDD will prepare and publish procurements such as Requests for Qualifications to secure services from qualified ECS and SDB firms. Qualified submittals will be reviewed by ETDD and coalition member representatives with shortlist interviews performed, as necessary, and recommended selections made for final approved by our Board of Directors.

4.b. Past Performance and Accomplishments (15 Pts) | 4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (15 pts) | 1. Accomplishments (5 pts): ETDD was awarded a $200,000 Hazardous Substances grant in 2007. Over 80% of grant funds were used to directly fund eight Phase I ESAs and two Phase II ESAs on nine properties, located in six counties. ETDD completed the EPA brownfield technical requirements, including quality assurance, quarterly reporting, and submittal of information regarding leveraging of brownfield funds. Property details were added to ACRES during the grant period. For a 2014 EPA Brownfield Assessment grant that was awarded to Campbell County, ETDD provided financial and administrative staff support. The $400,000 award was used to perform 18 Phase I and 5 Phase II ESAs. The grant was completely expended with all program objectives achieved.

2. Compliance with Grant Requirements (10 pts) ETDD was awarded a $200,000 Hazardous Substances grant in 2007 and expended $199,318 of the funds during the three-year grant period. ETDD complied with the administrative and programmatic terms and conditions as outlined in the Notice of Award and submitted all of the EPA required reports in a timely manner for the completion of the brownfield grant. Within 30 days of the end of each quarter, ETDD submitted a quarterly report, an MBE/WBE form, and all ESAs for that quarter. Information on each of the nine sites assessed with the EPA grant was input into the ACRES system upon completion of the ESAs. ETDD also submitted the annual financial status reports and the close-out report required at the end of the project. Recently, we worked with our EPA Project Manager to update ACRES to more completely reflect the funds spent per brownfield site based on hard copy project files at the ECS office (a SSQAPP was not fully recognized in the database) and updated redevelopment progress. We worked with our EPA project manager to update the site description to more completely reflect the outcome.

Threshold Criteria - Attachment

1. Applicant Eligibility

The **East Tennessee Development District (ETDD),** the project applicant, was established September 20, 1966, pursuant to the Title 13 – Public Planning and Housing, Chapter 14 - Development District Act of 1965, adopted by the General Assembly of the State of Tennessee as Chapter 241, Public Acts of 1965, as amended, Sections 13-14-101 to 13-114, T.C.A. The ETDD Bylaws have been adopted in pursuance of the authority granted by Section 13-14-106(a), T.C.A. Law Reference: http://www.lexisnexis.com/hottopics/tncode/

Coalition members the **City of Rocky Top**, TN and **Scott County**, TN are a General Purpose of Local Government" as stated under 2 CFR § 200.64. As such, for purposes of the EPA Brownfields Program are eligible to apply.

Coalition members the **Morristown Chamber** and the **Roane Alliance** are non-profit quasi-governmental agencies with 501(c)(3) status. A copy of tax-exemption is attached.

2. Letters of Commitment

Signed letters of commitment for coalition members are attached.

3. Community Involvement

In the spring of 2020, the ETDD performed the following outreach to determine interest and need for Brownfield Assessment, as well as begin a Brownfield Site Inventory for the ETDD.

- Developed a bulletin about the EPA Brownfield Program upcoming Grant opportunities that included a questionnaire soliciting interest about applicable brownfield sites and emailed it to each of the 16 member counties and 56 municipalities in the district.
- The regional Tennessee Economic Development Representative followed up by sending the bulletin to all the Economic Development Agencies located in the ETDD.
- The ETDD presented the information in several public forums, soliciting feedback and sites to add to the Inventory (The East Tennessee Economic Council weekly ZOOM meeting, and the Knox County Regional Mayors monthly ZOOM meeting).
- Follow up phone calls and emails were sent to key economic development and municipal leaders about know Brownfield sites to discuss the use and benefits of the Brownfield grants.

The ETDD provides public planning services for each Coalition member community and will engage Coalition members' community economic development partners, property owners, as well as identify and invite local community social and faith-based organizations, who provide addiction, social and health-based services for each community. ETDD will inform and engage community partners to develop an Inventory; solicit revitalization ideas and communicate grant progress to Coalition communities and community partners. ETDD will lead virtual & in-person meetings and distribute information to communities via multiple media formats.

4. Expenditure of Assessment Grant Funds

The ETDD does not have an active EPA Brownfields Assessment Grant. The ETDD previously was awarded an Assessment Coalition Grant in 2007.

Previous Next

Tenn. Code Ann. § 13-14-102

Copy Citation

Current through the 2020 Regular Session.

TN - Tennessee Code Annotated Title 13 Public Planning And Housing Chapter 14 Development District Act Of 1965 Part 1 Development Districts

13-14-102. Creation of districts.

(a) From and after the time when the department of economic and community development has progressed to the stage of preparing a general plan for development of the state as provided for in §§ 13-16-103 — 13-16-105, which includes at least a delineation of regions deemed viable to the economic development of the state, then the department is empowered, in cooperation with counties, municipalities and local development agencies, and in accordance with the conditions and procedures specified in this chapter, to create development districts for such regions, such districts to encompass one (1) or more counties or parts of counties, such that are conducive to efficient planning and orderly economic development of the state.
(b) A board established as hereinafter provided for shall be responsible for area-wide planning in its district.

History

Acts 1965, ch. 241, § 2; 1969, ch. 239, § 2; 1972, ch. 542, § 11; T.C.A., § 13-1402; Acts 1995, ch. 501, § 5.

TENNESSEE CODE ANNOTATED
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Previous Next

EP/EO Division: CSB
P. O. Box 1055
Atlanta, Georgia 30370

E0105

VG APR 01 '88

Morristown Chamber of Commerce
P. O. Box 9
825 West First North Street
Morristown, TN 37814

Person to Contact:
Jerry L. Higgins/lrk
Contact Telephone Number:
(615) 736-7171
Reply to:
EO: 7206: JLH
Employer Identification Number:
62-0418880

Dear Sir or Madam:

Our examination of your Form 990 for the year ended December 31, 1983, disclosed that you continue to qualify for exemption from Federal income tax. We will continue to recognize your exemption under Internal Revenue Code section 501(a) as an organization described in section 501(c)(6). There is no change in your liability for the unrelated business income tax imposed by Code section 511.

During the examination we noted certain aspects of your operation and/or reporting inadequacies which, if expanded or not corrected in subsequent years, may jeopardize your exempt status or subject you to applicable penalties.

More Specifically:

Our examination disclosed that you did not attach a copy of your depreciation schedule pursuant to Part V, item 57 of the Form 990. Please be advised tha future years this schedule must be attached. See provisions of section 6033 of the Internal Reven Code.

If have any questions regarding this letter, please contact the per whose nam and telephone number are shown above.

Thank you for your cooperation.

Sincerely yours,

Michael J. Murphy
District Director

IRS Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248205661
Aug. 24, 2015 LTR 4168C 0
62-1383661 000000 00
00020400
BODC: TE

COMMUNITY DEVELOPMENT COUNCIL OF
ROANE COUNTY INC
THE ROANE ALLIANCE INC
1209 N KENTUCKY ST
KINGSTON TN 37763

7866

Employer Identification Number: 62-1383661
Person to Contact: Ms. Johnson
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Aug. 13, 2015, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(6) of the Internal Revenue Code in a determination letter issued in October 1992.

Because you are not an organization described in section 170(c) of the Code, donors may not deduct contributions made to you. You should advise your contributors to that effect.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Doris P. Kenwright

Doris Kenwright, Operation Mgr.
Accounts Management Operations 1

Jeff Tibbals
2845 Baker Highway
P.O. Box 180
Huntsville, TN 37756

Office of County Mayor

(423) 633-2000
(423) 633-2355
Fax (423) 633-3803
jeff.tibbals@scottcounty.com

September 29, 2020

Terry Bobrowski
Executive Director
East Tennessee Development District
P.O. Box249
Alcoa, TN 377010-0249

Re: Letter of Commitment for Fiscal Year 2021 EPA Brownfields Assessment Coalition Grant

Dear Mr. Bobrowski,

Scott County, Tennessee supports the East Tennessee Development District's application for a Brownfield Coalition Assessment Grant for Petroleum and Hazardous Substance sites. Scott County, as a member of the Coalition, looks forward to working cooperatively with our partners to identify, prioritize, and assess brownfield sites for assessment and repurposing.

Scott County has remained one of the most economically challenged counties in Tennessee for many years. Our population las long suffered from high unemployment, high poverty levels and low per capita incomes. The opioid crisis has had a very detrimental impact on our local economy, and we struggle with the lack of adequate addiction recovery programs. Many businesses have closed in Scott County, leaving vacant or underutilized properties with potential environmental challenges. Scott County has not fully recovered from the devastating impacts of the Great Recession of 2007 and the downturn in the coal industry is also a great contributor to our economic malaise. Brownfield properties in our county have great promise but without proper assessment, many of these properties will remain unmarketable.

Through the years, Scott County has collaborated with ETDD to support a variety of state and federal grants directed to promote economic vitality in our area. The EPA Brownfield Coalition Assessment Grant represents another excellent opportunity to collaborate on shared goals with the ETDD, supporting revitalization for the long-term economic well being of our community. Grant funding will allow the coalition to assess brownfield sites leading to revitalization and much needed investment and job creation opportunities.

Scott County commits to fully participating in the critical tasks that are needed to guide successful implementation of the grant. We look forward to working with ETDD to help revitalize our brownfield properties.

Sincerely,

Jeff Tibbals
Scott County Mayor

CITY OF ROCKY TOP

Proud Past • Bright Future

August 10, 2020

Terry Bobrowski
East Tennessee Development District
216 Corporate Place
Alcoa, TN 37701

RE: Letter of Commitment for Fiscal Year 2021 EPA Brownfields Assessment Coalition Grant

Dear Mr. Bobrowski:

The City of Rocky Top supports the East Tennessee Development District's (ETDD) application for a Brownfield Coalition Assessment Grant for Petroleum and Hazardous Substance sites. The City of Rocky Top, as a member of the Coalition, looks forward to working cooperatively with our partners to identify, prioritize, and assess brownfield sites for assessment and repurposing.

The City of Rock Top, TN is rich in natural beauty and history. Originally, named Coal Creek and then Lake City, the City of Rocky Top continues to reinvent itself to reflect, enhance, and promote the natural resources and history of the city and the surrounding area. Rocky Top has worked hard to encourage business growth and leverage partnerships, such as the WindRock Park (off-road recreation area and event center) and the Coal Creek Miners Museum. However, the City has continued to struggle through hard economic times, since the decline of coal mining and loss of many local jobs and businesses.

Through the years the City of Rocky Top has collaborated with ETDD to support a variety of state and federal grants directed to promote economic vitality in the region. Rocky Top has numerous abandoned and deteriorating properties that require reinvestment and revitalization. The EPA Brownfields Assessment Coalition Grant represents another opportunity to collaborate on shared goals with the ETDD, supporting revitalization for the long-term economic well-being of our community. Grant funding will allow the Coalition to assess brownfield sites leading to revitalization and much needed investment and job creation opportunities.

Our staff further commits to participate in critical tasks to help guide successful implementation of the grant. We look forward to working with ETDD on this grant to help revitalize our brownfield properties.

Sincerely,

Mr. Michael Y. Foster
City Manager

195 S. Main Street • PO Box 66 • Rocky Top, TN 37769-3616
Phone: 865-426-2838 • Fax: 865-426-8990

MORRISTOWN
AREA
CHAMBER of COMMERCE
TENNESSEE

August 14, 2020

Terry Bobrowski
East Tennessee Development District
216 Corporate Place
Alcoa, TN 37701

RE: Letter of Commitment for Fiscal Year 2021 EPA Brownfields Assessment Coalition Grant

Dear Mr. Bobrowski:

The Morristown Area Chamber of Commerce supports the East Tennessee Development District's (ETDD) application for a Brownfield Coalition Assessment Grant for Petroleum and Hazardous Substance sites. The Morristown Area Chamber of Commerce, as a member of the Coalition, looks forward to working cooperatively with our partners to identify, prioritize, and assess brownfield sites for assessment and repurposing.

Morristown has made significant efforts over the years to repurpose and revitalize our brownfield sites. Our downtown is a visible testament to that effort with storefronts boasting our 165-year history. However, Morristown remains economically challenged by several brownfield properties with environmental uncertainties which remain vacant or underutilized. Environmental assessments will help to resolve the uncertainties and develop reuse plans for the properties.

Through the years the Morristown Area Chamber of Commerce has collaborated with ETDD to support a variety of state and federal grants directed to promote economic vitality in the region. The EPA Brownfields Assessment Coalition Grant represents another opportunity to collaborate on shared goals with the ETDD, supporting revitalization for the long-term economic well-being of our community. Grant funding will allow the Coalition to assess brownfield sites leading to revitalization and much needed investment and job creation opportunities.

Our staff further commits to participate in critical tasks to help guide successful implementation of the grant. We look forward to working with ETDD on this grant to help revitalize our brownfield properties.

Sincerely,

Marshall Ramsey
President

IN THE MOUNTAINS BETWEEN THE LAKES

825 W. First North Street • P.O. Box 9 • Morristown, TN 37815
423-586-6382 • fax: 423-586-6576
www.morristownchamber.com

Roane ECD
Roane Alliance

August 11, 2020

Terry Bobrowski
Executive Director
East Tennessee Development District
216 Corporate Place
Alcoa, TN 37701

RE: Letter of Commitment for Fiscal Year 2021 EPA Brownfields Assessment Coalition Grant

Dear Mr. Bobrowski:

The Roane Alliance supports the East Tennessee Development District's (ETDD) application for a Brownfield Coalition Assessment Grant for Petroleum and Hazardous Substance sites. The Roane Alliance, as a member of the Coalition, looks forward to working cooperatively with our partners to identify, prioritize, and assess brownfield sites for assessment and repurposing.

As the official economic development organization for Roane County, the Roane Alliance is a cooperation of the Industrial Development Board, Visitor's Bureau, and the Chamber of Commerce, in which we work toward the unified goal of increased prosperity and improved quality of living. Our focused goal and partners with municipalities, utilities, school system and major employers and community organizations in Roane County give us a unique insight to the brownfield revitalization needs of our county. We have begun an inventory of brownfield sites that are languishing, assessment grant funding will greatly assist our efforts to move them into productive reuse and provide new economic opportunities for Roane County.

Through the years the Roane Alliance has collaborated with ETDD to support a variety of state and federal grants directed to promote economic vitality in the region. The EPA Brownfields Assessment Coalition Grant represents another opportunity to collaborate on shared goals with the ETDD, supporting revitalization for the long-term economic well-being of our community. Grant funding will allow the Coalition to assess brownfield sites leading to revitalization and much needed investment and job creation opportunities.

Our staff further commits to participate in critical tasks to help guide successful implementation of the grant. We look forward to working with ETDD on this grant to help revitalize our brownfield properties.

Sincerely,

Justin Snow

Justin Snow
Roane Alliance, Vice President of Economic Development

A Unified Drive. A United Force.

1209 N. Kentucky Street • Kingston, TN 37763 **o:** 865.376.5547 **f:** 865.376.4978 **e:** jsnow@roanealliance.org

AREAS AFFECTED BY PROJECT

The project will affect the following areas:

Scott County, TN
Roane County, TN
City of Morristown, TN
City of Rocky Top, TN

ADDITIONAL CONGRESSIONAL DISTRICTS SERVED BY PROJECT

The proposed EPA project will serve the City of Morristown within TN-001, and Scott County, Roane County and the City of Rocky Top within TN-003.

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier: TN

8. APPLICANT INFORMATION:

* a. Legal Name: East Tennessee Development District

* b. Employer/Taxpayer Identification Number (EIN/TIN): 62-0786335

* c. Organizational DUNS: 0665057850000

d. Address:

* Street1: P.O. Box 249
Street2:
* City: Alcoa
County/Parish: TN
* State: TN: Tennessee
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 37701-0249

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix: Mr.
* First Name: Terrence
Middle Name: J
* Last Name: Bobrowski
Suffix:

Title: Executive Director

Organizational Affiliation:
East Tennessee Development District

* Telephone Number: 865-273-6003
Fax Number: 865-273-6010

* Email: tbobrowski@etdd.org

Application for Federal Assistance SF-424

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

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

1235-Areas affected by project.docx

Add Attachment | Delete Attachment | View Attachment

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

East Tennessee Development District FY2021 EPA Brownfields Coalition Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: Second

* b. Program/Project: First

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

1236-Additional Congressional Districts Se | Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021

* b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Mr.

* First Name: Terrence

Middle Name: J

* Last Name: Bobrowski

Suffix:

* Title: Executive Director

* Telephone Number: (865) 273-6003

Fax Number: (865) 273-6010

* Email: tbobrowski@etdd.org

* Signature of Authorized Representative: Terrence J Bobrowski

* Date Signed: 10/27/2020

R04-21-A-052

Town of Tarboro

500 N Main Street, PO Box 220, Tarboro, NC 27886 (P) 252.641.4200 (F) 252.641.4286

1. Applicant Identification: Town of Tarboro
   PO Box 220
   Tarboro, North Carolina 27886

2. Funding Requested:
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested:
      i. $300,000
      ii. The Town is not requesting a Site-specific Assessment Grant Waiver

3. Location:
   a. Town of Tarboro
   b. Edgecomb County
   c. State of North Carolina

4. Property Information for Site-specific Proposals: N/A

5. Contacts:

Project Director:	Chief Executive:
Catherine Grimm	Troy Lewis
Planning Director	Town Manager
Town of Tarboro	Town of Tarboro
PO Box 220	PO Box 220
Tarboro, NC 27886	Tarboro, NC 27886
252-641-4249	252-641-4250
catherinegrimm@tarboro-nc.com	troylewis@tarboro-nc.com

6. Population:
   Tarboro Population: 11,045 (*2018 US Census Bureau American Community Survey 5-year Estimate*)

7. Other Factors Checklist:

Other Factors	**Page #**
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	**Pg. 2**
The priority site(s) is in a federally designated floodplain.	**Pg. 2**
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	**Pg. 3**
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from the State or Tribal Environmental Authority: NCDEQ Letter Attached

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

October 14, 2020

Troy Lewis
Town Manager
Town of Tarboro
500 N. Main St.
Tarboro, NC 27886

Re: U.S. EPA Brownfields Community-Wide Assessment Grant – Town of Tarboro

Dear Mr. Lewis,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Town of Tarboro's application for a U.S. EPA Brownfields Community-Wide Assessment Grant. We are aware that your grant will focus on revitalization and redevelopment of the downtown area and several sites located in opportunity zones across Town. This grant would be a tremendous economic development achievement and support redevelopment of the Town.

We hope that the Town is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4
Hayley Irick, DEQ

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: Originally founded in 1760, the Town of Tarboro was established on the banks of the Tar River and rapidly developed into an important inland port, where agricultural products were shipped down river to the Pamlico Sound and ports beyond. Tarboro became an important center of commerce for the region and the seat of Edgecombe County and its residents prospered well into the 19th century. Several cotton mills, warehouses, a fertilizer plant, and a farm equipment manufacturer were established in Town to meet the needs of the farmers growing a significant amount of cotton in the surrounding counties. The downtown also thrived, as stores, a hotel, banks, and eateries catered to both residents and those coming to Town to sell goods or serve industry. The population of Tarboro grew from 523 in 1810 to 4,129 in 1910. The evidence of the Town's affluence can still be seen within the Town's historic district. Established in 1977, the 45-block district boasts over 300 structures from residential dwellings to historic churches to original 19th century storefronts along Tarboro's Main Street. Tarboro has been described as a "front-porch-sitting place" that exudes Southern charm from the long-time residents and historic architecture found throughout the downtown district.

As the railroads expanded and became the preferred method of shipping goods in the 19th century, Tarboro's value as a port diminished. Then, tobacco began to replace cotton as the predominant crop of the region, and the nearby towns of Rocky Mount and Wilson (located on the main north-south lines of the railroads) grew to become the tobacco trading centers rather than Tarboro. Yet, the Town continued to flourish thanks to the mills and manufacturing industries and their well-paying jobs. By 1990, the population of Tarboro surpassed 11,000 residents.

Agriculture is still one of the largest economic drivers of the region, but the impact from considerable decreases in production and the labor required for production over the past several decades are being realized. Beginning in the 1980s, tobacco demand began to precipitously decline, and the market for tobacco bottomed once the tobacco companies entered into a settlement agreement with state Attorneys General in 1998. Also in the mid-1990s, the local textile industry was decimated by global competition and out-of-country relocations. The mills and other supporting industries vanished seemingly overnight. As those well-paying jobs disappeared, the downtown businesses and service providers suffered and many closed their doors too. In the last 10 years alone, Tarboro and the surrounding county lost over 2,500 jobs.

Nonetheless, Tarboro is persevering. Located only about an hour east, the Town offers a high-quality, small town alternative to the Raleigh-Durham metropolitan area. While the abandoned brownfields now stand in various stages of blight, the Town recognizes the potential these properties have to help the Town's revitalization efforts and attract both new residents and businesses. Therefore, while all sites within our small Town will be considered, we will first focus on the Target Area of the historic downtown North Main Street commercial corridor.

ii. Description of the Priority Brownfield Sites:

For years, brownfield sites have sat empty and deteriorating with lingering environmental concerns associated with their industrial history and ages of construction – heavy metals, chlorinated solvents, petroleum constituents, asbestos, and lead-based paints are common concerns at the sites. Through ongoing revitalization efforts, the Town and the community have identified and prioritized the following sites due to the potential environmental impact on neighboring properties and residents, their redevelopment potential, and the willingness of the owners to participate in the project:

Marrow-Pitt Hardware - At one of our primary downtown intersections at the southern end of the North Main Street corridor, the former Marrow-Pitt hardware store sits vacant. Once a general "feed and seed" hardware store, the building also housed a peanut processing operation in the rear portion. Located in the *Opportunity Zone*, the three story, L-shaped building fronts both North Main and East

Pitt Streets and includes nearly 30,000 square feet of space. In the heart of the downtown, the empty, dirty storefront windows and the crumbling façade notably undermine the vibrancy of other Main Street businesses. Built in 1925, reuse plans for the building are hindered by environmental concerns related to possible asbestos containing materials, lead based paint, underground heating oil tanks, and pesticides and herbicides from agricultural-related inventory and operations.

Former Long Manufacturing Facility – Around the halfway point of the North Main Street corridor and adjacent to the *Opportunity Zone* is a former farm equipment manufacturer that closed in 2008. The triangle shaped property is bound to the southwest by an active rail line, to the east by North Main Street, and to the north by a small single-family residential neighborhood. From 1958 until 2008, the site was used for tractor assembly, detailing, and repair services. In 2012, the majority of the buildings were demolished and removed from the 6.5-acre site. Prior environmental investigations have identified chlorinated solvents released in association with the operations to the soil and groundwater as well as petroleum releases from underground storage tanks (USTs) that were removed from the site. The property owner has enrolled the site in the voluntary North Carolina Brownfields Program and completed some environmental assessment and remedial work to address concerns at the property (including removal of free-phase petroleum product); however, additional environmental assessment, risk assessment, and cleanup planning will be required for any potential reuse. The vast empty acres of concrete slabs are a constant reminder to neighbors, particularly the 16 homes that share a fence-line with the site and those traveling down Main Street..

Old County Complex – On the northern end of North Main Street, the former county hospital and mental health complex sits on 50 acres, the back portion of which are in the *federally designated floodplain* of the Tar River. The property includes six buildings with over 200,000 square feet in total. Three of the oldest buildings have historic qualities, having been constructed in 1936, 1945, and 1953. Due to the age of these buildings, there is concern related to asbestos containing materials and lead-based paint. Other environmental concerns are related to underground storage tanks. Standing at the northern gateway to Town, the deteriorating historic buildings give visitors a first impression and residents a nagging reminder of a Town in decline.

Additional potential sites identified within the Target Area and in Town include former auto service garages, a glove manufacturing plant, agricultural processing warehouses, and gas stations. As funding allows, the Town will prioritize these and additional sites with input from the community.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

Tarboro is taking an aggressive approach to revitalization and has adopted several plans for smart growth, including the 2017 Pedestrian Plan, the 2011 Riverfront Park Master Plan, a Tree Ordinance in 2017, and in May 2019, an Economic Development Strategic Five-Year Plan. This Strategic Plan is the result of Town staff and community stakeholders working together to create an economic vision for the future: "S*ucceeding since 1760, Tarboro is a dynamic, opportunity-driven small town, leading the region in business and livability.*" This vision led to the development of specific goals and objectives, which the proposed brownfields project will help achieve – specifically Goal 3 (Grow the local economy) and Goal 4 (Encourage growth through residential development). These goals are in response to specific needs identified, including more and better paying jobs that are close to home (as of 2018, 67% of Tarboro's working population commute out of Town for primary employment) and more quality, affordable housing (specifically, smaller patio-style homes and multi-family market rate apartments for our growing senior population and millennials). Reuse plans for all three priority sites will meet these goals. The few apartments currently in the downtown area have a long waiting list for those looking to live, work, and play in the small town, urban setting. Thus, the community envisions the Marrow Pitt Hardware store redeveloped with retail (jobs) on the ground floors and residential apartments on the upper floors to fill both needs. Just on the outside edge of the core downtown, the

community envisions redeveloping the 6.5-acre Long Manufacturing site with larger, multi-family units and commercial and retail units fronting North Main Street. The multi-family units will help transition from the industrial/railroad land use area to the southwest, to the single-family neighborhood on the north side. For the large acreage of the Old County Complex site, community stakeholders see an opportunity for a mixed-use development with commercial and office buildings along North Main Street and senior housing behind. With the local hospital, the cardiology center, and multiple physician offices already present, the area is in need of additional medical office buildings, retail sites, and restaurants, which this site can accommodate. The historic buildings can also be repurposed for assisted or independent living and additional patio-style senior housing can be constructed on the available acreage. Walking trails can connect the senior residents to the medical and commercial sites, and a greenway/trail can be developed on the portions of the property within the floodplain to provide a healthy, recreational amenity. Funding from this brownfields project will help assess these properties, quantify any environmental problems that must be addressed, and help facilitate their redevelopment.

ii. Outcomes and Benefits of Reuse Strategy

The reuse of the priority sites have the potential to significantly attract public and private investment, create jobs, increase property values, and bring additional people to the downtown. The sustainable reuse of the Marrow-Pitt building can be a similar success to that of the Bridgers Building, located one-block north on North Main Street. Dating back to 1907, the Bridgers Building housed the offices for the East Carolina Railroad, but by 2010 was an eyesore with boarded-up windows and home to hundreds of squatting pigeons. Local developers invested over $3.5 million to restore and redevelop the building into commercial units in the basement and ground floor and residential units on the second and third floors. All six of the commercial units are occupied by a coffee shop, stores, and businesses (with an estimated 15 associated jobs), while both young professionals and retirees occupy all of the 11 loft-style residential units. Both buildings contain about 30,000 square feet of space, so a similar investment at the Marrow-Pitt building would also transform it and raise its currently assessed value of $245,000 nearer to that of the Bridgers Building, which is assessed at more than double at $542,000. Completing the assessments and reuse planning for the Marrow-Pitt building with funding from this project will help facilitate its redevelopment and spur economic growth directly within the *Opportunity Zone.* Meanwhile, the Long Manufacturing property can potentially be redeveloped with multi-family units similar to the nearby Hilma Green development. Built in 2017 with 64 energy-efficient, garden apartment units, the 9.5-acre property is currently assessed at over $1.8 million. With a potential for 36 energy-efficient units and 2-3 commercial spaces, the Long Manufacturing property could see its assessed value rise from $438,000 to over $1.3 million. By removing the blight and encouraging investment in the surrounding neighborhoods, the redevelopment of this site will indirectly spur economic growth in the *Opportunity Zone* located directly across the railroad tracks. However, with over 50 acres available and parcels untaxed (County-owned), the largest opportunity for investment, job creation, and increases in the tax base is with the Old County Complex property. Just across the street, a medical office building built in 2003 on 1.3 acres is assessed at over $800,000 and employs 10 physicians and over 20 nurses, administrators, and other staff. The Old County Complex site could be redeveloped with at least 2 similar medical buildings, other commercial buildings, and over 120 housing units. Funding from this project will be critical to properly assess the properties and develop a plan for the best and highest use of the acreage and the potential sustainable ruse of the existing building on the site.

The outcomes of these reuse strategies will benefit longtime residents of Tarboro by providing new jobs (decreasing the percentage of people commuting to jobs outside the town) and providing better quality, affordable, and more diverse housing opportunities.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

As a local government, Tarboro is eligible for numerous state and federal grants and loans, and private developers undertaking the proposed redevelopments are also eligible for various tax credits, rebates, and incentives. As many of these funding sources are limited in scope and often do not cover environmental expenses, this project will help unlock these funds to assist with cleanup and redevelopment. For example, the Town may apply for an EPA Brownfields Cleanup Grant or for a grant or loan (available to private developers too) from the Eastern North Carolina Coalition's EPA Brownfields Cleanup Revolving Loan Fund, which is available to Edgecombe County among others counties within the coalition area. Private developers who enter into a Brownfields Agreement with the North Carolina Department of Environmental Quality (NCDEQ), such as the one already in place for the Long Manufacturing facility, are also eligible for property tax exemptions at decreasing levels over five years upon completion of the cleanup. As Tarboro is located within a Tier 1 (Edgecombe) County - the lowest and most distressed ranking on economic well-being as determined by the North Carolina Department of Commerce, the Town may also secure CDBG funding to potentially facilitate the planned housing redevelopments or economic development projects at the three priority sites. For the Marrow-Pitt building, the redevelopment will likely attract private-sector investment due to the tax advantages offered by the Opportunity Zone. Renovations of the Marrow-Pitt building and three of the buildings on the Old County Complex site could take advantage of federal and state historic tax credits. On a local level, the Town offers incentives for industries locating in Tarboro in the form of a waiver of 50% of property taxes for 10 years, which may be applicable to companies locating at the Old County Complex site. For the potential residential components at all three priority sites, the Town also offers an incentive of reimbursement of up to 50% of infrastructure improvement costs to developers bringing in new residential developments. The Town and our community stakeholders will diligently pursue and leverage these and all other funding sources needed to facilitate the reuse of the priority sites.

ii. Use of Existing Infrastructure

Existing water, sewer, natural gas, fiber, and electricity lines currently servicing the sites are of the size and capacity needed to support the planned redevelopments. While no buildings remain on the Long Manufacturing site, proposed redevelopment plans for both the Marrow-Pitt building and Old County Complex site include the sustainable reuse of the existing, historic structures on the sites. Currently, the Town has excess water capacity of 3.5 million gallons per day (MGD) and excess wastewater capacity of 2.8 MGD. The three priority sites are located on North Main Street which transitions from two lanes in the downtown area to four lanes at the Long Manufacturing site as you travel north, with easy connections to the four-lane, limited access US Highway 64. Additionally, the Town is currently implementing a project with funding via a DOT Congestion Mitigation Air Quality (CMAQ) grant to extend sidewalks along North Main Street from Walnut Street approximately at the Long Manufacturing site to the area around the Old County Complex site (sidewalks are already in place in the historic downtown area to Walnut St). If addition infrastructure is needed for the residential units, the developers can take advantage of the Town's 50% reimbursement incentive.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

EPA grant funding is needed to address these priority brownfield properties and bring them back to the productive use they once were. Several of the target sites, especially those located in our North Main Street commercial zone are large with a variety of suspected hazardous and petroleum materials. Yet, the community has limited resources to deal with these sites. Socioeconomic data from the US Census, American Community Survey (2013-2018), shows the population in Tarboro is struggling with 36% of all families with children in Tarboro living below the poverty threshold compared to

15.3% for the state. Unemployment in Tarboro is 7.4% compared to 5.0% for the state; and the median household income in Tarboro is only $32,532, which is nearly 40% less than the state's median of $53,855. Edgecombe County last completed a property revaluation in 2016 per the County's 8-year schedule. As a result of the revaluation, Tarboro saw a 2.4% decrease in property values, impacting tax revenues in the following years. As costs continue to increase and established objectives are addressed through increased expenditures on personnel and projects, the Town continues to evaluate existing revenue sources and seek additional sources of funding to meet desired outcomes. Our small, low-income population inhibits our ability to attract the investment needed to overcome the environmental impediments on the priority sites and to achieve the goals identified in the Strategic Plan. This grant will help attract private and public investment in the area by clarifying the environmental issues associated with the priority sites and facilitating community outreach and visioning for the reuse of the sites and revitalization of the Town.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

According to the US Census, 92.9% of the population in our Target Area (Census Tract 210 Block Group 2) is considered minority compared to 55.9% in Tarboro and 31.6% in the state; the percentage of children under the age of 5 in the Target Area is 14.1% compared to 6.0% in Tarboro and 5.8% in the state; 47.3% of women in the Target Area are of child-bearing age compared to 30.0% in Tarboro and 32.1% in the state; and, 28.3% of individuals in the Target Area live below the poverty threshold compared to 19.3% in Tarboro and 14.0% in the state. These populations are particularly sensitive to exposure to contaminants, such as asbestos (which is suspected at 2 of the 3 priority brownfield sites), chlorinated solvents (known at the Long Manufacturing site), petroleum (known and suspected at all 3 sites); and lead-based paint (suspected at 2 of the 3 sites). Health data is only available at the county level; but, as the Town's demographics are similar to that of Edgecombe County, the County's data can be considered an accurate reflection of the Town's population. With a significantly higher level of sensitive populations, the Target Area is likely even more impacted than the following statistics (and those outlined in the next section) describe. The 2020 County Health Rankings by the University of Wisconsin and the Robert Wood Johnson Foundation ranks Edgecombe County (town rankings unavailable) as the 97th out of 100 counties (100 being the worst) in North Carolina for health outcomes. Contributing factors include an above average rate of premature death, a significant number of residents consider in "poor or fair health," a high number of preventable hospital stays, high unemployment, and an above average rate of violent crime. Brownfields can be a contributing factor to these negative health outcomes and often exacerbate the negative welfare issues found in Tarboro. The abandoned sites embolden criminal activity by offering appealing locations to trespass and conduct illicit activities. In addition, the blighted sites impact the welfare of our target community by depressing the adjacent values of homes and property. For example, a 3-bedroom, 1-bath house that shares the fence line of the Long Manufacturing site is assessed at $49,500, while a similarly sized 3-bedroom, 1-bath house just four blocks away is assessed almost double at $98,500. The environmental site assessments completed under this project will allow the Town and property owners to identify potential exposure pathways and take steps to mitigate the risks of exposure. By facilitating the redevelopment of these priority sites, this project will reduce the blight and environmental impacts on sensitive populations, increase property values, reduce crime, and create jobs in the target community.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

According most recent data available from the NC Central Cancer Registry, five-year (2014-2018) incidents of lung cancer in the County (town level data unavailable) are higher than state averages (68.4 per 100,000 residents vs. 63). Lung disease in the form of asthma is also prevalent here with the rates significantly higher at the county level than the state. The rate of hospital discharges in Edgecombe County with the primary diagnosis of asthma (per 100,000) was 233.0 in 2014 (most

recent data available) compared to 90.9 in the State of North Carolina. For the same timeframe, Edgecombe County had a discharge rate of 207.5 for ages 14-up compared to 144.6 at the State level. Again, with a higher percentage of sensitive population, the incident rate in the Target Area are likely even higher than the County-level data shows. Exposure to airborne particulates, such as wind-blown contaminated soils and asbestos from the deteriorating buildings on the priority sites, may contribute to and/or complicate asthma and other respiratory diseases, and polynuclear aromatic hydrocarbons (PAHs), a constituent of petroleum (known or suspected on all three sites), is also linked to lung cancers. The North Carolina County Trends Report also tracks state and county-wide trends in key health indicators. Data from the most recent (February 2019) report indicate that Edgecombe county has elevated levels compared to the State for multiple parameters including Age-adjusted Cardiovascular Disease Death Rate per 100,000 Residents (311.4 County vs. 217.9 State), Age-adjusted Heart Disease Death Rate per 100,000 Residents (199.8 County vs. 159.8 State), and Age-Adjusted Stroke Death Rates per 100,000 Residents (94.4 County vs. 43.2 State). Increasing evidence suggests an association of exposure to the known or suspected contaminants, such as lead, arsenic, and cadmium, with multiple cardiovascular disease outcomes including coronary heart disease and stroke.[1] The assessments under this project will help identify the actual risks so appropriate actions can be taken to prevent exposures.

(3) Disproportionately Impacted Populations

The Target Area's population of individuals living in poverty (28.3%) and minority status (92.9%) are clustered around the former industrial and commercial sites, such as the Marrow-Pitt building, the Long Manufacturing site, and the Old County Complex. These populations are suffering disproportionately from the impacts of a legacy of environmental contamination and disinvestment. These abandoned sites – and their association with crime, blight, and safety – continue to affect the health and well-being of the target community. According to the EPA's EJScreen tool, the Target Area ranks in the following percentiles on indicators relative to the State: 95-100% Demographic Indicators, 95-100% Environmental Justice Indicators, 95-100% Lead Based Paint Indicators, and 90-95% Risk Management Plan Proximity Indicator. Residents of the Target Area are at more risk of exposure to wind-blown contaminants or contaminated site runoff, and the older housing in these communities are more likely to have lead-based paint. Site assessments and cleanup planning under this project will identify potential contaminants, migration pathways, and containment measures to help prevent offsite transport and exposure to contaminants. The project will help move the properties to cleanup and redevelopment, which will reverse these negative trends, provide needed affordable, quality housing for our senior and working populations, help raise property values for local homeowners and encourage investments in home renovations and lead-based paint abatement, and provide new job opportunities for residents.

b. Community Engagement

i. Project Involvement and ii. Project Roles

Tarboro has many active community organizations in place who will guide the Town's brownfields project. These project partners will provide critical input on all project decisions, host meetings, assist with information sharing, solicit feedback, and support the project activities.

Community Project Partners

i. Partner Name	Point of contact (name, email & phone)	ii. Specific role in the project
Carolina Gateways Partnership	Norris Tolson 252-442-0114 info@econdev.org	Will partner with the town on specific sites in locating tenants and owners for new industrial development. Provide input on site selection and provide assistance with access agreements.
Tarboro	Tina Parker	Partners with the Town for economic development, events and other

[1] Pena and Rollins. "Environmental Exposures and Cardiovascular Disease." National Institutes of Health. 2/1/2018.

Development Corp.	252-641-4242 tinaparker@tarboro-nc.com	quality-of-life matters that recruit new and retain existing businesses.
Tarboro Edgecombe Chamber	Elizabeth Burns 252-641-4291 director@tarborochamber.com	Chamber will continue to partner with new and existing businesses to grow the local economy. They will market potential sites. Provide a representative to the Task Force.
Electricities	Brenda Daniels 919-760-6363 bdaniels@electricities.org	Electricities partners with Tarboro to provide economic development on the industrial and commercial side of recruitment and will be critical in the development and marketing of sites.
Community Enrichment Organization	Doris Stith 252-823-1733 dorisstithceo@aol.com	Non-profit coalition organized to serve and support students, families, and senior citizens with well-organized professional staff and an active group of volunteers. Solicit input and participation from neighborhoods, churches, civic clubs and industries.
Rotary Club of Tarboro	Mike Stanley 252-823-3125 mike@tarborocpa.com	The Rotary Club will provide scheduled time at meetings to provide updates to the community, solicit community input, and provide a forum for networking with potential property owners who want to participate in the program.

iii. Incorporating Community Input

As with most Town projects, community participation was critical to the successful development of the Strategic Plan, and the Town will use a similar approach to ensure effective and appropriate communication with the target community. Therefore, Tarboro will create a Brownfields Task Force to guide this project as well. The Task Force will include representatives from the community partners listed above as well as other community stakeholders, developers, and property owners. The Task Force will meet quarterly to review project progress, make adjustments as needed, and provide feedback to and from the community at large. The Project Team and Task Force will consider community concerns at their meetings and respond to any questions and concerns raised in a timely manner.

To reach our more sensitive populations (specifically our senior citizens), the Task Force will provide updates by posting project information on bulletin boards at our (local) E.L. Roberson Senior Center as well as hosting public information sessions during regularly scheduled senior citizen events. The purpose of this will be not only to share information, but more importantly to collect feedback and solicit opinions on site selection, site priority, and potential redevelopments.

Additional public engagement activities will occur at convenient times, be centrally located, and provide childcare if needed to maximize participation. Traditional mass media, including our weekly newspaper (*The Tarboro Weekly*) and area radio stations will be used on a quarterly basis to disseminate information in addition to the Town's website and social media accounts. Newsletter mailings and flyers will be prepared and distributed, as appropriate; and, project updates will be provided at regular Town Council sessions. Due to the current global pandemic related to COVID-19, we have taken steps to continue public involvement activities while maintaining socially distancing measures, including using online platforms to broadcast and participate in meetings, limiting capacity for in-person meetings, physically distancing participants, and rotating attendees in and out of meetings to maximize participation. This hybrid approach will continue as long as necessary to continue to conduct effective community engagement activities, while also protecting the health and welfare of our community. For our non-English speaking citizens (4.4% Language other than English spoken at home, according to 2019 Census.gov), we will provide translation services for meetings and all media/print materials in the appropriate language, when needed. Public participation will be encouraged throughout the duration of the project.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

i. Project Implementation

The Town of Tarboro is prepared to implement the following planned tasks:

Task 1: Project Management & Reporting
i. The Town's Project Manager will oversee the grant administration and compliance with EPA cooperative agreement terms and conditions. She will ensure tasks are completed efficiently and will be responsible for oversight of the Qualified Environmental Professional (QEP), which the Town already procured (see Section 4.a.iii) and other consultants, as needed to complete the project tasks. She will hold monthly project team meetings to review the project and make corrections as needed to stay on schedule and make appropriate progress. With contractor assistance, the Town will complete EPA quarterly reports, Federal Financial Report (FFR) and Disadvantaged Business Enterprise (DBE) utilization forms, and ACRES database entry/updates, and an ongoing review of programmatic grant elements. Town staff will also attend national and regional training workshops to learn and share success stories. The Town will contribute in-kind staff labor for project management, oversight of consultants, and reporting.
ii. Anticipated Project Schedule: October 2021 – September 2024, monthly meetings
iii. Task/Activity Lead: Town's Project Manager
iv. Outputs: We anticipate (36) monthly project team meetings, (2) attendees at the National Brownfields Conference, (2) attendees at the Southeastern Brownfields Conference, and attendance at other conferences as they become known and applicable to the project, (12) Quarterly Report, (3) FFR and DBE forms, regular ACRES updates
Task 2: Community Outreach
i. The Town's Project Manager will lead the community outreach efforts with contractor support. Specific tasks include development of a community involvement plan (CIP), establishment of a Brownfields Task Force, and preparation of brochures, fact sheets, and press releases. Brownfield Task Force meetings will occur approximately quarterly, and at least three public meetings will be held at appropriate intervals (to introduce the project, discuss assessment results, and/or invite input for redevelopment plans). The project team will also meet with community groups, property owners, and developers, as appropriate.
ii. Anticipated Project Schedule: October 2021 – September 2024; quarterly Task Force meetings; public meetings in Spring 2022, 2023, and 2024; CIP in 1st quarter; project brochures, fact sheets, and press releases begin in 2nd quarter and will continue through the end of the project.
iii. Task/Activity Lead : QEP with oversight from the Town's Project Manager
iv. Outputs: We anticipate 1 Community Involvement Plan, 6 brochures, info sheets, or articles, 12 Task Force meetings, 3 Public Meetings, 6 Meetings with site owners and/or developers
Task 3: Site Assessments
i. The project team will confirm the brownfields inventory and prioritization with input from the Task Force at the first quarterly meeting. Phase I and II Eligibility Forms will be completed for EPA approval, and petroleum determinations will be obtained from NCDEQ. Phase I ESAs will be performed by the QEP and in accordance with American Society of Testing and Materials Standard E1527-13 and the EPA All Appropriate Inquiry Final Rule. Phase II ESAs will be conducted by the QEP in accordance with ASTM E1903-19, after the approval of a Generic Quality Assurance Project Plan (QAPP) and Site-specific QAPPs (SSQAPPs). Asbestos and Lead-based Paint surveys and other assessments will be completed depending on the need at each priority site. Health monitoring will not be conducted.
ii. Anticipated Project Schedule: Generic QAPP will be submitted in the 1st quarter. Phase I ESAs will be initiated in the 2nd quarter and continue as funding allows until the 9th quarter. Surveys and Phase II ESAs will be initiated in the 3rd quarter after approval of QAPPs and will continue as funding allows until the 10th quarter.
iii. Task/Activity Lead: QEP with oversight from the Town's Project Manager
iv. Outputs: We anticipate 10 (6-Hazardous/4-Petroleum) Phase I ESAs, 4 Asbestos/Lead Based Paint Surveys, 1 Generic QAPP, 5 (3-Hazardous/2-Petroleum) Site-specific QAPPs, 5 Health and Safety Plans, and 5 (3-Hazardous/2-Petroleum) Phase II ESAs
Task 4: Cleanup & Redevelopment Planning

i. If contamination is identified, cleanup plans will be developed for high priority sites. The Analysis of Brownfields Cleanup Alternatives (ABCA) will identify potentially applicable remediation alternatives for the site, based on potential reuse scenarios. The project team will compare potential land uses with the environmental impacts associated with properties and steps required to redevelop the property. The level of remedial action can then determine how to best meet community needs. Additionally, we will create individual redevelopment concepts for the specific brownfields sites and complete market studies for potential reuses as needed and appropriate.
ii. Anticipated Project Schedule: ABCAs and other plans will be completed after Phase IIs, anticipated to begin in the 5th quarter and continue through the 11th quarter.
iii. Task/Activity Lead: QEP with oversight from the Town's Project Manager
iv. Outputs: We anticipate 3 (2-Hazardous/1-Petroleum) ABCAs, 1 Area-wide Reuse/Redevelopment Plan, 2 (1-Hazardous/1-Petroleum) Site-specific Market/Reuse Studies

b. Cost Estimates

The following cost estimates and anticipated outputs are based on discussions with our QEP who has extensive experience with brownfield projects.

Task 1 – Project Management:

In-kind Labor: Average of 4 hours of staff/week (4x52x3x$60/hr) = $37,400 (leveraged)

Travel Costs: 2 staff attend 2 regional workshops (2x2x$750/person = $3,000), 2 staff attend national conference (2x$1,500/person = $3,000) = **$6,000**

Contractual Costs: 36 project team meetings (36x$250 = $9,000); 12 Quarterly Reports (12x$300 = $3,600); 3 annual reports (3x$100 = $300); 1 final summary report ($2,100); quarterly ACRES updates (12x$250 = $3,000) = **$18,000**

Task 2 – Community Outreach:

Supplies: Materials (maps, posters, flyers, etc.) for meetings (12x$125) = **$1,500**

Contractual Costs: Community Involvement Plan ($3,000); Task Force/outreach/public/property owner meetings (18x$500 = $9,000); Articles/media updates (5x$300 =$1,500) = **$13,500**

Task 3 – Site Assessments and Cleanup Planning:

Contractual Costs: 10 Phase I ESAs (10x$3,500 = $35,000); 4 ACM Surveys (4x$3,000 = $12,000); LBP Surveys (4x$2,500 = $10,000); 1 Generic QAPP ($2,500); 5 Site-specific QAPPs (5x$3,000 = $15,000); 5 SAPs/HASPs/ & Phase II ESAs (5x$31,600 [avg./Phase II] = $158,000) = **$232,500**

Task 4 – Cleanup & Redevelopment Planning:

Contractual Costs: 3 ABCAs (3x$3,500 = $10,500); 1 Area-wide Plan ($9,000); 2 Site Reuse/marketing Plans (2x$4,500 = $9,000) = **$28,500**

PROJECT BUDGET TABLE

Budget Categories	Tasks				
	Project Mgmt	Comm Outreach	Site Assessments	Cleanup & Redev	Total $
Travel	6,000				6,000
Supplies		1,500			1,500
Contractual	18,000	13,500	232,500	28,500	292,500
Total	**24,000**	**15,000**	**232,500**	**28,500**	**300,000**

c. Measuring Environmental Results

The Project Team will create a master schedule detailing tasks, budgets, timing, and outputs for all project activities. The Town will hold monthly conference calls with the Project Team (the EPA Project Officer and NCDEQ Project Manager will be invited to join) to review the master schedule and track progress and take corrective actions, if needed, to ensure the project remains on budget and schedule. The Brownfields Task Force will meet quarterly, where the master schedule will also be

reviewed, discussed, and revised as needed. The Town will submit quarterly reports and will enter information in ACRES database. At a minimum, outputs to be tracked include the number of task force meetings, public meetings, environmental assessments, ABCAs; and, the outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure and ii. Key Staff: The Town has the organization and project team in place to support a successful project. The Town's Planning Director, Ms. Catherine Grimm, will manage the project, lead the community outreach efforts, and oversee the QEP consultant executing the site assessment and cleanup planning tasks. Ms. Grimm has over 13 years of experience in town and regional planning, project and grant management, and community outreach. She has a Bachelor's Degree in City/Urban, Community and Regional Planning from East Carolina University. She will be supported by the Town Manager, Mr. Troy Lewis, and other Town staff. Mr. Lewis has worked for the Town for almost 19 years, serving as Town Manager for the past 3 years. In his previous roles and as Town Manager, he has overseen millions of dollars of state and federal grants. The Finance Officer, Ms. Anne Mann, will support the management of grant funds and associated reporting. The Town's Finance Department has consistently been honored since 1990 with the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association of the US and Canada.

iii. Acquiring Additional Resources: To assist with technical aspects of the project, the City has already selected a QEP consultant experienced in brownfields assessment and redevelopment in accordance with the Code of Federal Regulations and local competitive procurement policies and will negotiate a contract after notification of grant award. Systems are in place to replace key staff and procure additional contractor services as needed. The Town's Project Manager will oversee the QEP consultant to ensure all requirements are met within the three-year duration of the project.

b. Past Performance and Accomplishments

ii. The Town of Tarboro has not received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

Assistance Program	Awarding Agency	Amount Awarded	Funds Remaining	Year Awarded	Grant Accomplishments
CDBG-NR	NC Department of Commerce	$750,000	$643,676	2019	Repair and replacement of single-family homes. Applications are being reviewed. Asbestos inspections completed
HMGP-Acquisition	FEMA	$835,194	$260,499	2018	Funds awarded to acquire and demolish 7 residential structures located within flood hazard areas. Six houses have been acquired, residents relocated, and houses demolished. Ongoing.
Emergency Watershed Protection	USDA through NC Natural Resources	$668,824	$0	2016	Stream bank restoration in cases of high erosion due to flooding. Four locations were stabilized.

The Town has maintained compliance with the requirements for the above grants, including work scope, schedule, budget, and terms and conditions. All quarterly and annual reporting requirements have been and continue to be met, and work continues for two of the three grant programs.

1. Applicant Eligibility

Tarboro, North Carolina, is a general-purpose unit of local government as defined under 2 CFR 200.64.

2. Community Involvement

Community participation was critical to the successful development of the Strategic Plan, and the Town will use a similar approach to ensure effective and appropriate communication with the target community. Therefore, Tarboro will create a Brownfields Task Force to guide this project as well. The Task Force will include representatives from the community partners listed above as well as other community stakeholders, developers, and property owners. The Task Force will meet quarterly to review project progress, make adjustments as needed, and provide feedback to and from the community at large. The Project Team and Task Force will consider community concerns at their meetings and respond to any questions and concerns raised in a timely manner.

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Additional public engagement activities will occur at convenient times, be centrally located, and provide childcare if needed to maximize participation. Traditional mass media, including our weekly newspaper (*The Tarboro Weekly*) and area radio stations will be used on a quarterly basis to disseminate information in addition to the Town's website and social media accounts. Newsletter mailings and flyers will be prepared and distributed, as appropriate; and, project updates will be provided at regular Town Council sessions. Public participation will be encouraged throughout the duration of the project.

Extra precautions will be taken to ensure our interaction with the public is safe in light of the current global Covid-19 pandemic. If conditions dictate is not safe to meet in a face-to-face environment, we will utilize virtual resources. Once it is deemed safe, we will follow guidelines established by the State of North Carolina as well as the federal government to dictate proper social distancing measures.

3. Expenditure of Grant Funds

Tarboro has never received an EPA Brownfields Assessment Grant.

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Town of Tarboro

* b. Employer/Taxpayer Identification Number (EIN/TIN): 56-6001350

* c. Organizational DUNS: 0885609410000

d. Address:

* Street1: P.O. Box 220
Street2:
* City: Tarboro
County/Parish:
* State: NC: North Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 27886-0220

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:
* First Name: Troy
Middle Name:
* Last Name: Lewis
Suffix:

Title: Town Manager

Organizational Affiliation:

* Telephone Number: 252-641-4250
Fax Number:

* Email: troylewis@tarboro-nc.com

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

Tarboro Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant NC01 * b. Program/Project NC01

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 01/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: * First Name: Troy

Middle Name:

* Last Name: Lewis

Suffix:

* Title: Town Manager

* Telephone Number: 252-641-4250 Fax Number:

* Email: troylewis@tarboro-nc.com

* Signature of Authorized Representative: Troy R Lewis * Date Signed: 10/27/2020

R04-21-A-063

79th Street Corridor Initiative
7900 NW 27th Ave #236,
Miami, FL 33147

NARRATIVE INFORMATION SHEET

1. Applicant Identification

79th Street Corridor Neighborhood Initiative Inc.
7900 NW 27th Avenue, Suite 236
Miami, FL 33147

2. Funding Requested
a. Assessment Grant Type: Community-Wide

b. Federal Funds Requested
i. $ 300,000
ii. Not applicable

3. Location:
a. 79th Street Corridor, Miami
b. Miami-Dade County
c. Florida

4. Property Information for Site-Specific Proposals: not applicable

5. Contacts
a. Project Director
Ron Butler
Executive Director
79thstreet@gmail.com
305 836 1071
7900 NW 27th Avenue, Suite 236
Miami, FL 33147

b. Chief Executive/Highest Ranking Elected Official
Oliver Gross
Board Chairman
oliverg@newurbandevelopment.org
305 799 7905
8500 NW 25th Street
Miami, FL 33147

6. Population: 6,994

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	**5**
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	-
The priority brownfield site(s) is impacted by mine-scarred land.	-
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	-
The priority site(s) is in a federally designated flood plain.	**2**
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	**4**
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	-

8. Letter from State Environmental Authority
   See attached

7900 NW 27th Avenue, Suite 236, Miami, Florida 33147
Phone: 305-836-1071
E-mail:79thstreet@gmail.com

FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

October 28, 2020

Cindy Nolan
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
nolan.cindyj@epa.gov

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the Northwest 79th Street Corridor Neighborhood Initiative's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-20-06, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the Initiative's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the Initiative consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The Initiative is also encouraged to contact Chris Burroughs, P.G., the Southeast District Brownfields Coordinator, at (561) 681-6651 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Kelly Crain

Kelly Crain, Environmental Manager
Brownfields and CERCLA Site Screening Section

KC/jc

cc:
Ron Butler, NW 79th St. Community Redevelopment Agency – 79thstreetcra@gmail.com
Chris Burroughs, P.G., DEP Southeast District – chris.burroughs@floridadep.gov

RANKING CRITERIA

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area Lying along beautiful Biscayne Bay, Miami-Dade County is located in the southeastern most part of Florida. According to a 2019 census report, the County had a population of 2,716,940, making it the most populous county in Florida and the seventh-most populous county in the United States. It is also Florida's third largest county in terms of land area, with 1,946 square miles. Miami, the largest city in South Florida is world renowned for its white sand beaches, art deco architecture and glitzy nightlife. However, not all of Miami glitters and not all of its residents have prospered. Just 15 minutes from the City's downtown, the Port of Miami and the Miami International Airport, **the 79th Street Corridor (target area – CT 10.04)** has long since lost its economic footing and has languished in disrepair for many years. High crime, low educational attainment, profound poverty and unnaturally depressed property values exist despite the sky high real estate and abundant wealth that surrounds it. Abandoned lots of long-gone industry and vacant storefronts are commonplace and blight dominates. In response to the target area's great social and economic needs, the 79th Street Corridor Community Redevelopment Area was created in May 2009 by Miami-Dade County as an urban initiative under Florida Redevelopment Statute, Chapter 163. **The target area boundaries are as follows**: North by NW 87th Street, South by NW 62nd Street, East by NW 7th Avenue and West by NW 37th Avenue. In addition to its qualification as a Community Redevelopment Area under state law, the target area is designated as a federally qualified Opportunity Zone, Empowerment Zone and Enterprise Zone. A 2013 grant from the Citi Foundation, as one of only 13 nationwide Partners in Progress awardees, formed the 501(c)3 applicant organization, the 79th Street Corridor Initiative (Initiative) and provided redevelopment planning and community collaboration funding.

It would be difficult to locate an area that has suffered a more significant history of social, environmental and economic challenges than the 79th Street Corridor in urban Miami. Noxious uses, including landfills, junk yards, borrow pits, railyard maintenance facilities, a pesticide packing facility, and a chemical plant were all located here away from residents with lighter skin, more money, and the ability to influence. For over five decades (1937-1989), an eight-foot concrete wall spanning six city blocks along 12th Avenue separated this historically black community from its white neighbors. As was the case in many urban centers, this minority community was targeted as the path of least resistance and for its lower land values, when the interstate system came to Miami. Right of way acquisition fractured the target area's African American community in two with the construction of Interstates 95 and 395 (I-95 and I-395), in the 1960s. These highways not only created a concrete divide that separated residents from access to resources, goods, services and employment, but introduced yet another source of pollution and contamination, reducing air quality and elevating associated disease rates (see 2.a.ii.2.).

Prompted by the 1979 police beating death of Arthur McDuffie and unanimous not guilty verdict by an all-white jury, race riots erupted and nearly destroyed the community once again. Much of the target area burned in the turmoil and over $100 million in damage was done. Many of the buildings and businesses that succumbed to the flames were never rebuilt. The crack cocaine epidemic of the 80's and growing gang activity worsened matters for the community and it was a frequent feature of the famed "Miami Vice" television series. Media coverage of the target area further poisoned the image of the community and created tremendous public fear. With fear came consumer withdrawal and a loss of external buying power. Without outside commercial traffic and consumption, many of the few surviving businesses closed or relocated. Desperate blight ensued and values eroded further. High crime, low educational attainment, profound poverty and a legacy of environmental degradation from heavy industry and heavy transportation lines have challenged the target area for far too long.

The 79th Street Corridor Initiative, a 501(c)3, grass roots, and community-led agency, is leading the effort to transform Miami Dade County's 79th Street Corridor from a fragmented set of residential,

commercial, and historically industrial sites with a reputation as dangerous and undesirable into a cohesive neighborhood conscious of its tangible and intangible assets and directing its future. The Initiative is led by local community-based development organizations (the Urban League of Greater Miami, Inc. and Miami-Dade Neighborhood Housing Services, Inc.) in partnership with residents, business owners and community stakeholders seeking to achieve simultaneous environmental improvement, economic growth, and community vitality. The Initiative is focused (within this application) on the western portion of the target area which has an unprecedented opportunity for sustainable development. This area has greater access to jobs, services, and amenities by public transportation than any other area in South Florida. Three rail lines intersect at 79th Street: the Tri-Rail, which links Miami-Dade, Broward and Palm Beach Counties; the MetroRail that provides access within the County; and Amtrak that links to the rest of the United States. The Initiative is working to position the 79th Street community to take full advantage of these transportation assets. This effort will be a model of sustainability, with an integrated approach to brownfields reuse and neighborhood development that is equally responsive to jobs and to the environment. The project will expand opportunities for individual residents, improve the community's quality of life, and demonstrate that environmental improvements and economic development can work together to benefit low and moderate income people. The Initiative will build on considerable community assets, including the skills of residents, public transportation, land available for assembly, undervalued market potential, home ownership potential, job access, rail freight, and rights-of-way, and intangible assets such as the sense of place, knowledge of the community, and location efficiency process.

ii. Description of the Priority Brownfield Site(s) The 79th Street Corridor Initiative is focusing on the following community-chosen priority sites for funding consideration under this FY2021 US EPA Assessment Grant. **All priority sites are located in a designated Opportunity Zone, Empowerment Zone, Enterprise Zone, designated Florida Brownfield Area, and Flood Zone AH.** Currently, the priority brownfield sites are owned by Miami-Dade County, who acquired the parcels following years of tax delinquencies after the race riots and resulting economic exodus. All sites have active developer interest, but the process is stalled. Quantification of environmental remediation is necessary before private parties will consent to proceed. Development proposals have been submitted to the County for the priority brownfields sites and as plans are approved, the County is donating the parcels to the public-private partnerships between the Initiative and developers to implement the approved development plans. The first parcel under this process transferred to the Initiative in August 2020. **Site 1: Poinciana Transit Oriented Development** (TOD) In September 2020, a Phase I Environmental Site Assessment (ESA) was completed on the 13.8-acre site, abutting Poinciana Park Elementary School, revealing the subject site was historically used as a borrow pit and then a private landfill from the 1940s to the early-1950s (prior to redevelopment as public housing and municipal services center). Previous investigations (latest dated 2009) revealed wide-spread soil impacts (primarily arsenic, lead and benzo(a)pyrene) at levels exceeding State cleanup target levels (CTLs). PCBs were also encountered in excess of soil CTLs within the southwest quadrant of the site. Subsurface solid waste has been identified throughout the site; primarily in the location of the former housing structures. In addition, groundwater impacts have been identified (primarily arsenic, lead and ammonia) above their associated groundwater CTLs. This site will be developed as a transit-oriented development, with a rail station, commercial sector, mixed-income housing (primarily workforce), and an educational institutional building for a local college focusing on job training. **Site 2: Poinciana Industrial Center/ Global Logistics Center** This 20-acre assemblage of 12 parcels was home to unregulated industrial uses from 1952 through the 1980s. A pesticide packaging plant was located on the south end of the assemblage, abutting the CSX East-West Railway. More than half of the assemblage's soil and groundwater is contaminated with pesticide compounds, including arsenic. The full extent of the impacts are unknown and the parcels have yet to be assessed for other potential contaminants such as creosote, volatile organic compounds, petroleum-products, heavy metals, and more from the various industrial uses and the abutting railway. The buildings were incinerated in the 1980's riots and the parcels have been

vacant since. In June 2020, the 79th St Initiative and Mana-Miami (developer) submitted a development proposal to Miami-Dade County to develop the assemblage as a Global Logistics Center (flexible, high tech industrial business incubator space). Three outparcels on the site will be developed as community uses, including a community center (providing meeting space, social services and an emergency food pantry), a workforce training center to support residents and new industries, and a federally qualified health center. The plan was developed over the last two years through community engagement and County approvals. The proposal is anticipated to be unanimously approved by County Commission in November 2020. **Site 3: Mixed Use Residential Assemblage:** This 4.47-acre assemblage of eight parcels fronts 79th Street. Heavy industrial uses have been prominent on these properties since the 1950s. Six of the parcels have been vacant since they burned down. One parcel has been a gas station since at least 1982. The remaining parcel has operated as an automobile repair and salvage facility since 1958 and includes a 1,260 sq. ft. office and service bay. The building is 62 years old, with likely asbestos and lead-based paint impacts. Additional environmental concerns include petroleum, heavy metals, and VOCs. The 79th St Corridor Initiative is working tirelessly to transform this once heavy-industrial corridor into a mixed-use, vibrant hub of retail, commercial, and family-oriented activities. Development plans are underway to transform these priority parcels into first floor commercial uses, with workforce housing on the upper floors.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans The proposed reuse strategy of the three priority brownfield sites (detailed in 1.a.ii) directly align with revitalization plans, developed in concert with residents and community-based groups since 2013, when community led redevelopment planning efforts began under the Partners in Progress Initiative (see 2.b.i). The **goals of the Initiative,** include:

1. Provide ready job access for residents, including access to existing jobs in other parts of the South Florida Region,
2. Expand opportunities for safe, decent, and affordable housing (including homeownership),
3. Facilitate the expansion of commercial activity in the Corridor to provide access to needed goods and services, create new jobs, and expand entrepreneurial opportunities,
4. Strengthen the neighborhood's accessibility to and focus around public transportation,
5. Ensure the ability to live well without a car,
6. Implement "green infrastructure" -- low cost, appropriate-scaled and environmentally friendly solutions to basic infrastructure needs, and
7. Respect the environment.

Miami-Dade County has been a cooperative partner of the Initiative and has supported the efforts of the agency and **adopted formulated, site specific redevelopment plans, consistent with the County's Comprehensive Plan**. As mentioned in 1.a.ii, the County holds title to the three priority brownfield sites (each has multiple associated parcels) through tax deed foreclosure. The County has been working collaboratively with the Initiative to formalize public-private partnerships to execute redevelopment and revitalization. To make the developments a reality, the County is willing to fast track approvals and rezoning. Priority site end uses (see 1.b.ii) directly address community goals.

ii. Outcomes and Benefits of Reuse Strategy Like the target corridor itself, this project has tremendous potential to stimulate economic development in a federally designated Opportunity, Empowerment Zone and Enterprise Zone upon completion of the cleanup of priority properties. The development of the global logistics center (high tech industrial complex) presents an opportunity to capitalize on the central location (within 15 minutes of the downtown district, international airport and sea port) and create **300-400 accessible, living wage jobs** (goal 1) and **892 affordable, workforce housing units** (goal 2) for community residents (Site 2 & 3). Further, the development of a Tri-Rail Station at the Poinciana TOD priority site and its connection to Amtrak, MetroRail and MetroBus within the community **reduces automobile dependence** (goal 3, 4 & 5) for residents and commuters. Additionally, the execution of the grant will facilitate the creation of **greenway space** in an urban area (goal 6 & 7), devoid of such assets

currently (as a portion of Sites 1 and 2). The proposed redevelopment also supports the installation of facilities used for nonprofit purposes (goal 3): **food pantry, education facility and federally qualified health center** (Site 2) and an **educational building** for a local college focusing on job training (Site 1). All buildings on all three priority sites will incorporate cutting edge, **energy efficiency** measures to reduce energy consumption, **storm resilient construction,** and the use of **renewable solar energy** components for an estimated 20% energy use reduction (goal 7). Unfortunately, due to the fires and deteriorating conditions of the existing buildings, existing building structures are unusable.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse In addition to its qualification as a Community Redevelopment Area under state law, the target area is designated as a **federally qualified Opportunity Zone, Empowerment Zone,** and **Enterprise Zone**. These designations greatly enhance the community and Initiative's eligibility for monetary funding for reuse from other resources. **The 79th Street Corridor target area is one of only nine federally designated Empowerment Zones in the nation.** Employers within an empowerment zone can claim a federal tax benefit of 20% of wages (up to $3,000) for each full and part time employee hired. Additionally, in order to encourage investment in the zones, businesses can exclude from taxation 50% of capital gains from such investments and obtain tax-exempt bond financing for the purchase of properties within the zones. Increased depreciation on properties by $20,000 in the first year, also reduces taxes. The Florida Enterprise Zone Program offers corporate and sales tax credits for hiring residents of the zones to businesses located within the zones. Sales tax refunds are given for building materials and equipment in an enterprise zone. As a state designated Community Redevelopment Area, the target area has available to it Tax Increment Funds, which captures the tax value increment over time within an area as a pool of money accessible for capital improvements exclusively within the CRA. The 79th street target area has $2,200,000 currently available for infrastructure improvements. This grant will stimulate the availability of these resources by providing assessment dollars to position properties for reuse and determine what, if any, remediation needs exist. If the Initiative takes sole ownership of priority sites, Brownfields Cleanup Grants will be applied for. The South Florida Regional Planning Council (SFRPC) has available Brownfields Revolving Loan Funds to supplement grants and/or provide cleanup loans to developers or the public-private partnerships. Developers will be responsible for site redevelopment costs. HRSA and USDA funds will be sought for the installation of the health center and the food pantry.

ii. Use of Existing Infrastructure The 79th Street target corridor is located within the urban center of Miami, just 15 minutes from the City's downtown, seaport and airport. The redevelopment of the priority sites identified in 1.a.ii. above will facilitate the use of the existing infrastructure (power, gas, water, sewer, telecommunications and high speed intranet lines, existing roadways, transit facilities and transportation lines), which are fully in place at all of the priority sites. The execution of this redevelopment project will capitalize on the investment of the tens of millions of dollars in public funds expended historically within the target area and provide a new and attractive destination within the existing urban core of this highly urbanized portion of south Florida. Miami-Dade County Public Works is currently making improvements to the drainage and storm water system (project cost = $384,524) within the target area, which will serve the priority sites proposed herein. The Initiative can also utilize Tax Increment Funds (see 1.c.i). Developers will be responsible for building infrastructure costs.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need i. The Community's Need for Funding There was a time when the 79th Street Corridor (target area) thrived as the center of African American commerce and trade within greater metropolitan Miami. Decades of racial and environmental justice (discussed in 1.a.i above) have drained the community of prosperity it once enjoyed. The table below represents the current demographics for the target area (CT 10.04) as compared to county, state and national figures. The target area is populated by a minority-majority, maintains the lowest income in the county and has been consistently qualified as an area of persistent poverty by the Economic Research Service, USDA. Covid-19 placed an additional burden on

local government. As Miami was by far the most significantly impacted area in Florida, associated costs were more burdensome here. While federal funding reimbursed the community for testing costs and provided much needed financial assistance, extended lockdowns in the County, which lasted far longer than in other areas, is having lasting economic consequences. Skyrocketing unemployment rates, drastic reductions to disposable income, increased reliance on social safety net programs and a dramatic reduction in local sales tax revenues were all part of the economic reality for the greater Miami area and the target area specifically, compounding the target area's inability to address brownfield impacts.

	CT 10.04 – Target Area	Miami-Dade County	Florida	United States
Population	6,994	2,715,516	21,477,737	327,167,439
Pre-pandemic Unemployment*	9.4%	2.2%	5.5%	3.1%
Poverty Rate	49.1%	44.5%	13.6%	13.4%
Percent Minority	78.2%	79.6%	22.7%	28.8%
Under 18	33.0%	20.2%	19.9%	22.4%
Median HH Income	$26,690	$48,982	$53,267	$60,336
Source: American Community Survey, 2018				

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations As exhibited in the table above in 2.a.i., sensitive population groups dominate the targeted 79th Street Corridor, home to a minority majority (78.2%), a large population of children (33%), and low income residents (49.1% poverty rate). The target area is qualified as a food desert by every measure of the scale; meeting low income (LI) and low access (LA) at the ½ mile, 10 mile, and no vehicle access thresholds by the USDA (https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas). Additionally, the community is classified as a Medically Underserved Population by HRSA (www.hrsa.gov). This grant will facilitate the identification and reduction of threats to the health and welfare of such groups through the assessment and subsequent remediation of brownfield properties with known contamination that are an economic drain on the community. End uses include a community center with an emergency food pantry, an education facility, and a federally qualified health center (outparcels - Site 2) and an educational building for a local college focusing on job training (Site 1) as discussed in 1.b.ii. Additionally, the priority sites will provide living wage employment opportunities (and the training to access this opportunity) within their community (Site 2). Affordable workforce housing on Sites 1 and 3 and the planned addition of a fresh food grocer on Site 1 provide additional benefits and directly address many of the health and welfare inequities and socio economic needs currently facing the community (jobs, training, health care, access to fresh food and quality affordable housing).

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions This grant will help to identify and plan for reduction of contaminants, contributing to the target area exhibiting greater than normal instance of the following environmentally influenced and associated diseases: asthma, low birth weight, heart failure and cancer. The occurrence of low birth weight in the target area is 8.4% compared to 8.0% nationally. The heart failure hospitalization rate is 43 per 10,000 vs 36.2 per 10,000 state average (https://umiamihealth.org/-/media/uhealth/chna/umhc-2019-community-health-needs-assessment.ashx). Diabetes, newly associated with exposures to petroleum and volatile organic compounds in several European studies and long associated with food desert communities, is a significant and related health issue within the target area. Further, elevated rates of mental health issues experienced within the community indicate the possibility that the blighted conditions have negatively impacted the target population. Mental health issues are ranked at 13.3% as compared to 10% County and 11% State, respectively. This is a 4% increase since 2014 (https://storage.googleapis.com/jackson-library/reports/2017-CHNA-report.pdf). Miami-Dade has the highest CO^2 emissions in the state, consistently receives the poorest air quality rating by the American Lung Association of any Florida County, and has received failing scores for EPA air quality standards. **The target area ranks in the 80-90th percentile for the respiratory health index** (EJScreen.gov) The burden of the air

pollution problem is placed on the communities of color in these cities, which by design, were placed immediately adjacent to the most significant sources of pollution (heavy industry, transit lines, interstates). As of 2020, people of color in the target area report 17% higher rates of air pollution associated diseases (emphysema, bronchitis, and asthma). The rate of pediatric asthma hospitalization is 28% above the state rate (http://www.miamidadematters.org).

(3) Disproportionately Impacted Populations As detailed above, it would be difficult to locate an area that has suffered a more significant history of environmental injustice than the 79th Street Corridor of urban Miami. The community has been the location of noxious uses, racial inequity and has been dissected by rail corridors and interstate highways. According to EJ Screen.gov, **the target area ranks 80-90th percentile for cancer risk index; 95-100th percentile for superfund proximity, and 80-90th percentile for hazardous waste proximity**. Race riots and associated arson destroyed much of the area and instilled fear in the broader community. Withdrawal of credit and insurance by banks, indemnifiers and lenders, as well as the closure of financial institutions within the community limited financing options for reinvestment and left many residents unbanked. Desperate levels of blight and neglect ensued. High crime, environmental degradation from heavy industry and heavy transportation lines and poverty have long prevented redevelopment within the community. This grant offers new hope to revitalize this corridor, repair its broken image, identify environmental justice threats, and create plans to reduce those threats in a community which has for decades disproportionately suffered negative environmental consequences resulting from governmental policies and industrial and commercial operations. Because of the heavy presence of transportation (trains and interstates) and historical industry immediately within the target area, assessments are needed on all sites before redevelopment can occur. Through supporting the due diligence process and reducing the costs associated with prospective sites, this grant will facilitate efforts to revitalize the target area.

b. Community Engagement

i. Project Involvement and ii. Project Roles The 79th Street Initiative was selected as one of thirteen nationwide grantees for the Partners in Progress Initiative (Citi Foundation) and awarded $250,000, which funded a market study, Community Action Plan, and the formation of the 79th Street Corridor Steering Committee. From its inception, the Initiative has operated on the premise that redevelopment here must be achieved for the community, by the community, and within the community. Collectively, the Initiative includes 35 cooperative partners, anchored by residents, business owners and other community stakeholders. The organization is employing the quarterback model of public engagement and project involvement, using leaders from within the community to focus and organize efforts within each plan component (jobs, housing, training, environment and social services) to achieve the goals envisioned by the community within each area. The table below highlights a select few of the project partners and their roles. They are all part of the 79th Street Corridor Steering Committee, responsible for brownfields decision-making. The Committee selected the priority sites and will be involved in cleanup/reuse planning via brownfield site discussions, and as-needed voting, during ongoing monthly ZOOM calls.

Community Partner Name	Point of Contact	Role(s)/Commitment(s)
North Central Neighborhood Association	Doretha Nichson; 786.942.8975; nichsondoretha@gmail.com	Member of the 79th Street Business Association and leads neighborhood organization that works with the 79th Street Initiative.
South Florida Regional Planning Council	Isabel Cosio Carballo; 954.924.3653 IsabelC@sfrpc.com	Provides RLF funding for cleanup of parcels. Also funds businesses in our community.
Neighborhood Housing Services of South Florida	Kim Henderson; 305.751.5511; kimh@nhssf.org	Provides housing for low and moderate income families in our area.
New 79th Street Word Church International	Pastor Elaine Young; 786.554.1853; yungje2000@yahoo.com	Leads an anchor faith-based institution that will provide space for community events.
79th Street Business Association	Shirley Everett; 786.985.4875; everett@ourspace79.org	Coordinates technical assistance and training for small businesses in our area.

NW 79th Street Corridor CRA	Chimene Graham; 305.375.5368; Chimene.Graham@miamidade.gov	Leads the 79th Street Community Redevelopment Agency, funding economic development projects.
Our Space 79 Small Business Incubator	Leigh Toney; 786.423.8096; leigh@ourspace79.org	Manages a small business incubator for low and moderate income businesses located along 79th St.
Northside Centre	Sheila Johnson; 305.696.2320; sheila.johnson@northsideproperty.com	Manages Northside Centre – a shopping and services hub for our community.
Liberty Academy Daycare and Pre-school	Maurice Brazier; 305.696.8100; mpbrazier@aol.com	Owns a daycare and preschool that serves low income children in the 79th Street area.

iii. Incorporating Community Input The 79th Street Initiative has established a comprehensive process for integrating community input into the brownfield redevelopment process at the center of the proposed project. The Process, which began with the development of the target area's Community Action Plan in 2014 has been 6 years in the making and has followed the following eight steps:

* Convene multi stakeholder group
* Inventory current community assets
* Create community learning center
* Develop a shared community vision
* Create master land use plan
* Create sustainable development plan
* Create community indicators
* Implementation

Meaningful community involvement and the engagement of stakeholders has been an integral part of this process from the beginning employing the quarterback model, which leverages the capacity of high-performing local organizations to lead and coordinate across sectors and stakeholders to achieve shared goals as described in 2.b.i above. The proposed brownfields project is included in the implementation step. The 79th Street Corridor Steering Committee (Committee), consisting of residents and stakeholders, will serve as a brownfields steering committee and have already selected and prioritized the sites within the proposed project. Site access is secured and development plans are in place. From award, the Initiative, with public input, will develop a written **Community Involvement Plan (CIP)** that will document and formalize the process to share information and seek public input to decision-making. **Quarterly ZOOM meetings** for the Committee, project team, EPA Project Officer, and selected Qualified Environmental Professional (QEP) are expected throughout the three-year project period in conjunction with the Committee's existing meetings, which are open to the public. Input will be solicited, considered by the Committee, and responded to by Mr. Ron Butler, the Project Director. Mr. Butler will remain available by phone and email for brownfields-related questions, input, and comments by the public. **Newsletters, fact sheets and notices on the brownfield program** and project activity for all sites will be distributed to stakeholders (primarily digitally) through the Initiative's cooperative community partners and Facebook. The Initiative will compile and maintain mailing and email distribution lists for the dissemination of project information and notices. **Project Information Repository** - Documents including project fact sheets, technical reports, the CIP, site nomination forms, and access agreement templates will be kept at a central, accessible repository on the Initiative's website. COVID-19 has had a significant impact in Miami, the epicenter of the pandemic in Florida. Special precautions are necessary in the community to ensure public health is not compromised by engagement efforts. Digital communication and virtual meetings will be employed as dictated by local public health guidance. A live stream will be available as possible. Spanish and Creole translation services are always provided for all public meetings and publications.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs. The project team's plan is to use the grant to assess the three brownfields priority sites in the target area. If project funds allow, the team will include other high-risk or developable brownfield sites identified during the grant period and support their remediation and redevelopment. To accomplish this plan, the team has identified the following four tasks that will be implemented as part of the grant project. Tasks 1 and 2 are associated with overall grant operations, while Tasks 3 and 4 will apply directly to priority sites. It is anticipated for the grant to close early in 2.5 years.

Task/Activity 1: Programmatic Support
i. Project Implementation: *EPA-funded activities:* Attendance of Initiative staff at brownfields conferences to improve efficiency and results through staff development; maintaining cooperative agreement compliance with completion of annual financial and MBE/WBE forms, quarterly reports, and a closeout report; *Non-EPA funded*: procuring a Qualified Environmental Professional (QEP); cooperative agreement oversight by Initiative staff
ii. Anticipated Project Schedule: Programmatic efforts will occur throughout the life of the project, which is anticipated to extend for 2.5 years, with quarterly reporting being completed in months 4-28 and closeout reporting in month 30
iii. Task/Activity Lead (s): Project Director with support from Financial Director and QEP
iv. Output(s): Attendance at 3 brownfields conferences (1 national & 2 southeastern); 9 quarterly reports; 1 closeout report; annual forms and financial reporting including MBE/WBE forms
Task/Activity 2: Community Involvement
i. Project Implementation: *EPA-funded activities for the priority sites:* Development of Community Involvement Plan (CIP) and Initiative Brownfield Program Brochure; quarterly Committee calls/meetings; and priority brownfield site charrettes that will include brownfields education programming, community input on site recommendations, and suitable reuse and redevelopment of assessed sites (1 charrette for Site 2 and 2 for Sites 1 & 3); *Non-EPA funded:* in-kind resources – Initiative staff effort, brochure printing, meeting supplies, and community space for meetings
ii. Anticipated Project Schedule: Ongoing throughout the project (months 1 through 30), starting with CIP and brochure
iii. Task/Activity Lead(s): Project Director supported by Technical Coordinators for Community Outreach and QEP
iv. Output(s): 1 CIP; 1 Initiative Brownfield Program Brochure; 12 Committee calls/meetings (1 kickoff, 10 quarterly, and 1 closeout); 5 community meeting/charrette summaries with community input for reuse plans
Task/Activity 3: Site Assessments
i. Project Implementation: *EPA-funded activities for the priority sites:* Development of Generic Quality Assurance Plan (QAPP); Phase I and Phase II ESAs; Site specific QAPPs with H&S Plans; *Non-EPA grant resources needed:* in-kind resources – staff time for oversight of the QEP
ii. Anticipated Project Schedule: Estimated from months 1-16: Phase I ESA in months 1-3; Phase II ESAs: Sites 1 & 2 months 3-6 and Site 3 months 9-12; Contaminant delineation: Sites 1 & 2 months 8-10 and Site 3 months 14-16
iii. Task/Activity Lead(s): QEP due to technical nature of site assessments. The QEP will be overseen by the Project Director & Technical Coordinators for Site Assessment & Project Development
Output(s): 1 Generic QAPP, 3 Phase I ESA; 6 Phase II ESAs (3 initial Phase II ESAs and 3 contaminant delineations for the priority sites); and 6 sites-specific QAPPs with H&S Plans; ACRES data entry
Task/Activity 4: Cleanup and Reuse Planning
Project Implementation: *EPA-funded activities for the priority sites:* Analysis of Brownfield Cleanup Alternatives (ABCAs) as cleanup planning; reuse planning; *Non-EPA grant resources needed:* in-kind resources: project team staff time related to planning efforts and economic development staff efforts to move the sites towards productive reuse
ii. Anticipated Project Schedule: Estimated from months 12 through 28: ABCAs: Sites 1 & 2 months 12-14 and Site 3 months 18-20; Reuse planning: Site 1 months 15-21, Site 2 months 15-19, and Site 3 months 22-28
iii. Task/Activity Lead(s): Due to Task 4's technical nature, the QEP will lead cleanup planning and the Project Director, with support from the QEP and Technical Coordinators for Site Assessment & Project Development will lead reuse planning
iv. Output(s): 3 ABCAs and 3 priority brownfields reuse plans, with visual renderings

b. Cost Estimates

Budget Categories		Project Tasks				
		Programmatic Support	**Community Outreach**	**Site Assessments**	**Reuse & Cleanup Planning**	**Total**
Direct Costs	**Travel**	$4,500	$0	$0	$0	**$4,500**
	Contractual	$13,800	$18,900	$202,800	$60,000	**$295,500**
Total Direct Costs		$18,300	$18,900	$202,800	$60,000	**$300,000**

Indirect costs are not being requested.

The following grant activity estimates are specific to the project team's identified priority sites and on the anticipated outputs and related cost estimates based on project area market unit cost averages and allowable federal rates. Personnel time and supplies, including brochure printing and meeting supplies, will be considered in-kind leveraged funds for this grant.

Task 1 - Programmatic Support: $20,700 ***Travel*** costs include *$4,500* for a project team member to attend

the National Brownfields Conference and two Southeast Brownfields Conferences (3 events @ $1,500 per event: registration $350; flight $400; ground transport/parking $100; 3 hotel nights at $150/night= $450; and 4 days per diem at $50= $200). ***Contractual*** costs include management and execution of the grant, including grant deliverables of EPA quarterly reports, MBE/WBE forms, and other deliverables necessary to maintain compliance with EPA cooperative agreement terms and conditions will be completed by the consultant at a cost up to *$13,800* ($1,200 @ 9 quarterly reports (closing grant in 2.5 years); $3,000 @ 1 closeout report). Updates to the EPA ACRES database will be completed under Task 3. **Task 2 - Community Involvement $18,900** ***Contractual*** costs include the development of the CIP at *$3,000* and an Initiative Brownfield Program Brochure at *$2,900*, 12 Committee calls/meetings at *$3,000* (1 kickoff, 10 quarterly, & 1 closeout = 12 mtgs. @ $250 each), and five priority brownfield site charrettes *$10,000* (5 meetings @ $2,000 each, 1 for Site 2 and 2 for Sites 1 & 3). **Task 3 - Site Assessment: $202,800 (67.6% of project budget)** ***Contractual*** costs total *$200,400* and will include a generic Quality Assurance Project Plan (QAPP) at *$3,500* and 3 Phase I ESA totaling *$10,800* (3 @ $3,600). Phase II ESA activities will vary in size and complexity and costs are estimated at $32,000 (Site 1), $65,000 (Site 2), and $51,500 (Site 3). Confirmatory sampling/delineation estimated at $10,000 (Site 1); $15,000 (Site 2) and $15,000 (Site 3). Site Specific QAPPs and Health and Safety Plan costs are budgeted into the Phase II ESAs. **Task 4 - Cleanup & Reuse Planning: $60,000** ***Contractual*** costs of *$60,000* include 3 ABCAs totaling *$13,000* estimated at $4,500 (Site 1); $5,500 (Site 2); $3,000 (Site 3). Reuse Planning totaling *$47,000*- $12,000 (Site 1); $10,000 (Site 2); $25,000 (Site 3).

c. Measuring Environmental Results The 79th Street Neighborhood Corridor Initiative project team will diligently track, measure, and report on the success of the project utilizing EPA's ACRES to track the following outputs: number of Phase I and II ESAs completed and number of cleanup and reuse planning documents produced. The actual outputs will be compared to the estimated number of outputs listed in Section 3.a. The project team will track, measure, and report the following outcomes in ACRES: acres of land assessed; land remediated and redeveloped; acres of parks and greenspace preserved or created; number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged. The project team will report outcomes and outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, community outreach/meetings, and brownfields) in quarterly reports. The project team will also evaluate the extent to which site assessments, cleanup planning, and future redevelopment result in the protection of human health and the environment. The project team will evaluate the project progress semi-annually against the goals in Section 3.a and, if goals are not being met or are off-schedule, will meet with local stakeholders and the environmental consultant to discuss the shortcomings and adjust the project approach and schedule, as needed.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure The 79th Street Initiative maintains a community-based, ten member board, comprised of nonprofit agency directors, faith community representatives, bankers, private developers, and a retired legal service attorney. Additionally, the Initiative employs two local, small business contractors to manage the incubator and other small business-related activities. The Initiative has engaged an urban planner to help with broad community planning processes and to lead the Business Improvement District development process. Moreover, the non-profit is fortunate to have several dedicated volunteers managing the Initiative's small business association. The Initiative has tapped into its board members many talents and career experiences in the management and execution of prior grant projects and has a similar strategy for the proposed Brownfields Assessment Grant to ensure timely and successful expenditure of funds.

ii. Description of Key Staff The project will be managed by **Ron Butler**, Executive Director of the 79th Street Initiative since 2010. Mr. Butler will serve as **Project Director**. He has an M.A., Public Administration and Policy Analysis, and many years of training and work experience in community and economic development. In his 10 years of service to the 79th Street Initiative, Ron has attracted and managed numerous grants and investments for development projects, training and technical assistance, and planning to revitalize

target area. Ron also serves as Director for the 79th St CRA (managing a $2.3M budget) and directs a national organization that focuses on black colleges and universities. This organization attracts millions of dollars to help improve communities around college campuses. Mr. Butler has also managed a multi-million dollar consortium of private funders comprised of local and national banks, foundations, and corporations that provided multi-year grants to nonprofit community development organizations in Washington, DC. Assisting Mr. Butler as **Technical Coordinators for Community Outreach** will be Mr. Oliver Gross and Rev. Joaquin Willis. Mr. Gross is the Chairman of the Initiative's Board and works professionally in community development with the Urban League. Rev. Willis is a retired pastor and a well-known, well-respected member of the community. Assisting Mr. Butler as **Technical Coordinators for Site Assessment & Project Development** will be Mr. Roderick Kemp and Ms. Kim Henderson. Mr. Kemp is the treasurer of the Initiative's Board and a practicing real estate broker with substantial knowledge of due diligence and site development. Ms. Henderson works in Community Development with the Neighborhood Services Division of South Florida and has extensive project-based knowledge in redevelopment. **Mr. Audley Porter, Certified Public Accountant (CPA) will serve as Financial Director.** Mr. Porter has been serving the Initiative for over 10 years in this role and has managed a wide range of grants (including US HUD CDBG and large foundation awards). Mr. Porter is very familiar with federal accounting requirements and standards.

iii. Acquiring Additional Resources In Spring 2021, the 79th Street Initiative will procure consulting and environmental engineering services from a qualified firm (QEP) to carry out specific tasks. This procurement process will be carried out through an open bid process and be fully consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The Project Director will be the primary person responsible for initiating a qualifications-based selection for a consultant to execute the brownfields work. The Initiative has mechanisms to replace lost staff and obtain additional contractor resources in the event of unforeseen employee turnover to ensure project success.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant, but Has Received Other Federal Grants or Non-Federal Assistance Agreements. The 79th Street Initiative has not previously received funds through an EPA Brownfields Grant, however, it has received other grant funds from state, local and federal agencies. Recently, the Initiative has received a series of grants to establish and expand a Business Incubator Program that serves local businesses in the target area. Two Miami-Dade County grants, a Community Development Block Grant (CDBG), and several community foundation grants from banks have been received to create, establish, and expand the Incubator Program. Only the first three grants will be discussed.

(1) Purpose and Accomplishments. As mentioned above, the Initiative has received a series of grants to create, establish and expand a Business Incubator Program that serves local businesses in the target area. In 2018, using a $150,000 grant from Miami-Dade County the Business Incubator Program was launched to provide technical assistance and training for low to moderate income businesses in the 79th Street Community Redevelopment Area community. Subsequently, due to its success, the Initiative received two grants to expand the Program: In 2019-2020, approximately $220,000 additional grant funds were received by the County and in 2020, a $105,000 CDBG was received. The incubator has 20 direct members but has served over 200 businesses through workshops and training sessions. In just two years, Our Space 79 has become an important component of our small business development strategy.

(2) Compliance with Grant Requirements. All projects were successfully completed and managed by the Project Director and Financial Director, who will also oversee this project. The Initiative was in full compliance with the workplan, schedule, and terms and conditions under the prior assistance agreements detailed above and has maintained an excellent record of stewardship of the funding awarded. The Initiative has a strong history of timely and acceptable reporting, as required by the awarding agencies detailed above. For all of it prior grants, the Initiative has successfully made and reported on progress towards achieving the expected results of the agreement in a timely manner.

Threshold Criteria
79th Street Neighborhood Initiative, Florida

A statement of applicant eligibility: The 79th Street Corridor Neighborhood Initiative Inc. is eligible to apply for an EPA Brownfields Community-wide Assessment Grant as a nonprofit, 501(c)(3).

Documentation of applicant eligibility if other than city, county, state, or tribe; documentation of 501(c)(3) tax-exempt status or qualified community development entity: Attached

Description of community involvement: The 79th Street Initiative has established a comprehensive process for integrating community input into the brownfield redevelopment process at the center of the proposed project. The Process, which began with the development of the target area's Community Action Plan in 2014 has been 6 years in the making and has followed the following eight steps:

- Convene multi stakeholder group
- Inventory current community assets
- Create community learning center
- Develop a shared community vision
- Create master land use plan
- Create sustainable development plan
- Create community indicators
- Implementation

Meaningful community involvement and the engagement of stakeholders has been an integral part of this process from the beginning employing the quarterback model, which leverages the capacity of high-performing local organizations to lead and coordinate across sectors and stakeholders to achieve shared goals as described in 2.b.i above. The proposed brownfields project is included in the implementation step. Residents and stakeholders have already selected and prioritized the sites within the proposed project. Site access is secured and development plans are in place. From award, the Initiative, with public input, will establish a brownfield steering committee and develop a written Community Involvement Plan (CIP) that will document and formalize the process to share information and seek public input to decision-making. Monthly meeting calls are expected throughout the three-year project period to include project team, EPA project Officer, and selected QEP. Quarterly meetings for the BSC are scheduled. Newsletters, fact sheets and notices on the brownfield program and project activity for all sites will be distributed to stakeholders through the Initiative's cooperative community partners. The Initiative will compile and maintain mailing and email distribution lists for the dissemination of project information and notices. Project Information Repository - Documents including project fact sheets, technical reports, the CIP, site nomination forms, and access agreement templates will be kept at a central, accessible repository in the community. COVID-19 has had a significant impact in Miami, the epicenter of the pandemic in Florida. Special precautions are necessary in the community to ensure that public health is not

compromised by engagement efforts. Digital communication and virtual meetings will be employed as dictated by local public health guidance. A live stream will be available as possible. Spanish and Creole translation services are always provided for all public meetings and publications.

Documentation of the available balance on each Assessment Grant; or an affirmative statement that the applicant does not have an active Assessment Grant: The applicant does not have an active Assessment Grant.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: AUG 05 2008

Employer Identification Number:
65-0963964
DLN:
17053208701038
Contact Person:
CARLY D YOUNG
Contact Telephone Number:
(877) 829-5500
Public Charity Status:
170(b)(1)(A)(vi)

ID# 31494

79TH STREET CORRIDOR NEIGHBORHOOD
INITIATIVE INC
7900 NW 27TH AVE STE 236
MIAMI, FL 33147-0000

Dear Applicant:

Our letter dated February 3, 2000, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

Based on the information you submitted, our letter dated May 18, 2004 in which you were presumed to be a private foundation is hereby superseded. You are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading.

Please keep this letter in your permanent records.

Sincerely yours,

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: 79th Street Corridor Initiative

* b. Employer/Taxpayer Identification Number (EIN/TIN): 65-0963964

* c. Organizational DUNS: 0216849730000

d. Address:

* Street1: 7900 NW 27th Avenue
Street2:
* City: Miami
County/Parish:
* State: FL: Florida
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 33147-4909

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:
* First Name: Ron
Middle Name:
* Last Name: Butler
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 3058361071
Fax Number:

* Email: 79thstreet@gmail.com

Application for Federal Assistance SF-424

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

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

FY21 79th Street Corridor Neighborhood Initiative EPA Brownfields Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant FL-24 * b. Program/Project FL-24

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: * First Name: Ron

Middle Name:

* Last Name: Butler

Suffix:

* Title: AOR/Executive Director

* Telephone Number: 3058361071 Fax Number:

* Email: 79thstreet@gmail.com

* Signature of Authorized Representative: Ron Butler * Date Signed: 10/28/2020

R04-21-A-069

FULL LIFE. FULL FORWARD.
FLORENCE
SOUTH CAROLINA

Planning, Research, and Development
324 W. Evans Street
Florence, SC 29501
phone 843.665.2047
fax 843.292.4911

FY2021 EPA Brownfields Assessment Grant Application

1. **Applicant Identification:**

   City of Florence
   324 West Evans Street
   Florence, South Carolina 29501

2. **Funding Requested:**

   a. Assessment Grant Type: Community-Wide
   b. Federal Funds Requested
      i. $ 300,000
      ii. The City of Florence is not requesting a Site-specific Assessment Grant waiver of the $200,000 limit.

3. **Location**

   a. City of Florence
   b. Florence County
   c. South Carolina

4. **Property Information for Site-Specific Applications**

   The City of Florence is not requesting funding for a Site-Specific Assessment

5. **Contacts:**

   a. Project Director

      Jerry Dudley
      Planning Director
      City of Florence
      324 West Evans Street
      Florence, South Carolina 29501
      jdudley@cityofflorence.com
      843-665-2047

   b. Chief Executive/Highest Ranking Elected Official

      Randy Osterman
      City Manager
      City of Florence
      324 West Evans Street
      Florence, South Carolina 29501
      rosterman@cityofflorence.com
      843-665-3113

6. **Population:**

73,264 (Source: 2018 U.S. Census, American Community Survey 5-year Estimates)

7. **Other Factors Checklist:**

Other Factors	Page #
Community Population is less than 10,000	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory	
The priority brownfield site(s) is impacted by mine-scarred land	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	page 2 para. 2
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	page 3 para. 1
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. **Letter from the State or Tribal Environmental Authority**: Attached

Healthy People. Healthy Communities.

October 8, 2020

Brian Gross
Region 4 Brownfields Coordinator
United States Environmental Protection Agency
Resource Conservation and Restoration Division
61 Forsyth Street SW
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Community-wide Assessment Grant
City of Florence, South Carolina

Dear Mr. Gross:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports the City of Florence's application for a community-wide Brownfields Assessment Grant. The grant will facilitate assessment of Brownfield sites in the Highway 52 Corridor in Florence, South Carolina.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the City in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges of my staff at (803) 898-0919.

Sincerely,

Henry Porter, Chief
Bureau of Land and Waste Management

cc: Liz Basil, BEHS
Robert Hodges, Manager, Brownfields Program

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: Florence, South Carolina, was originally developed as a railroad terminal at the juncture of three rail lines: the Wilmington & Manchester, the North Eastern, and the Cheraw & Darlington. As the interstates were built, the City once again became a transportation junction. Located strategically at the midpoint between New York City and Miami along Interstate-95, the City also serves as the eastern terminus of Interstate-20.

Several large manufacturers and industries located in the northern portion of Florence in close proximity to the transportation (rail and highway) networks situated here, creating an industrial district for the City. Among these sites was a large La-Z-Boy Furniture Upholstery Plant and a former Young's Pecan manufacturing facility, as well as a mixture of smaller commercial and light-industrial properties. As the global economy grew and markets changed, many manufacturers downsized, relocated, or closed all together. Consequently, the businesses in the area that once supported the larger industries also suffered, with many closing.

US Hwy 52 (also known as Lucas Street), runs northwest to southeast amid this industrial district. A once thriving commercial corridor full of businesses that supported those working in manufacturing and the North Florence neighborhood that surround it, the thoroughfare is now severely underutilized and lined with primarily vacant and/or blighted properties. Lucas Street is also the main gateway artery connecting I-95 to downtown Florence, and the blighted corridor is the first impression of Florence that travelers greet on their way to downtown.

North Florence, the triangle-shaped area between Lucas Street, the active railway, and the agricultural fields that lie beyond the City limits is a historic neighborhood in significant need of revitalization. This area has experienced years of disinvestment and faces ongoing challenges of serious blight, crime, and potential environmental impacts from its industrial history. The community here is predominantly minority (98.6%) and impoverished (64.8% of families live below the poverty threshold). Therefore, the North Florence area of the City of Florence is the target area for this assessment grant.

ii. Description of the Priority Brownfield Sites

In preparation for this grant application, the City prepared a preliminary inventory of brownfield properties that are impacting and hindering the revitalization of the North Florence target area. While multiple sites were identified, the three properties of highest priority due to their current impact on the community and their potential for redevelopment, include the following:

La-Z-Boy Furniture Upholstery Plant: This 33-acre former manufacturing facility operated until the early 2000's, when the plant closed and eliminated 570 jobs. The 410,000 sq.ft. complex now sits mostly vacant and underutilized. The City has been working with the owners in an attempt to market the property and facilitate its redevelopment for future manufacturing/light industrial uses; however, concerns over the environmental history of the operations have held back potential development. Assessments are needed on the property due to potential releases from solvents, petroleum-based products, and chemicals containing metals used in the upholstering processes. Also, due to the age of the structure, asbestos and lead-based paints are concerns. Immediately across the street from the property (< 200') are single family homes, many of which house children who attend either Williams Middle School (located 500' from property) or North Vista Elem. School (0.25 miles from property). The mostly vacant state of the property encourages trespassing and vandalism, and crime/gang activity is a consistent concern for residents of North Florence.

Young's Pecan: This approximately 10-acre site sits abandoned and vacant. Once a packing/distribution facility for local South Carolina pecans, the site closed in approximately 2005.

Following multiple fires and the structural and exposure risks from asbestos-containing materials in the severely deteriorating building, the City took action and acquired the site through a negotiated donation in 2014. After expending $160,000 in City funds to abate the asbestos and demolish the blighted building, the City was left with a large parcel in need of further environmental assessment. Lingering concerns include the past use of herbicides and pesticides, cleaning solvents, and petroleum constituents. The nearest single-family home is located < 500' from the property, and the vacant site is an eyesore for residents of the surrounding community.

1301 Sopkin Avenue Site: This 14.4 acre site contains the former Wentworth Manufacturing Company, a clothing manufacturer with a 96,000 sq.ft. building. The factory closed operations in the mid 1970's due to deterioration of the building. Since this time the property has been predominantly vacant; however in recent years, a portion of the property has been utilized for storage. The community identified this as a priority site of concern during public meetings conducted as part of the Neighborhood Revitalization Plan development in 2014. Primary concerns included the high crime/gang activity occurring at the property, coupled with constant illegal dumping. The property is surrounded by single-family homes on three sides, and the fourth backs directly to a branch of McCall Tributary #3 and the Bethel Apostolic Church beyond.

Other brownfield sites identified in the target area include Jarrell Oil Company, Santee Holding, Inc., and Chase Transport. These and the priority sites all present exposure risks to trespassers, who are in contact with potentially contaminated soils and building materials, as well as nearby residents through storm water runoff potentially carrying contaminated soils or contaminants migrating offsite in groundwater and creating a vapor intrusion risk.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

Currently, the US Hwy 52/Lucas Street Corridor in North Florence is a 3-mile strip of underutilized (eyesore) properties and does not serve as a desirable "Gateway Corridor" for the City to welcome visitors to Florence. This proposed brownfields project takes an important step towards addressing one of the City's top goals of revitalizing the oldest and most challenging neighborhoods, particularly North Florence. By targeting high priority properties as identified by the community, the brownfield projects aligns with the City's overall redevelopment strategy as outlined in the City's 5-year Comprehensive Plan Update (2017). One of the priorities identified was the need to address the abandoned, blighted properties impacting the community. The recommended strategy was for the City to take an inventory of these properties, more aggressively enforce codes and standards, and adopt a program to facilitate the transfer of abandoned or vacant properties to developers, or the City to encourage redevelopment. In accordance with this strategy and based on our previous success with the Bush Recycling site (see Section 4 of this proposal) and surrounding area, the City is reinitiating a brownfields program to address those abandoned and vacant brownfield sites impacting the North Florence community.

The 2017 Comprehensive Plan Update further outlined several Principles of Progress to help guide efforts and identified the need for improved access to health, social services and safe housing, improved proximity to jobs with fair wages, and overall neighborhood revitalization. In accordance with this strategy, potential affordable, new energy-efficient multi-family housing units are being considered for the 1301 Sopkin Avenue site. The City is also working to attract services and jobs to the neighborhood. Recently, interest has developed in combining several parcels on Lucas Street for a new medical complex with the Young's Pecan property being considered for the location of a senior assisted living facility. And, the City continues to support the marketing of the La-Z-Boy property for reuse as a potential warehousing/distribution facility,

to create jobs in the target area. In addition, addressing the brownfields will reduce blight and improve this "Gateway Corridor" into the City.

ii. Outcomes and Benefits of Redevelopment Strategy

Redevelopment of target properties in and around North Florence in accordance with the Principles of Progress in the Comprehensive Plan will help the City achieve several of its planned revitalization goals for improved safe housing, jobs, and services. The proposed reuse of Young's Pecan includes a $10 million project to take place in several phases. The first phase includes construction of the senior assisted living facility (with 125-145 beds), while the second phase includes possible construction of a dialysis center. Similar size facilities employ approximately 40 full-time and 20 part-time care/medical staff, in addition to the approximately 125 construction workers needed during site development. The sustainable reuse of the La-Z-Boy building as the proposed warehouse/distribution may employ approximately 15 full and 10 part time workers (depending on the final occupant and type of warehousing/distribution activities). Plus, with over 410,000 sq.ft. of rooftop space, the facility can be fitted with solar panels to provide clean energy for the building. The 96,000 sq.ft. Sopkin Avenue Property is primarily surrounded by single-family detached homes. This property is less than 0.25 mile from the North Florence Neighborhood's revitalization catalyst project, Vista Place, which to date has seven single-family detached homes either complete or under construction with at least five additional homes planned within the next 2-years. As the City achieves success with the neighborhood revitalization, large tracts of land, such as the Sopkin Avenue Property, will be targeted for redevelopment as energy-efficient, single-family detached and/or attached homes.

The activity associated with the redevelopment of the priority sites will directly impact the Opportunity Zone (OZ) located only three blocks to the south in the City's downtown area. Financing for the redevelopments and the businesses will be sought from banks in the OZ, and labor and materials for construction activities will be sourced in part from the OZ. Those employed by the new businesses will spend their wages in the target area as well as the OZ. Therefore, the redevelopment of the priority properties will spur economic growth in the target area and the OZ.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

As a local government, the City is eligible for and proactively pursues state/federal grants, but the City is also actively partnering with and encouraging private investment in the revitalization of North Florence. For example, at the Young's Pecan site, the City is working in partnership with a developer to transform the site into a senior assisted living facility. The City undertook the needed asbestos abatement and demolition of site structures. Now, the developer is poised for construction, however, prior to commencement of such activities, additional environmental site assessment must take place. This project will allow the City to address the environmental uncertainties with the site and, if needed, pursue remediation funding through the South Carolina Department of Health and Environmental Control (SCDHEC) Brownfields Cleanup Revolving Loan Fund (RLF) and/or the EPA Brownfields Cleanup Grant, both of which were used during redevelopment of the nearby Bush's Recycling Site. Once the assessment and cleanup, if needed, is completed, the $10 million in private investment can be unlocked to redevelop the site.

Similarly, if cleanup is needed at either the La-Z-Boy or Sopkin Avenue sites, the City may pursue cleanup funding from the SCDHEC RLF, the EPA Brownfield Cleanup grants, or private funding. Once the environmental issues at the former La-Z-Boy Plant are resolved, the City will encourage the sustainable reuse of the building for warehousing/distribution by leveraging state incentives, such as the South Carolina Department of Commerce's Economic Development Set-

Aside Program for site improvements and other costs related to business location or expansion or the Governor's Closing Fund to recruit businesses to the site. For the Sopkin Avenue site, the City may leverage the Community Development Block Grants, SC State Housing Neighborhood Initiative Program, and/or the SC Community Loan Fund (utilized for the Vista Place housing development) to build new, affordable housing in the target area.

ii. Use of Existing Infrastructure

While existing water, sewer, and electric lines will be reused (as they are of the proper size and capacity to support the planned redevelopment), one of the needs identified in the 2017 Comprehensive Plan Update is improved connectivity and linkage of community assets to challenged neighborhoods. As a result, infrastructure improvements are taking place in the target area with installation of new sidewalks and improved roadways, using infrastructure funds from a penny sales tax, initially passed in 2007 and available through 2021. The City will continue to leverage this sales tax for additional infrastructure improvements in the target area, as needed.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

The City struggles each year to balance the budget without overburdening our low-income populations. For the current budget, the City was forced to make an additional $1.75 million in cuts (~4.25%) to account for impacts of the COVID-19 pandemic. With decreased revenues and increases in health care (>7%) and other operating expenses, the City is continuing a mandatory hold requirement for replacement hiring up to 16 weeks, eliminating some capital funding requests, and reducing operational funding requests. As such, the City is unable to fund a brownfields program from the General Fund.

North Florence was once one of the economic drivers for the City, offering opportunity for success and prosperity for all residents. Investment from businesses and money in the economy created a vibrant, thriving neighborhood. Today, the vacant buildings and abandoned properties devalue other properties and create a ripple effect of further blight, disinvestment, and public safety hazards in the surrounding community. The North Florence community is characterized by high minority and high poverty populations. According to the 2018 American Community Survey 5-year estimates, 98.6% of residents in North Florence are minority, and 64.8% of families with children under the age of five live below the poverty threshold. The median household income ($19,748) is less than half that of the surrounding City of Florence ($48,426). The small size of the neighborhood (3,811 total residents) coupled with the weak economic conditions have made it one of the most challenged communities in the City. The median home value ($66,300) in North Florence is less than half that of the City ($149,400), and 74.2% of homes are rentals in North Florence compared to 40.7% in the City.

The City and the North Florence target area do not have the means to obtain the funding or facilitate the redevelopment of the priority sites without assistance. This project will provide the much-needed environmental assessments as well as an overarching corridor redevelopment plan to complement ongoing stabilization and revitalization efforts for this neighborhood.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

More than 17% of the North Florence community is considered elderly (2018 American Community Survey 5-year Estimate). The neighborhood is also comprised of a significant amount of young families with 38.8% of women of child-bearing age and 28.9% school-aged children. These sensitive high minority (98.6%), impoverished (64.8% living below the poverty threshold)

and less educated (7.9% hold a bachelors or higher degree) populations are more susceptible to the potential environmental and health threats associated with the priority sites. Identifying and quantifying those risks are the first step towards mitigating them. Redevelopment of the Young's Pecan site into an assisted living senior care facility will benefit the growing elderly population.

Crime also continues to be a significant challenge for the welfare of North Florence. Blighted, vacant, and unsecured sites, such as the Sopkin Avenue Property and the La-Z-Boy Property, attract gang and criminal activity in addition to illegal dumping. Issues of gang violence and criminal activity at the priority sites were raised at multiple neighborhood planning charrettes during development of the Neighborhood Action Plan, and continue to be concerns today. In 2019, the Florence Police Department provided briefings to the neighborhood associations in North Florence alerting them to the presence of five to six gangs that are responsible for growing illegal activity along Lucas Street. Additionally, prostitution rates are escalating at properties along Lucas Street. The City is trying to stabilize the community by developing more affordable homes in North Florence (Vista Place) that will provide better housing choices for families with school-aged children. Until the brownfields and associated crime are addressed, these efforts will be hindered. Mitigating environmental concerns on the brownfields will pave the way for their reuse and spur investment in the community, which will directly eliminate blight, reduce the crime rates, create jobs, and improve the economic conditions of the target area.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

The EPA's Environmental Justice Mapping Tool (www.epa.gov/ejscreen) indicates that North Florence is in the upper percentile for every variable on the Environmental Justice (EJ) Index, specifically Respiratory Hazards (90-95%), Cancer Risk (90-95%), and exposure to Lead Based Paint (95-100%). Further, data from the U.S. Small-area Life Expectancy Estimates Project (www.rwjf.org) reveal that those living in North Florence have a shorter life expectancy (71 years) than those living in the County (74 years), State (76 years) or U.S. (78 years).

Diseases of the lung are elevated in Florence County (specific data is unavailable at the City level). A 2013 Community Health Needs Assessment prepared by the McLeod Regional Medical Center stated that an elevated percentage of adults in the County suffer from asthma (15.55%) compared to the State (12.83%). Additionally, deaths related to lung disease occur at a higher rate in Florence County (47.6) compared to the State (46.4). Data provided by SCDHEC for the target area (zip code 29501) show hospitalization and emergency department visits related to a primary diagnosis with asthma are also elevated. Inpatient discharge rates for asthma related illnesses in the target area were 83.5 compared to 55.7 at the State level. Similarly, emergency department visit rates (related to asthma) were 407.5 compared to 397.5 at the State level. Exposure to particulates from contaminated site soils and/or deteriorating asbestos-containing building materials at unsecured brownfield properties may exacerbate and contribute to these statistics.

Also according to SCDHEC, between the years 2011 and 2015, the most common incidences of cancer in the target area (zip code 29501) were lung, colon/rectum, female breast, and prostate. Some types of cancer were observed at much higher rates than expected: 22% more Lung & Bronchus Cancers and 16% more colon/rectum. During the same period, over 438 individuals in in the target area died from cancer, most commonly from cancers of the lung, colon/rectum, and female breast cancers. Deaths from lung and breast cancers were substantially higher than expected, 24% and 22% more respectively. Per the American Cancer Society, factors other than smoking can increase a person's risk of developing lung cancer, including exposure to asbestos, arsenic, nickel chromates, coal products, fuels, and diesel exhaust, as well as air pollution. Many of those are contaminants of concern associated with the targeted brownfield sites. Assessing the

problematic sites will help identify actual risks and exposure pathways so that appropriate measures can be taken to reduce the threats posed by the target sites.

(3) Disproportionately Impacted Populations

According to the EJ Mapping Tool, the target area received a ranking of 95-100% for the Demographic Index (a combination of % low income individuals and % minority population), showing that North Florence is an economically challenged community that is disproportionately impacted by both historical and ongoing industrial operations. While many of the former industrial sites are now brownfields, others are still operational and continue to impact North Florence, including the Koppers Wood Treating site and the large CSX railyard, which are both located on the east end of the neighborhood, and the Coastal Recycling operation, located on the western side.

There has been an overall economic decline in the neighborhood for years. Established years before government policy makers or industry considered the need for buffer zones or compatible land uses, the residential neighborhoods of North Florence are located in close proximity to the former (and still operating) industrial properties. Low home values, high unemployment, and high poverty perpetuate this cycle of disinvestment, which has made it difficult for the target area to attract new employers, create jobs, and spur revitalization. And, once again, the North Florence is being negatively impacted by governmental policy by not being designated an Opportunity Zone. The private capital the target area desperately needs is now incentivized to invest in the Opportunity Zone located just three blocks to the south. Assessment and remediation of the brownfields will help improve property values, create jobs in the target area, remove blight, reduce crime, and ultimately, help alleviate the environmental justice concerns present here.

b. Community Engagement

i. Project Involvement and ii. Project Roles

City of Florence Brownfield Project - Community Project Partners

Partner Name	Point of contact (name, email & phone)	Specific role in the project
Dr.'s Bruce and Lee Foundation	Bradley Callicott blfound@bellsouth.net 843-664-2870	Private foundation, provides support to qualified and nonprofit organizations, will assist with outreach activities and a member will serve on the Brownfields Task Force.
North Florence Community Crime Watch Association	Sarah Lee Sarahscottlee@gmail.com	Local neighborhood group, will serve on the Brownfields Task Force and assist with site identification and prioritization, with visioning for future use of sites, and disseminate information to the neighborhood.
William Height's Neighborhood Organization	Dorothy Hines 843-665-9147	Local neighborhood group, will serve on the Brownfields Task Force, help identify sites, prioritize sites, and bring needs of community and assist in organizing community meetings.
Greater Wilson Height's Neighborhood Association	Betty Gregg bthothersis@aol.com 843-669-9927	Localized neighborhood group, will serve on the Brownfields Task Force, help identify sites, prioritize sites, and bring neighborhood concerns to the Task Force.
Woodmont Neighborhood Association	Marentha Downs 843-662-3005	Localized neighborhood group, will serve on the Brownfields Task Force, help identify sites, prioritize sites, and bring needs of community to the Task Force.
Boys and Girls Club of Florence	Neal Zimmerman, nzimmerman@bgcpda.org, 843 662-1142	Located in target area and two blocks from Lazy Boy facility. Will host community meetings and assist with disseminating information to neighboring community.

iii. Incorporating Community Input

Similar to our previous successful brownfield grant projects, we will create a Brownfields Task Force representative of a broad spectrum of the community. The 10 - 12 member Task Force

will be made up of representatives of the City and our project partners (see table). We will ensure a varied cross-section of the entire community is represented on the Task Force so that all persons have an equal voice. Task Force members will attend regularly scheduled (quarterly) meetings to prioritize sites for assessment and bring any unidentified properties of concern up for discussion. Task Force members will also receive project updates that they will in turn share with those who they represent, and give their respective community's opinions on assessments, redevelopment options, health and/or environmental concerns, and overall project progress.

During the development of the Neighborhood Action Plan and Neighborhood Revitalization Plan, a series of public meetings were held to gather input on the future of Florence. In this manner, City leadership ensured that action plans were both created and supported by local residents from the affected neighborhoods. In a series of three public meetings, 222 individuals attended and demonstrated the residents care about their community, are eager to participate, and will support actions to improve it. We will continue to build upon those successful outreach activities in a grass-roots approach to supplement the efforts of the Task Force. Public meetings will be held in the targeted neighborhood (a minimum of two) to give the affected community another avenue to participate and voice their opinion on how to best address these issues. Further, we will also attend and present at our partnering neighborhood association meetings.

The City will use a combination of both high and low-tech outreach methods that include the City's website and social media as well as printed notices and advertisements in church bulletins and local press (ex: *The Florence Morning News*) in order to reach all members of the target community and beyond. In the redevelopment planning stages for properties and for the creation of a corridor plan, the City will conduct specific visioning workshops. Public comments will be considered and incorporated into the project by the Task Force and Project Team, and all public comments/inquiries will be responded to by the Project Team in a timely manner.

Please note, if still needed, the City will ensure safety measures are in place to prevent and/or limit the spread of the Covid-19 virus at public meetings, including enforcement of proper social distancing, limiting capacity, masking, and hand washing guidelines. However, should local health metrics indicate that in-person meeting is not safe, we will switch to virtual meetings via the City's various electronic platforms. Virtual meetings will also be made available to members of our public who do not feel safe or comfortable participating face-to-face.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

i. Project Implementation/ii. Anticipated Project Schedule/iii. Task/Activity Lead/iv. Outputs:

The City of Florence will complete the following tasks to accomplish the goals of this project:

Task 1 – Programmatic Management and Reporting: The City's Project Director (Activity Lead) will be responsible for the grant administration and, as necessary, will secure contractual support to ensure effective and efficient programmatic management and compliance with EPA cooperative agreement terms and conditions. The competitive procurement of contractual support, a Qualified Environmental Professional (QEP), will be completed prior to the project start date of Oct. 1, 2021. Monthly project team meetings are planned to review the project's progress and make corrections, as needed, to stay on schedule and complete within the 3-year period of performance. With assistance from the selected contractor, the City will complete all required EPA reporting forms (quarterly reports, annual disadvantaged business enterprise (DBE) utilization reports and Federal financial reporting (FFR) forms) and regularly complete ACRES entries/updates. Outputs: 12 Quarterly Reports, 3 DBE reports, 3 FFRs, ACRES updates, and Final Report.

Task 2 – Community Involvement: The Project Director (Activity Lead) will lead community

outreach efforts with support from the contractor. Specific tasks include development of a community involvement plan (CIP), establishment (and updates) of an information repository for all project documents, development and updates of a project webpage and social media, and preparation of brochures, fact sheets, and press releases. A public kick-off meeting will be held in the 1st quarter of the project, Brownfield Task Force meetings will occur quarterly, and additional public meetings will be held at appropriate intervals (to identify and prioritize sites, discuss assessment results, and/or invite input for redevelopment plans). Outputs: 1 CIP, 12 Task Force Meetings, 2 information sheets, 1 brochure, 3 articles/press releases, and 2 public meetings.

Task 3 – Site Assessments: With oversight from the Project Director, the QEP (Activity Lead) will lead the Environmental Site Assessments (ESAs). The preliminary site inventory will be confirmed and prioritized by the Task Force, and ESAs will be completed at selected sites. Based on the individual site needs, a combination of Phase I, Phase II ESA, and asbestos-containing material (ACM) surveys will be completed by QEPs. Phase I ESAs will be performed in accordance with ASTM E1527-13 and the EPA All Appropriate Inquiry Final Rule. Phase II ESAs will be completed in accordance with ASTM E1903-19 after the approval of Quality Assurance Project Plans (QAPPs) and Health and Safety Plans (HASPs). Analysis of Brownfield Cleanup Alternatives (ABCA) documents will be completed for priority sites requiring cleanup planning. Phase I ESAs will commence in the 2nd quarter of the project and continue through the 8th quarter, while Phase II ESAs will begin in the 3rd Quarter and continue through the 10th quarter. ABCAs will begin in the 5th Quarter and continue through the 11th. Outputs: 7 Phase Is, 1 Generic QAPP, 6 Site-specific QAPPs, 6 HASPs, 6 Phase IIs, 3 ACM surveys, 5 ABCAs, 2 ACM abatement plans.

Task 4 – Redevelopment Planning: With oversight from the Project Director, the contractor (Activity Lead) will lead redevelopment planning efforts. Beginning in the 3rd Quarter, we will develop an area-wide Brownfields Revitalization Plan for the Hwy 52/Lucas Street Corridor. This overarching plan will build upon the City's 2017 Comprehensive Plan Update, the Neighborhood Action Plan, and the Neighborhood Revitalization Plan, consider findings from the environmental assessments, and incorporate community input. Additionally, we will create individual redevelopment concepts for the specific brownfields sites, infrastructure evaluations to investigate what is needed to support the stabilization of the neighborhood, and complete market studies for potential reuses, as needed and appropriate, beginning in the 4th Quarter and continuing through the 11th Quarter. Outputs: 1 Area-wide Plan, 3 site-specific reuse plans.

All project tasks are anticipated to be completed by to the 11th Quarter of the project and within the prescribed period of performance.

b. Cost Estimates

The following cost estimates are based on a review of expenditures incurred during implementation of the City's previous brownfield grants.

PROPOSED BUDGET TABLE

Budget Categories	Tasks				
	1	2	3	4	Total $
Personnel					
Fringe					
Travel	6,000				6,000
Equipment					
Supplies		1,000			1,000
Contractual	8,000	15,000	225,000	45,000	293,000
Other					
Total	**14,000**	**16,000**	**225,000**	**45,000**	**300,000**

Task 1 (Programmatic Management and Reporting) Cost Estimates

Activity	Description	Amount
Travel*	Conferences/workshops during project (e.g. National EPA Brownfields Conference, Regional Grantees Workshops)	$6,000
Contractual	Programmatic management support (64 hours@$125/hour)	$8,000
Total		**$14,000**
*Two attendees at National BF Conference ($525 airfare + $150/hotel night x 4 nights + $75 per diem x 5 days + $250 registration =$1,750 x 2 staff = $3,500), one attendee at two regional conferences ($150 mileage + $125/hotel night x 2 nights + $75 per diem x 3 days = $625 x 2 staff = $1,250 x 2 workshops = $2,500).		

Task 2 (Community Involvement) Cost Estimates

Activity	Description	Amount
Supplies	Community presentation materials (printing of 1,000@$1.00)	$1,000
Contractual	Community Involvement Plan (1@$1,500), information repository (1@$500), project information sheets (2@$750), a project brochure (1@$2,000), articles for publication (3@$500), Brownfields Task Force Meetings (at least 12@$500), public meetings (at least 2 @$500), and meetings with individual property owners and/or developers (2@$500).	$15,000
Total		**$16,000**

Task 3 (Site Assessments) Cost Estimates

	Quantity	Unit Cost	Total Cost
Phase I ESA	7	$3,000	$21,000
Asbestos Survey	3	$2,000	$6,000
Generic QAPP	1	$3,000	$3,000
SSQAPP	6	$2,500	$15,000
Phase II ESA	6	$27,500	$165,000
ABCAs	5	$2,500	$12,500
ACM abatement plans	2	$1,250	$2,500
Total Costs			**$225,000**

Task 4 (Redevelopment Planning) Cost Estimates

Activity	Hazardous		
	Quantity	Unit Cost	Total
Lucas Street Corridor Redevelopment Plan	1	$30,000	$30,000
Site-specific Reuse Plans	3	$5,000	$15,000
Total			**$45,000**

c. Measuring Environmental Results

The Brownfields Task Force will meet quarterly to track progress. The City will hold monthly conference calls with the project team and invite the SCDHEC Project Manager and EPA Project Officer. If necessary, the City will take necessary corrective actions to ensure the project is completed on time and goals are met. The City will enter and track site-specific information in the online ACRES database and submit quarterly progress reports to EPA. At a minimum, outputs to be tracked include the number of task force meetings, public meetings, environmental assessments, ABCAs, redevelopment plans; and, the outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. All project activities, outputs produces, and outcomes realized will be documented in a final report.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

The City Manager, Mr. Randy Osterman has been with the City for 12 years and has managed multiple state and federal grant projects. Mr. Osterman will be assisted by Mr. Jerry Dudley, Planning Manager, who will serve as the Project Director with the support of other City staff. Mr. Dudley has 10 years of experience with the City and managing various federal and state grant programs. Mr. Dudley will provide regular updates and progress reports to Mr. Osterman and City Council. Mr. Dudley will be supported by Mr. Danny Starling, Grants Coordinator and Mr. Kevin Yokim, Assistant City Manager/Finance Director. Mr. Starling has had extensive experience working with all of the City's grant projects, while Mr. Yokim oversees the financial aspects of the City's grants and general fund. In the event of staff turnover, either individual will be prepared to effectively manage the project until the City is able to fill the open position.

ii. Acquiring Additional Resources

The City will follow the procedures detailed in 2 CFR 200 and EPA's rule at 2 CFR 1500 to procure a consultant to provide support when the grant is awarded. The City will release a competitive, public Request for Qualifications, once the grant awards are announced that will be completed prior to the project start date of October 1st. The selected firm will provide technical and programmatic support for all aspects of the project. If additional resources are required, the City's procurement department will use the same procedures to efficiently hire qualified support.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

The City received three EPA Brownfield grants:

2003-2006: EPA Brownfield Assessment (Hazardous Substances)
2006-2009: EPA Brownfield Assessment (Hazardous Substances)
2006-2009: EPA Brownfield Cleanup (Former Bush Recycling Site)

(1) Accomplishments

The City achieved the following accomplishments from the three (3) previous grants, as well as a $1 million loan from the SCDHEC's EPA Brownfields Cleanup RLF. The RLF loan was utilized in conjunction with the Cleanup Grant to complete activities at the Bush Recycling site.

- Phase I & II ESA and Voluntary Cleanup Contract (VCC) at the Bush Recycling Site;
- Leveraged Funding: $500,000 from the Drs. Bruce and Lee Foundation (site acquisition); $50,000 from the SCDHEC for a portion of the assessment activities at Bush Site;
- Completion of Phase I & II ESAs on ten (10) surrounding properties of the Bush Site;
- Completed $1.2 million cleanup at the Former Bush Recycling property;
- Received Certificate of Completion for VCC from SCDHEC for the Bush Site;
- $18 million in private investment – Hope Health Medical Center
- Extremely active partners and community in the cleanup/redevelopment planning; and
- Development and dissemination of information to the community (press events, newspaper articles, public meetings, brochure, website)

(2) Compliance with Grant Requirements

For each of the grants, the City submitted all status reports on time and accomplished the activities detailed in each of the work plans. The City maintained compliance with the work plan, schedule, and terms and conditions for each of the grants. Each of the grants were closed out within their project period and expended all of the grant funding. ACRES was updated and reporting continues for the projects as new redevelopment accomplishments and updates occur.

THRESHOLD CRITERIA for ASSESSMENT GRANTS

1. Applicant Eligibility

The City of Florence, South Carolina, is a general-purpose unit of local government as defined under 2 CFR 200.64.

2. Community Involvement

Similar to our previous brownfield grant projects, we will create a Brownfields Task Force representative of a broad spectrum of the community. The 10 – 12 member Task Force will be made up of representatives of the City, Downtown Development Corporation, SCDHEC, and the community project partners outlined above. We will ensure a varied cross-section of the entire community is represented on the Task Force so that all persons have an equal voice. Task Force members will attend regularly scheduled (quarterly) meetings to prioritize sites for assessment and bring any unidentified properties of concern up for discussion. Task Force members will also receive project updates that they will in turn share with those who they represent, and give their respective community's opinions on assessments, redevelopment options, health and/or environmental concerns, and overall project progress.

Public meetings will be held in the targeted neighborhood (a minimum of two) to give the affected community another avenue to participate and voice their opinion on how to best address these issues. Further, we will also attend and present at our partnering neighborhood association meetings.

The City will use a combination of both high and low-tech outreach methods that include the City's website and social media as well as printed notices and advertisements in church bulletins and local press (such as the Morning News) in order to reach all members of the target community and beyond. In the redevelopment planning stages for properties and for the creation of a corridor plan, the City will conduct specific visioning workshops. Public comments will be considered and incorporated (if applicable) into the project by the Brownfields Task Force and Project Team, and all public comments/inquiries will be responded to by the Project Team in a timely manner.

Please note, for any and all public meetings, the City will ensure safety measures are in place to prevent and/or limit the spread of the Covid-19 virus including enforcement of proper social distancing, masking, and hand washing guidelines. However, should local health metrics indicate that in-person meeting is not safe, we will switch to virtual meetings via the City's various electronic platforms. Virtual meetings will always be made available to members of our public who do not feel safe or comfortable participating face-to-face. In addition, we will make good use of our social media platforms to disseminate and encourage public participation.

3. Expenditure of Grant Funds

The City of Florence does not have an active EPA Brownfields Assessment Grant.

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [x] Preapplication
- [ ] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Florence, South Carolina

* b. Employer/Taxpayer Identification Number (EIN/TIN): 57-6000232

* c. Organizational DUNS: 0938817200000

d. Address:

* Street1: 324 West Evans Street
Street2:
* City: Florence
County/Parish:
* State: SC: South Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 29501-3430

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:
* First Name: Jerry
Middle Name:
* Last Name: Dudley
Suffix:

Title: Planning Manager

Organizational Affiliation:

* Telephone Number: (843)665-2047
Fax Number:

* Email: jdudley@cityofflorence.com

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

Community-wide Brownfields Assessment Grant targeting the US52/Lucas Street "Gateway Corridor" and North Florence community.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant SC-07 * b. Program/Project SC-07

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: * First Name: Randy

Middle Name:

* Last Name: Osterman

Suffix:

* Title: City Manager

* Telephone Number: 843-665-3113 Fax Number:

* Email: rosterman@cityofflorence.com

* Signature of Authorized Representative: Danny Starling * Date Signed: 10/28/2020

R04-21-A-071

CITY OF COLLEGE PARK

P.O. BOX 87137 • COLLEGE PARK, GA. 30337 • 404/767-1537

NARRATIVE INFORMATION SHEET

1. Applicant Identification
City of College Park, Georgia
3667 Main St.
College Park GA 30337

2. Funding Requested
a. Assessment Grant Type: Community-Wide

b. Federal Funds Requested
i. $ 300,000
ii. Not applicable

3. Location:
a. College Park
b. Fulton County
c. Georgia

4. Property Information for Site-Specific Proposals: Not applicable

5. Contacts
a. Project Director
Mr. Artie Jones
Economic Development Director
ajones@collegeparkga.com
404/305-2052
3667 Main St.
College Park GA 30337

b. Chief Executive/Highest Ranking Elected Official
Bianca Motley Broom, Mayor
bbroom@collegeparkga.com
404/767-2537
3667 Main St.
College Park GA 30337

6. Population: 14,819

7. Other Factors Checklist

Other Factors	**Page #**
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority brownfield site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	**2**
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	**3**
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	NA

8. Letter from State Environmental Authority
See attached

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Land Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-657-8600

October 5, 2020

VIA ELECTRONIC Mail tgarrison@collegeparkga.com
Ms. Tasha Hall-Garrison
Economic Development Program Manager
City of College Park
3667 Main St
College Park, Ga 30337

RE: State Acknowledgement Letter – Brownfield Community -Wide Assessment Grant Application
City of College Park

Dear Ms. Garrison:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the City of College Park will be submitting an application to the U.S. Environmental Protection Agency ("EPA") for funding assistance under the federal Community-Wide Assessment Grant Program to conduct assessment activities. GA EPD understands that the City is applying for $300,000 to be divided equally for both hazardous substances and petroleum.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the City of College Park for such assessment. A successful award would greatly assist this community in its redevelopment efforts. Thank you for your consideration.

Sincerely,

Shannon Ridley
Brownfield Coordinator

File: FFY 2021 EPA Grant Applicants, City of College Park-Assessment

Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: Wedged between the City of Atlanta and the Hartsfield-Jackson Atlanta International, "the world's busiest airport", sits the city of College Park (City), Georgia, population 14,819 (American Community Survey (ACS), 2018). Historically, a vibrant educational, commercial, and industrial community flourished next to the Airport. With the Airport's success and continual expansions, College Park boomed, growing from 3,622 residents in 1925 to 23,469 residents in 1960. However, by the 1970s, the Airport was forcibly acquiring and demolishing neighborhoods in College Park for expansions and noise abatement areas, and since then, the City has seen significant dips in population and economic prosperity. Due to the airport property acquisitions, the City's aging housing stock, and lack of adequate affordable housing, residents fled the City. Between 2000 and 2010, the City lost nearly 32% of its population, decimating its property tax base by 19% (City Finance Department). The decline in resident population led to commercial businesses closing, loss of jobs, and a decrease of economic activity. These factors contribute to the City crime index being 3.2 times higher than the State average for violent crime and 2.7 times the State average for property crime (Neighborhood Scout, accessed 8/27/20).

The target area for this application is the Six West district, a previously developed but now mostly vacant area lying between the College Park Convention Center and the Downtown districts and part of the area's federally-qualified Opportunity Zone (QOZ). The Six West district, previously known as Airport City, was named in June 2020 to capture the legacy of former neighborhoods anchored by six college-named streets and being west of the historic downtown district, the College Park MARTA station, and the Airport. The currently vacant and non-pedestrian friendly target area physically fractures the City; with the Convention Center and Downtown districts functioning independently of one another, rather than lending to a cohesive community landscape.

Significant environmental justice issues have arisen as the overwhelmingly minority and low-income residents (see section 2.a.ii (1)) have borne the brunt of the ever-encroaching Airport and its surrounding industry's growth, pollution, and traffic congestion (ACS, 2018). Impacts from the Airport and the industries supporting that growth, such as dry cleaners, storage/refrigerant units, landscaping, track maintenance, mechanical shops, and transportation/trucking depots, employed petroleum and hazardous substances, such as asbestos, lead-based paint, solvents and dry cleaning agents, heavy metals, and insecticide/herbicide. Through the City's current assessment grant, these contaminants have been detected in the target area and in other areas across the City.

Over the last several decades, developers noticed the opportunities in College Park but were drawn elsewhere due to noise from the airport; blight from resident flight and actual or perceived environmental contamination associated with brownfields. However, with new technology, aircrafts have become cleaner and quieter, diminishing the nuisances of living next to the Airport, and thus creating new opportunity potential in the target area, rather than the decline that has marred it for the past 50 years.

Building on the City's previous 2017 and 2019 EPA Brownfields Assessment grants, the City wishes to complete further assessment activities on the 311-acre target area that were not possible given the magnitude of brownfield issues in the community overall **(89 brownfields sites in 11 square miles)**. The high demand for Brownfields Assessment funding is evidenced by the City's 2019 Brownfields Assessment Grant being fully encumbered within 10 months.

The City published its *2020 Six West District Plans* that portrayed a vision that will link the Downtown and the Convention Center districts of College Park through the redevelopment of Six West (target area). The target area will be transformed into a mixed-use, safe, and walkable area, with new employment opportunities for existing residents. However, the City needs the support of

EPA through this brownfields assessment grant in order to make this vision become a reality for the benefit of the Six West residents.

ii. Description of the Priority Brownfields Site(s)*:* The following sites are priority sites that represent the brownfields issues that continue to plague the City. These sites were selected by the public through community engagement activities and for their potential for suitable redevelopment. Priority sites are located in the **City's Qualified Opportunity Zone** (CT13121010603) and are all **partially located in FEMA Flood Zone A**.

- **The Landing Park:** Half of this six-acre assemblage has been Moody's Wrecker Service, an automobile service and salvage yard, for three decades. A Phase I ESA was completed on this property through the City's Assessment Grant finding 250-gallon aboveground storage tanks of oils and hydraulic fluids with staining and no secondary containment, improper storage and handling of 55-gallon drums of various contents, dismantled cars on the bare ground with potential petroleum leakage, an oil pit, and more lending to both petroleum and hazardous substance contamination. Remaining grant funds have been allocated to a partial Phase II ESA; however, additional sampling and delineation will be needed to complete assessment. The City has secured site access and is in the process of acquisition and entering the property into Georgia's Brownfield Program in preparation of remediation (FY22 Cleanup Grant planned) and transforming this property into The Landing Park - a stormwater management park for Six West.
- **African American Music Museum and Theatre**: This .75 acre property is adjacent to the east of The Landing Park and has concerns of down gradient contamination impacting the site. Additionally, there are concerns for asbestos and lead-based paint in the inhabitable existing structures. This site will be redeveloped as the African American Music Museum and Theatre to foster and promote education, culture, and creativity in the Target Area.
- **1904 W Harvard Ave**; 0.43 acres; 500 feet from residents; former auto repair, filling station and dry cleaner; partially vacant; potential volatile organic compounds (VOCs), perchloroethylene (PERC) and petroleum product contamination; the City has access; proposed for mixed-use retail and affordable housing. In Six West's commercial increment district. The buildings will be reused, with some expansions to bring the building fronts to the edge of the existing sidewalks.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The redevelopment strategy for this project is **to redevelop Six West, a federally-qualified Opportunity Zone** (target area) from its current state as a heavily blighted, mostly vacant 171-acre area with vagrancy, known environmental contamination, and illegal dumping issues **into a cohesive, transit-oriented, pedestrian-friendly, and sustainable community.** The City of College Park, in conjunction with the Atlanta Regional Commission (ARC), developed the *2019 Six West Master Plan* that incorporates **infill development and pedestrian pathways that link Six West with the Downtown and Convention Center districts**. This *Master Plan* was approved by the City Council in September 2020. A primary goal of the plan is to provide this neighborhood of high poverty (40.4%, American Community Survey, 2018), and unemployment (16.4% for target area) (Bureau of Labor Statistics, August 2020), with safe, walkable access to local major employment centers: the Airport, the Convention Center, and the downtown. Through this comprehensive planning effort, created with community input, a conceptual plan was created for the target area that capitalizes on existing infrastructure (sidewalks, roads, and utilities) remaining from the Six West district's former development. The *2019 Six West Master Plan* emphasizes the target area's potential for sustainable mixed-use redevelopment and reuse as well as links to multi-modal transportation already existing here: the plan adopted in DATE is a 15-year visionary plan with phase I activities covering the next three-five years. The plan outlines multi-modal transportation options tying together the five sub-districts within the Six West target area. These

areas are the corporate district; a redevelopment commercial district; an in-fill reuse commercial district; an entertainment district; and a residential district (*Six West Master Plan*, pages 83-85). **Planned uses for the priority brownfield sites (mixed-use development) are consistent and align with the *Master Plan*.** The plan was developed to spur the local economy through infill development, while decreasing unemployment and providing non-automobile dependent downtown access to visitors of the Convention Center, Airport, and hotels, but more importantly to provide new job opportunities to area residents.

ii. Outcomes and Benefits of Redevelopment Strategy

The *2019 Six West Master Plan* has been specifically designed to revitalize the local economy through job access and creation, while also focusing on the community-identified priorities of 1) jobs with living wages; 2) sense of place; 3) transportation alternatives; and 4) environmental protection. With the target area's 16.4% unemployment, which is 6% higher than the current national rate, the need to improve employment opportunities is great. The City intends to do this in two ways: improve job access and through job creation. First, the City plans to **improve access to existing job opportunities**. Implementation of the *Master Plan* will result in a community that provides safe access to existing job centers in College Park and beyond.

Secondly, the City is focusing on **creating new job opportunities to lower** unemployment, increased incomes, and increase the economic vitality of the City as a whole. **The strategy also intends to capitalize on the target area's designation as a Federally-Qualified Opportunity Zone** by attracting perspective developers and large-scale employers through incentives connected with this designation, including tax deferments and access to the Qualified Opportunity Fund. The redevelopment investment in the target area is estimated to be more than $1 billion with over 4.3 million square feet of commercial space redeveloped. This office and retail space will create a minimum of 4,000 professional/office jobs and over 2, 000 retail jobs. The City will benefit from an estimated $500,000 in annual property tax revenue.

In 2016, the City and Fulton County secured Federal Transportation Livable Centers Initiative funds to design a pedestrian bridge that will connect the Downtown and the Six West districts to the Convention Center and Airport. This feature will improve walkable access between residential areas and jobs. By assessing and addressing brownfields sites in the target area, this proposed project will improve the safety of area pedestrians and residents. Further, the City's commitment to sustainability and livability is demonstrated by its development of the Southeast United States' largest compressed natural gas fueling station offering alternative fuel to the public. College Park Power, which developed the station, also offers consumers a choice of purchasing blocks of green power. The City has a goal of making Six West the most energy efficient and technologically-engaged area in metro Atlanta. To achieve that, the City developed a renewable energy and energy efficient building/business practices incentives package currently available to developers investing in the target area and the City overall.

Once sites in the target are assessed, the City can determine if cleanup of area brownfields sites is necessary to remove potential hazardous substances or petroleum products discovered through the assessment process. Or if assessments determine that sites are ready for reuse and redevelopment then the sites can move forward in accordance with the area reuse plans. The City has forecasted that redevelopment in the target area over the next 10 years could result in 1.6 million square feet space for **new employment opportunities, which translates into at least** 2,500 permanent, living-wage jobs, and a forecasted total of $330 million in new investment within the target area. This scale of redevelopment within the target area is anticipated to increase the City's taxable digest by more than $113.5 million annually.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: The City has designated Six West as a Tax Allocation District (TAD), which will increase developer interest in this target area and will lead to eventual

reuse and redevelopment as described above. Projected revenue increases equates to more than $4.6 million in annual property tax increments (increased over current levels) from real estate taxes by 2025. The increased revenues will allow the City to reinvest in the target area and maintain the target area once redeveloped. The City has had success in leveraging funds for infrastructure in the area; the City used a special-purpose local-option sales tax (SPLOST) to fund $500,000 over the last five years in sidewalk improvements within the target area towards the goal of improved walkability and pedestrian safety. To that end, the City received a $9,000,000 Georgia DOT grant to fund a pedestrian overpass for Camp Creek Parkway in 2020.

As noted earlier, the target area is located within the City's federally-qualified **Opportunity Zone**. This designation will attract potential developers to invest in the area, potentially bringing millions of dollars of investment into the target area. In addition, College Park, as an entitlement community, receives approximately $52,000 annually in U.S. Housing & Urban Development Department (HUD) Community Development Block Grant funding. While the program allows the City to spend money on redevelopment and improvement needs, these funds are not sufficient to conduct the extent of assessment necessary to move the Six West area towards reuse and redevelopment; however, the City is committed to allocate staff time and effort for the management of the Brownfields Program as in-kind services.

ii. Use of Existing Infrastructure

The priority sites identified are all supported by existing infrastructure, utilities (gas, water, and electric), roads, and sidewalks (partial). Additional sites identified for assessment in the target area will also make use of this infrastructure, which remained in place when homes were torn down for airport noise abatement purposes. The existing infrastructure is currently being updated by the City, leveraging various funding sources including SPLOST, Georgia DOT, and more. Building infrastructure and site-specific infrastructure improvements will be the responsibility of developers.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: As discussed above, the City saw a significant decrease in population during the last 50 years, most dramatically between 2000 and 2010 (32% pop. loss and a 19% decrease in property tax base). The population has increased only slightly since then and the property tax base not yet fully recovered. **Current housing vacancy rates in the City hover at around 25.3% compared to 12.2% across the US** (ACS, 2018). The median value of homes in the City is $167,900 compared to a median value in the US of $204,900 (ACS, 2018). **The decreases in the property tax base due to declining property values and high vacancy rates, as well as decreases in sales tax revenues due to a declining business presence, means that the City cannot easily address blight issues;** meanwhile, the costs to provide local services continue to increase. For example, policing costs due to a significant crime rate and costs to address vacant and abandoned properties continue to climb. From 2016 until 2019, the annual public safety costs in the City rose by nearly $340,000. In the same period, there was 0% growth in ad valorem real estate taxes. Further, overall **City operating expenses grew by 14.6% overall from 2018 to 2019 alone.** With a population of less than 15,000 persons, the City has no remaining budget for environmental assessments; however, the City has a plan to move forward with assessment with the support of this proposed EPA grant and sees a future with purposeful redevelopment as a result of leverage gained from this investment in the City.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Between 2000 and 2010, land acquisitions and demolitions for noise abatement and planned airport expansions resulted in the loss of nearly 3,000 housing units within the target area. Illegal dumping is prevalent in this mostly vacant area. The surviving structures are in very poor condition and serve as danger to area youth who may venture

to explore vacant structures. The vacant and deteriorating structures create ideal havens for crimes and drugs. Squatting is also problematic given the high vacancy rates. This environment creates inherent health and safety issues due to the dilapidated nature of the structures and possible residual contaminants. **The crime rate in College Park is more than 500% greater than the national average** (Neighborhood Scout) and significantly higher for both violent and property crimes than State or national rates (FBI.gov).

Demographic Data Source: American Community Survey, 2018	Population	Total Minority Population	Poverty	Poverty of Children	Population under 18 years
Six West (Target Area)	**4,532**	**99.2%**	**40.4%**	**48.8%**	22.5%
College Park	14,819	83.7%	31.5%	54.1%	26.5%
Georgia	10,297,484	39.0%	16.0%	22.9%	24.3%
United States	322,903,030	24.5%	14.1%	19.5%	22.8%

The majority of residents in the City and the target area consist of sensitive population as demonstrated in the table above. These populations are susceptible to the impacts associated with brownfields and can be most severely impacted by welfare issues that arise from the conditions described above, and which also includes brownfields, blight, and lack of transportation. Additionally, loss of population led to decreased business revenues, lending to closures and vacancies of multiple businesses, further exacerbating blight within the community. The high crime rate and the large number of vacant storefronts, abandoned structures and vacant lots contribute to blight in the community and result in adverse public health outcomes (drugs, alcohol, mental health issues).

The lack of safe, walkable access to employment contributes to the City's high unemployment (16.4%) and 28.4% of College Park households do not have access to a vehicle (ACS, 2018). Furthermore, the target area is designated as medically underserved (hrsa.gov) and a food desert (ers.udsa.gov). There are no supermarkets in the target area and only one citywide. Noteworthy, the majority of the existing housing was constructed before 1979 (Neighborhood Scout) with known asbestos and lead paint issues, as documented from the City's prior Assessment Grants. Assessment, cleanup and revitalization of the City's blighted areas, consistent with the City's redevelopment plan for the target area, will raise the standard of living through increased availability and access to jobs through purposeful infill redevelopment and through increased walkability and better access to alternative transportation options. Greater incomes for residents and means to travel to those living-wage jobs will help to revitalize the area through increased revenues from income tax and commercial taxes.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Incidence rates for breast cancer, prostate cancer, and low birth weight are higher in Fulton County than state and national rates.

Incidence of Health Risks and Issues	**Fulton County**	**Georgia**	**United States**
Percentage of Low Weight Births[1]	**10.9%**	9.5%	8.0%
Breast Cancer Incidence Rate[2]	**135.0**	123.5	123.0
Prostate Cancer Incidence Rate[3]	**188.4**	150.1	131.7
Lifetime Asthma Incidence Rate[3]	13.2%	13.5%	12.9%
Heavy Alcohol Usage[4]	**17%**	10.5%	14.6%
Health data is unavailable at the city level for College Park. [1]Health Resources Services Administration, 2014, [2]CDC 2010, [3]CDC 2011, [4]Robert Wood Johnson Foundation, County Health Rankings, 2014			

EPA EJScreen most recent data for the target area lists the National Air Toxics Assessment (NATA) **Respiratory Health Index at the 90th - 95th percentile** compared to national values and the **NATA cancer risk, lead paint indicators and traffic proximity are all between the 80th -**

90th percentile. Deaths related to asthma for back persons is 75% higher than whites, (Asthma Allergy network, which is concerning given our predominant minority population and the impacts on asthma of the contaminants suspected in the Target Area. Recent environmental assessment has demonstrated that the College Park golf course has impacted the target area from pesticide, lead contamination and methane from an unpermitted landfill. As mentioned in section 1.a.i the following substances have been found in the target area and across the City; asbestos, lead-based paint; solvents and dry cleaning agents; heavy metals, and insecticide/herbicide. **These contaminants and area conditions have the potential to cause respiratory disease and cancer and can negatively impact asthma and birth weights** (cdc.gov). Given the incidence rates noted in the table above, the contaminants in the area are negatively affecting the health of area residents. Further assessments under this grant will result in identification of Brownfield contaminant sources and lead to cleanup and reduction of related health threats. Eliminating risks from contamination at brownfield properties (VOCs, PERC and petroleum at the priority sites), with a pedestrian friendly redevelopment plan, will be a step in the right direction for reducing environmental health risks to the community, facilitating improvements in health conditions.

(3) Disproportionately Impacted Populations: In addition to environmental issues from individual brownfield sites, the residents of this community suffer from cumulative negative environmental impacts. Six West residents live in close proximity to the world's busiest Airport (0.17 of a mi); Interstate-85 (abutting); CSX rail yard (abutting); three CSX rail lines (within target area); two MARTA rail lines (within target area); and the Stephenson Chemical Co. Hazardous Waste Site (0.10 of a mi). **With more than a third of all College Park residents living in poverty (40.4% in the Target Area)**, and**,** given that the City's median household income at $32,039 ($29,066 in the Target Area) is less than 55% of the median $55,679 in Georgia and $60,293 in the US, this is the community in which these residents can afford to live (ACS, 2018). The median rent here is $852 per month compared to $1,058 in the US. The community's unemployment rates are 16.4%, significantly higher than the US (10.4%) (US Department of Labor Statistics, August 2020), and **34.5% of households in the City have received food stamps** (SNAP) in the past 12 months (ACS, 2018).

As a major transportation hub of airports, interstate highways, and rail yards, the City and Target Area's air is heavily impacted by emissions from cars, planes, and trains. More than 2,700 planes take off and land at the airport daily (www.atl.com), and the only thing that separates the Target Area from the Airport's parking areas is a rail yard with 11 tracks. In and around the City circulate more than 30 lanes of freeway traffic with approximately 128,000 vehicles per day. The predominant presence of a multitude of track and freeways has negatively impacted walkability; hence, it is difficult for area residents to access the public transportation options in the area, despite being surrounded by planes, trains and automobiles: 20 % of residents have no access to cars and only 20% commute via public transportation (Census, 2018 5-year estimates). The 2018 Air Quality Index, nitrogen dioxide levels in the city were three times higher than in the US. Based on city noise contours, approximately 20% and 80% of the target area is subjected to noise levels of or above 75 and 70 Day-Night Sound Levels (DNLs), respectively. Comparably, freeway traffic is about 70 DNLs. Given that the majority of residents fall into a category of a sensitive population, such as minorities, these population subgroups are disproportionately impacted by brownfields and the conditions that exist in the city and target area, such as described above. This proposed project seeks to be the catalyst that will eliminate some of the impacts on the area's sensitive populations from these adverse conditions. By improving connectivity to mass transportation and walkability, the City is seeking to reduce impacts from traffic volume and to improve air quality and associated health conditions. By creating more jobs and improving access to existing jobs, the City is working to poverty and the conditions associated with poverty. Given the overwhelming conditions in the City and target area, it is imperative that the City secure EPA assessment dollars

in order to spur revitalization in the target area for the benefit of the community.

b. Community Engagement

i. Project Involvement and ii. Project Roles: College Park has had important successes engaging the community through its Brownfields Community-wide Assessment grants. **Members of the Brownfields Steering Committee (BSC),** organized during the 2017 grant project, and **community partners will have direct input into all decisions through voting on site selection, cleanup, and site reuse plans for future development during community engagement meetings and through online submissions** to the City's Brownfields Project Manager. The local business community, while small, is active with regular merchant meetings and outreach. Below are community organizations that have made firm commitments to planning and implementation of the Brownfields Grant.

Community Partner Name	Point of Contact	Role(s)
Historic College Park Neighborhood Association	Reggie Wilkins; 678-984-0998; no e-mail	Member on BSC; Disseminate info between the assoc. and the BSC; Public outreach
Main Street Association	Renee Coakley; 404-305-2053 rcoakley@collegeparkga.com	Public outreach/input on brownfields at monthly Merchant Meeting networking events; Member on BSC
Woodward Academy	Mary Leslie Hardy; 404-765-4011; maryleslie.hardy@woodward.edu	Meeting space for BSC; Member on BSC; Promotion of sustainable technologies; Educational brownfield webpage
Aerotropolis Atlanta Community Improvement District	Kirsten Mote; 404-349-2211 x106; kmote@aerocids.com	Fund community improvement projects in Target Area; Highlight brownfield redevelopment at meetings; Member on BSC
Aerotropolis Atlanta	Gerald McDowell; 404-349-2211; gmcdowell@aerocids.com	Marketing of sites locally and internationally to corporate CEOs and developers
ATL Airport District Visitors Bureau	Cookie Smoak; 404-334-7501 csmoak@atldistrict.com	Marketing sites and hospitality opportunities nationally; Provide platform for public outreach initiatives; host large events for residents and national stakeholders

iii. Incorporating Community Input: The City will build on the community involvement activities under its existing Brownfields Assessment Grant to communicate progress and solicit input on assessment and cleanup planning activities. The existing Community Involvement Plan (CIP) and Brownfields Steering Committee (BSC) are designed to explain and communicate project activities, and seek input from the target community as a whole, and appropriate interested parties. Progress information is and will continue to be dispersed through publishing and mailing newsletters, public posting of information at transit stops, updating social media, holding public meetings (either in person or online), updates to the City website, press releases, and updates at monthly City Council and neighborhood meetings. Prior to conducting additional assessments, the City will host a community-wide forum with the BSC, where residents and stakeholders will have the opportunity to learn about the brownfields process, provide comment, voice priorities, and vote on site selection. Various site plan options created with community input from the last grant are currently being incorporated into developer recruitment activities conducted by City economic development staff to facilitate site reuse that meets the needs of community members to the greatest extent possible. In 2020, the City has hosted 10 virtual meetings, 4 of which have been specifically geared to the Target Area. Attendance at these meeting has averaged at 20-60 participants. Given the success of this format, the City will continue with online meetings until a hybrid model is safe and feasible and will investigate alternative formats to maximize participation.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Task/Activity 1: Programmatic Support
i. Project Implementation: Discussion of EPA-funded activities for the priority and non-priority site(s): procuring a Qualified Environmental Professional (QEP); cooperative agreement oversight; monthly team meetings. Attendance of staff at brownfields conferences and training to improve efficiency and results through staff development *Non-EPA grant resources needed:* in-kind resources that includes project team staff time and effort
ii. Anticipated Project Schedule: Programmatic efforts will occur throughout the life of the project, Ongoing throughout the project from Months 1-36.
iii. Task/Activity Lead (s): Project Director with support from QEP and project staff
iv. Output(s): 12 quarterly reports, four brownfields training events completed by staff; ACRES data entry; 33 monthly team meetings; 1 closeout report
Task/Activity 2: Community Involvement
i. Project Implementation: Discussion of EPA-funded activities for the priority site(s): securing site access; community engagement; site selection. Discussion of EPA-funded activities for non-priority site(s), if applicable: A minimum of six community engagement meetings that will include brownfields education programming; community input on site recommendations, suitable reuse and redevelopment of assessed sites; and a planning charrette. *Non-EPA grant resources:* in-kind project team staff effort
ii. Project Schedule: Ongoing throughout from months 3 through 30, 1st meeting held by month 4
iii. Task/Activity Lead(s): Project Director with support from QEP and project staff
iv. Output(s): Community Involvement Plan; 6 meeting summaries; community input for reuse plans
Task/Activity 3: Site Assessments
i. Project Implementation: EPA-funded activities for the priority site(s): 1 update to the existing Brownfield site inventory; Phase I and Phase II investigations EPA-funded activities for non-priority site(s): Identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes. Non-EPA grant resources needed: in-kind staff time for QEP oversight
ii. Anticipated Project Schedule: Ongoing throughout the project from months 4-30
iii. Task/Activity Lead(s): QEP leading due the technical nature of site assessments) with oversight by the City project director and technical director
iv. Output(s): site inventories; 16 Phase I and 5 Phase II environmental site assessment reports; Asbestos and Lead Based Paint surveys; one Generic Quality Assurance Plan updates (QAPP); 5 sites-specific QAPPS
Task/Activity 4: Cleanup and Reuse Planning
i. i. Project Implementation EPA-funded activities for the priority site(s): 5 ABCAs for cleanup planning at a specific sites; EPA-funded activities for non-priority site(s): identical work will be completed at sites identified in the public engagement and brownfields inventory processes, if warranted and as funds allow. Non-EPA grant resources needed: in-kind resources: City staff time related to planning efforts and economic development staff efforts to move the sites towards productive reuse
ii. Anticipated Project Schedule: Ongoing from project months 9 through 33
iii. Task/Activity Lead(s): Project Director with assistance from QEP
iv. Output(s): a minimum of 5 reuse plans and visual renderings; 3 market analysis reports

b. Cost Estimates

The following grant activities are associated with previous project experience and on the anticipated outputs and related cost estimates, with an average hourly contractual rate ($125) based on area market and allowable federal rates. All tasks will be conducted as dedicated by COVID-19 protocols as in person or online events as appropriate. Assessment activities will be conducted in strict adherence to safety protocols to protect field staff and community members.

Task 1 Programmatic Support: $24,000

Management and execution of the grant, including grant deliverables of EPA quarterly reports, MBE/WBE forms, updates to the EPA ACRES database, and other deliverables necessary to maintain compliance with EPA cooperative agreement terms and conditions will be completed by the consultant (under ***contractual***) at a cost up to *$18,000* (144 hrs. over project lifetime @

$125/hr.). ***Travel*** costs include *$6,000* for two City staff members to each attend one National Brownfields Conference and one Southeast Brownfields Conferences (2 persons X 2 events= four events ($1,500 per event cost breakdown: registration $350; flight $400; ground transport/parking $100; 3 hotel nights at $150/night= $450; and 4 days per diem at $50= $200).

Task 2 Community Involvement $18,000

Contractual costs include an updated CIP at *$2,500* (20 hrs. @ $125/hr.), updates to the site inventory at *$1,500* (12 hrs. @ $125/hr.), one planning charrette to facilitate community input at $1,500 (12 hrs. @ $125/hr.); a community-wide forum with the BSC at *$1,500* (12 hrs. @ $125/hr.), 12 BSC calls/meetings at *$3,000* (12 at 2 hrs. @ $125/hr.) ***Supplies*** (including brochure printing) are budgeted at *$2,000*. Six community meetings and up to three brownfields-related educational events/conferences *$6,000* (48 hrs. @ $125/hr.) over the grant lifetime.

Task 2 Site Assessment: $228,000

Contractual costs will include an update to the existing generic Quality Assurance Project Plan (QAPP) at *$3,000* and 16 Phase I ESAs totaling *$56,000* (16 @ $3,500) with an additional $*24,000* allocated to expected lead and asbestos surveys (based on activities in the previous grant- costs vary related to size of structure and square footage of materials). Phase II ESA activities will vary in size and complexity, and costs are estimated to range between $10,000 and $50,000. 5 Phase II ESAs, including associated QAPPs/H&S Plans costs, are budgeted at *$145,000* (5 @ $29,000).

Task 4 Cleanup & Reuse Planning: $30,000

Contractual costs include 5 ABCAs totaling *$30,000* (5 @ set fee of $6,000 each) Community planning charrette covered under community engagement activities. Considerable resources have been conducted as a result of the previous assessment grant and ongoing planning efforts, particularly activities completed by planning staff, will be considered leverage (see section 2.c.i.).

Cost categories	Task 1 Programmatic Support	Task 2 Community Involvement	Task 3 Site Assessment	Task 4 Cleanup/Reuse Planning	Total
Travel	$6,000				$6,000
Supplies		$2,000			$2,000
Contractual	$18,000	$16,000	$228,000	$30,000	$292,000
Subtotals	**$24,000**	**$18,000**	**$228,000**	**$30,000**	**$300,000**

c. Measuring Environmental Results: The reuse intended at African American Music Museum and The Landing Park will celebrate cultural heritage through branding opportunities with local art, signage and architectural features to create a unique destination for College Park rich with cultural history. The park will include space for food truck vendors, greenspace for picnics, family gatherings, a state-of-the-art playground for all ages, outdoor fitness, public events, and airplane viewing. A stage or amphitheater designed to shelter sound from the airport and also redirect sound from the residential areas could host events. The park is strategically in-line with a departure runway, so residents, global travelers and local visitors can come and view planes taking off. Six West, the adjacent primary redevelopment project, will feature a comprehensive green infrastructure strategy provided through regional watershed infiltration, bioretention landscape, tree filter boxes, permeable pavements and rainwater harvesting, thus reducing the carbon footprint of the airport and surrounding industry. The Brownfields Project Manager will be responsible for tracking, measuring, and evaluating progress through measurable **output and outcomes**. A spreadsheet of expected outputs and outcomes is currently and will continue to be maintained by the City and updated quarterly, with input from the consultant. Anticipated **outputs** include number of: sites added to site inventory, community meetings/charrettes held, ACRES entries, Phase I and II ESAs completed, ABCAs completed and Site Reuse (Planning) Assessments created. Reports to EPA, MBE/WBE forms, and closeout reporting will also be outputs. Anticipated **outcomes** include number of: attendees at community

meetings/events, sites/acres able to be marketed with understanding environmental conditions, sites made available for reuse, jobs created, dollars leveraged, contaminant concentrations reduced, acres of green space created, and sites redeveloped. Qualitative measures of long-term community education and overall improvement of quality of life will be monitored through surveys. Progress will be measured against meeting anticipated deadlines and community satisfaction during and after the three-year project period. The Staff will work with the EPA Project Officer if the project should veer off-course and will implement corrective measures.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure and ii. Description of Key Staff: The City has a proven and grant-tested team in place to manage the proposed grant and to insure that funds are expended in a timely and efficient manner. The project, as was the case in the City's successful 2017 and 2019 EPA Brownfields Community-wide Assessment Projects, will be jointly managed by Mr. Artie Jones, the City's Economic Development Director, as its Brownfields Project Director, and Ms. Tasha Hall, the City's Economic Development Program Manager, as the Brownfields Project Manager. Mr. Jones and Ms. Hall currently co-manage the City's EPA Brownfields Program, successfully pushing projects forward and marketing sites to developers. In 2019, Mr. Jones and Ms. Hall oversaw more than $2,400,000 in property transactions. Both are committed to the ongoing success of the City's Brownfields Program and have experience with real estate development, due diligence, community/stakeholder engagement, and managing grants (including two Brownfields Assessment Grants and one Brownfields Cleanup Grant), and guiding consultants. The Brownfields Project Manager (Ms. Hall) will oversee work conducted by the Qualified Environmental Professional (QEP) who was procured following the Code of Federal Regulations.

iii. Acquiring Additional Resources: The City's Finance Department has procurement procedures in place to acquire additional expertise/resources and these procedures meet federal and state procurement requirements. Currently, the City is working with a qualified environmental professional (QEP); however, the City's purchasing department will resolicit and reselect a QEP, if required, to assist with the project in compliance with Federal Procurement Standards in 2 CFR 2000.317 through 200.326. In the event that either Ms. Hall or Mr. Jones were assigned new roles or leave the City, the City has hiring and staffing procedures in place to facilitate a seamless transition to future staff.

a. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

1. Accomplishments: College Park was awarded a 2017 Brownfields Community-wide Assessment grant of $300,000 that was fully expended. Phase I ESAs were completed on 26 properties and 4 Phase II ESAs and 3 cleanup/reuse plans were completed. Some Phase II ESA efforts were combined for various sites for cost savings. The City subsequently received a 2019 Assessment Grant that was fully obligated within 11 months. By September 30, 2020, $256,492.90 were drawn down through ASAP. 13 Phase I ESAs have been completed, with all remaining funds obligated to Phase II ESA efforts. Cleanup/reuse planning has been completed on 4 properties. Further, the City has a generic QAPP, CIP, and Brownfields Brochure. The site assessment tasks completed (outputs) and realized outcomes have been entered into EPA's ACRES database.

2. Compliance with Grant Requirements: The City has one ongoing EPA Brownfields Community-wide Assessment Grant. All remaining funds have been obligated and will be expended no later than February 2021. The City has complied with the EPA-approved work plan, schedule and terms and conditions for the FY 2017 and 2019 grants. Quarterly reports and grant deliverables were prepared and submitted to EPA and entered into the ACRES database. All funds were expended with the FY 2017 grant and all funds will be expended approximately 19 months in advance of the agreement closure date (9/30/22) for the FY 2019 grant.

Threshold Criteria
City of College Park, Fulton County, Georgia

A statement of applicant eligibility: The City of College Park, Georgia is eligible to apply for an EPA brownfields Community-wide Assessment Grant as a local government as defined under 2 CFR 200.64.

Documentation of applicant eligibility if other than city, county, state, or tribe; documentation of 501(c)(3) tax-exempt status or qualified community development entity: Not applicable

Description of community involvement: The City of College Park intends to work with Community Partners as stated in this application to assist in site selection, prioritization, reuse decisions and informing the public on project status and updates. The City will build on the community involvement activities under its existing Brownfields Assessment Grant to communicate progress and solicit input on assessment and cleanup planning activities. The existing Community Involvement Plan and Brownfields Steering Committee (BSC) was developed and formed, respectively, to explain and communicate project activities, and seek input from, the target community as a whole, and appropriate interested parties. Progress information will be dispersed through publishing and mailing newsletters, booths at community festivals, posting information at transit stops, updating social media, holding public meetings, updates to the City website, press releases, and updates at monthly City Council and neighborhood meetings. Prior to conducting additional assessments, the City will host a community-wide forum with the BSC, where residents and stakeholders will have the opportunity to learn about the brownfields process, provide comment, voice priorities, and vote on site selection. Following this forum, the City will have booths at community festivals throughout the grant cycle, as the City has found this method of outreach reaches a diverse and large number of residents and stakeholders. Under our existing grant, we are working on doing reuse plans based on survey information and input gathered from two recent community festivals Oct 13th and Oct 31, 2018. Various site plan option that will be presented at a community meeting to solicit responses, edits, thoughts, etc. Similar activities are planned under this new grant. In addition, the Brownfield Working group will continue to meet quarterly. The County will offer alternative meeting formats as necessary to accommodate social distancing/lockdown mandates as appropriate due to COVID-19 protocols.

Documentation of the available balance on each Assessment Grant; or an affirmative statement that the applicant does not have an active Assessment Grant: The City has one ongoing EPA Brownfields Community-wide Assessment Grant. All remaining funds have been obligated and will be expended no later than February 2021. The City has complied with the EPA-approved work plan, schedule and terms and conditions for the FY 2017 and 2019 grants. Quarterly reports and grant deliverables were prepared and submitted to EPA and entered into the ACRES database. All funds have been expended in advance of the agreement closure date. **See attached documentation.**

Payment Transaction Confirmation

Payment Request Sequence Number : 03-31-2020 77253328

Payment Request Type :	Individual
Payment Method :	FEDWIRE
Bank Relationship :	061000104*********9412
Requested Settlement Date :	04/01/2020
Requested Date and Time :	03/31/2020:18:24
Total Items :	1

Recipient : CITY OF COLLEGE PARK (1339947)

Federal Agency : ENVIRONMENTAL PROTECTION AGENC (68128933)

Cash On Hand : **Total :$124,587.50**

Seq # / Item #	Account ID	Account Status	Request Reference Number	Available Balance	Remittance Code	Remittance Amount	Amount Requested	Payment Request Status
00001/1	BF00D94219	Open		$175,412.50				Queued to be sent to Funds
	BF00D94219-G400NY00 - HAZ SUBSTANCE	Open					$91,526.23	
	BF00D94219-G400OR00 - PETROLEUM	Open					$33,061.27	

Payment Transaction Confirmation

Payment Request Sequence Number : 09-18-2020 77253328

Payment Request Type :	Individual
Payment Method :	FEDWIRE
Bank Relationship :	061000104*********9412
Requested Settlement Date :	09/21/2020
Requested Date and Time :	09/18/2020:20:33
Total Items :	1

Recipient : CITY OF COLLEGE PARK (1339947)

Federal Agency : RTPFC-Grants (68128933)

Cash On Hand : **Total :$99,050.36**

Seq # / Item #	Account ID	Account Status	Request Reference Number	Available Balance	Remittance Code	Remittance Amount	Amount Requested	Payment Request Status
00001/1	BF00D94219	Open	2	$76,362.14				Queued to be sent to Funds
	BF00D94219-G400NY00 - HAZ SUBSTANCE	Open					$19,113.53	
	BF00D94219-G400OR00 - PETROLEUM	Open					$79,936.83	

BUILD: 2020.08.31(31.0.8) | CLONE: (ASAPGov_Cluster_Clone1) | Current Cycle Date: 09/24/2020

Althea Philord-Bradley
Working For 1339947

Home | Enrollments | Payment Requests | Agency Functions | Reports | Inquiries | Help | Log Off

Initiate Payment Requests (PR)

Step 4 of 4
Payment Transaction Confirmation

Payment Request Sequence Number : 09-24-2020 77253328

Payment Request Type :	Individual
Payment Method :	ACH
Bank Relationship :	061000104*********9412
Requested Settlement Date :	09/25/2020
Requested Date and Time :	09/24/2020:17:11
Total Items :	1

Recipient : CITY OF COLLEGE PARK (1339947)							
Federal Agency : RTPFC-Grants (68128933)							
Cash on Hand :				Total : $32,855.04			
Seq # / Item #	Account ID	Account Status	Requestor Reference Number	Available Balance	Amount Requested	Remittance Data	Payment Request Status
00001/1	BF00D94219	Open	4	$43,507.10			Queued to be sent to ACH
	BF00D94219 - G400NY00 - HAZ SUBSTANCE	Open			$11,828.00		
	BF00D94219 - G400OR00 - PETROLEUM	Open			$21,027.04		

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of College Park

* b. Employer/Taxpayer Identification Number (EIN/TIN): 5860000542

* c. Organizational DUNS: 0793788650000

d. Address:

* Street1: 3667 Main St.
Street2:
* City: College Park
County/Parish:
* State: GA: Georgia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 30337-2614

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:
* First Name: Tasha
Middle Name:
* Last Name: Hall-Garrison
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 404-305-2052
Fax Number:

* Email: tgarrison@collegeparkga.com

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

FY21 City of College Park GA EPA Brownfields Community-wide Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant GA-05 * b. Program/Project GA-05

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: * First Name: Tasha

Middle Name:

* Last Name: Hall-Garrison

Suffix:

* Title: AOR

* Telephone Number: 404-305-2052 Fax Number:

* Email: tgarrison@collegeparkga.com

* Signature of Authorized Representative: Tasha P Hall-Garrison * Date Signed: 10/28/2020

R04-21-A-073

CITY OF TAMPA

OFFICE OF THE MAYOR

Jane Castor, Mayor

Narrative Information Sheet

1. Applicant Identification
   City of Tampa, Florida
   306 East Jackson Street
   Tampa, FL 33602

2. Funding Requested
   a. Assessment Grant Type "Community-wide"
   b. Federal Funds Requested
      i. $ 300,000
      ii. Not applicable

3. Location
   City of Tampa, Hillsborough County, Florida

4. Property Information for Site-Specific Proposals
   Not Applicable

5. Contacts
   a. Project Director
      Ed Johnson, Urban Development Manager
      City of Tampa
      3808 N. 22nd Street
      Tampa, FL 33610
      813-242-3806
      Ed.Johnson@tampagov.net

   b. Chief Executive/Highest Ranking Elected Official
      Jane Castor, Mayor
      City of Tampa
      306 E. Jackson Street
      Tampa, FL 33602
      813-274-8909
      Jane.Castor@tampagov.net

6. Population
   368,087 residents

CITY OF TAMPA
OFFICE OF THE MAYOR
Jane Castor, Mayor

7. Other Factors Checklist

Other Factors	**Page #**
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	**1, 3**
The priority site(s) is in a federally designated flood plain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	**3**
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from State Environmental Authority: see attached.

306 East Jackson Street • Tampa, Florida 33602 • (813) 274-8251 • Fax: (813) 274-7050

FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

October 5, 2020

Cindy Nolan
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
nolan.cindyj@epa.gov

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Tampa's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-20-06, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the City's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the City of Tampa consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Yanisa Angulo, P.E., the Southwest District Brownfields Coordinator, at (813) 470-5757 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Kelly Crain

Kelly Crain, Environmental Manager
Brownfields and CERCLA Site Screening Section

KC/jc

cc:
Catherine Hayes, City of Tampa – catherine.hayes@tampagov.net
Ed Johnson, City of Tampa – ed.johnson@tampagov.net
Yanisa Angulo, P.E., DEP Southwest District – yanisa.angulo@dep.state.fl.us

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: The City of Tampa is located on picturesque Tampa Bay in west central Florida along the Hillsborough River, a major tributary to the Gulf of Mexico. As the third most populous city in Florida, Tampa has 368,087 residents with over 3.1 million in the greater metropolitan area (census.gov; Tampa-St. Petersburg-Clearwater MSA). The City is seeking to expand its previous brownfields successes to redevelop the target area known as West River. Located immediately west of downtown Tampa, West Tampa was founded in 1892 as an independent city by Scottish immigrant Hugh MacFarlane who purchased 200 acres of land along the river to develop as factory sites for investing manufacturers. Dozens of cigar companies and thousands of people moved here, thus the nickname "Cigar Capital of the World." West Tampa is one of the oldest areas of the City, and its history in cigar making has had lasting influence on the cultural fabric. West Tampa formally incorporated into the City of Tampa in 1925. The area has been home to Jewish families migrating from the north, migrant Cubans working in area cigar factories, as well as a home to Tampa's African American community. West Tampa families once enjoyed a rich social life that included social/sport clubs, cafes, and restaurants. Growth and prosperity continued until the Great Depression caused infinite hardships on Tampa's cigar workers, who were laid off and departed for New York City or Havana, Cuba. WW-II marked the end of the golden era of cigar manufacturing in West Tampa, and the next 50 years had profound impacts on the area; "Urban Renewal" destroyed the neighborhood in the early 60s. The state and federal governments constructed Interstate 275 through West Tampa's heart in the1960's and 70s; dividing West Tampa from downtown with a physical and psychological barrier. The lure of expanding suburbs also attracted many West Tampa residents. Consequently, West Tampa lost local businesses, further eroding the community's economic and social fabric, which left abandoned industrial sites and few jobs for residents.

Within West Tampa, **West River** is the City's newest Community Redevelopment Area (CRA) and is the **target area for this assessment project** (see 1.a.ii for description of CRA). The area is challenged with a myriad of socio-economic and environmental justice issues, including poverty, lack of access to healthcare, limited local employment opportunities, blight and a prolific number of brownfields. The West River neighborhood includes approximately 150 acres of land along the western banks of the Hillsborough River, an inland waterway and a tremendous asset to the target area. Foreclosures in the target area continue to be an issue, with a foreclosure rate of 5% and a rate of 1 in 8900 homes for the target area zip code (realtytrak.com). A 2015 land use survey revealed 106 vacant parcels (14.4 acres or 4.42% of area). Despite being a prime location, immediately adjacent to the downtown core with ready access to Interstate 275 and major commercial corridors, **developers are reluctant to consider the area due to suspect contamination from historical uses, the blight, and crime**. Investigation and quantification of environmental concerns is a necessary step in gaining prospective investors currently unwilling to consider the target area. Only through assessment and redevelopment can this community achieve the prosperity that grew here until 60 years ago.

ii. Description of the Priority Brownfield Site(s): Under Florida law (Chapter 163, Part III), local governments are able to designate areas as CRAs in areas with the following conditions: presence of blight and slums; substandard or inadequate structures; shortage of affordable housing; inadequate infrastructure; insufficient roadways and inadequate parking, all of which describes West River. The formation of the CRA allows the city to enact the tools needed to foster and support redevelopment of the targeted area. West River has suffered a steady decline in commercial, residential, and social activity, resulting in a mostly stagnant tax base and dispirited citizenry. The City with its community partners have engaged area residents to select the following priority sites as part of the process to create the *West River Master Plan (see next section).* The City will focus this project's effort to address the following West River catalyst

sites identified by stakeholders during the Community Redevelopment Planning process.

Site #1: Rome Avenue Assemblage (15.7 acres): Located in a Federally-Qualified **Opportunity Zone** it includes 2103, 2603 and 2609 N. Rome Avenue the site includes 4.7 acres of dilapidated, concrete buildings long ago vacated. The site is unsecured and historically operated as part of a mobile home park and racetrack. A 10.67-acre parcel of the site was most recently home to the City of Tampa Wastewater Department Collection Division**.** The site is known to have multiple **underground fuel storage tanks**, inhibiting its reuse due to **petroleum contamination concerns.** In addition, the buildings on the property were found to contain both **Asbestos** and **Lead Based** paint in concentration high enough to warrant full removal before any demolition or rehabilitation could take place according to a 2015 assessment. The site is used as a short cut (particularly by public school children) and potential exposure is a significant issue due to its proximity to many residences. **Next door is a Head Start program**, which assists **low-income families with young children, a sensitive population**. To the right of the site is a 135-unit apartment complex (**81 units described by HUD as low-income housing**). Facing the property is a line of private residences and beyond, blocks of mostly dilapidated residential properties and defunct businesses. West River is an aged, urban community with little undeveloped land. The site was selected as a priority due to the community's concerns of exposure to trespassers and neighboring residential properties, and its redevelopment potential. Site access has been secured. **Redevelopment concept**: The City is seeking to develop quality **Affordable Housing** with a **Community Health Center** onsite. The City has a partnership with local health care providers, Tampa Family Health Centers and Baycare Health Systems to include a federally qualified community health center and private clinic the serves mixed income levels of which both will provide improved access to health care and potential employment opportunities. Our Community Project Partner, Corporation to Develop Communities of Tampa, has an active Workforce Development grant (see community engagement table in section 2.a.i), which will assist in workforce development training with a goal of increasing jobs in the area.

Site #2: North Boulevard Homes (44 acres): Located in an **Opportunity Zone** on Main Street opposite of Interstate 275, this is the area's first public housing development completed in phases between 1940 and 1960. Constructed as a multi-family, townhome-style public housing complex, the site is presently closed/vacant and undergoing phased demolition due to multiple deficiencies. Due to the building's age, concerns of **hazardous substances**, including asbestos and lead-based paint, have slowed the pace of demolition and redevelopment. In a site adjacent to this property was a former **chemical company that stored high quantities of solvents** and other hazardous substances, which may have impacted this site. In order to alleviate blight, the community selected the site as a priority for redevelopment. Given its size, the site provides a relatively large piece of property in an area with little undeveloped land. **Redevelopment concept:** A quality **affordable, workforce housing development** is envisioned for the site in redevelopment. Site access for the site has been secured. Construction jobs would be created as a result of the project. Under state law, all revenues from taxable value increases to sites within a CRA are earmarked as reinvestment funds to the community and cannot be spent elsewhere.

b. Revitalization of the Target Area

i. <u>Reuse Strategy and Alignment with Revitalization Plans</u>: Together, the City of Tampa, the Tampa Housing Authority, and a broad representation of residents, business owners, community leaders and governmental agencies have long dreamed of a renewed West Tampa, including **quality, affordable workforce housing and new health services through a Community Based Healthcare Center,** in addition to improved physical and visual access to the riverfront and enhanced outdoor open space and park amenities for seniors, families and children. The framework for such an undertaking was delineated through collaborative discussion, including community visioning with the Urban Land Institute and Enterprise Community Partners. Today, the ***West River Plan*** is a redevelopment plan, created through this

collaborative process that outlines a hopeful and achievable future for the families, neighborhoods and local businesses that call West Tampa their home. The *West River Plan* establishes not only a vision for the future, but also a development implementation framework, for current and new residents of the target area who will want to be part of a diverse and vital community of new opportunity and enhanced quality of life. Additionally the redevelopment concepts will meet the C*ity of Tampa Planning Department Urban Design and Land Use Growth Goals* that encourage "higher density development with mixed-use corridor villages that protect neighborhoods and natural habitat, support transit and conserve energy." Given the age, condition, and potential for hazardous materials on the priority sites, these structures will not be suitable for reuse; however, the City does through its policy seek to conserve suitable historical or usable structures as often as possible and this will be considered in the reuse planning of other sites assessed under this proposed grant. The assessment of brownfield properties will enable the City to implement this plan to facilitate the redevelopment of the proposed sites into affordable housing with onsite community health center and clinic. West River is unique in Tampa given that it is a favorably located neighborhood whose developable land is almost entirely owned by four local governmental agencies (120 of 150 acres or 80%) who will work to revitalize and redevelop the neighborhood for the benefit of its residents. The *West River Plan* provides a new model for urban living on Tampa's riverfront without displacing current residents and reinforces the goal of equitable development. Utilizing the Department of Transportation's BUILD grant award to the City of Tampa, there will be vast improvements in the over 1.3 miles of riverfront which will benefit the community in multiple ways. By developing a network of open spaces, parks, trails, infrastructure, mixed-income residential units and commercial sites that will create jobs, the project connects and anchors this unique riverfront area.

ii. Outcomes and Benefits of Reuse Strategy: The redevelopment of both sites will spur economic development within the **Opportunity Zone and state designated Brownfields Area** located in the target area and serve as a catalyst for other redevelopment. The proposed **community health center and clinic** onsite will bring healthcare jobs and services to the target community, which offers not only higher wages but jobs with a focused career path. The proposed redevelopment into **affordable, energy-efficient housing** will create temporary construction jobs and then will bring more residents to the area to patronize existing neighborhood business will spur more economic opportunities. The redevelopment of West River fosters sustainable infill development and provides an alternative to the greenfields far outside the City core as the only affordable workforce housing option. Selected properties and proposed end-uses address the types of redevelopment most desired by the community's residents. The outcomes from these intended redevelopment projects include increased access for West Tampa residents to health care with a new, local medical facility and quality affordable housing built with energy efficiency in mind. These specific redevelopment plans will also benefit the local economy in terms of job creation and improvement to the local tax rolls. With added services and more affordable housing, residents will be spending their dollars on other items than basic needs. Once redevelopment ensues, neighborhood businesses are likely to return.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: A 2013 US HUD Sustainable Communities Grant ($100,000) was awarded to the city for the creation of the West River Plan, which as described above included an extensive community engagement process. The City has invested in acquisition in the project area, but needs assessment dollars to move the priority sites towards the next stages of redevelopment. Once assessment is complete, the City and our partners will determine funding sources for cleanup and redevelopment, which will include privates sector developers (RFP is underway), Opportunity Zone funds, CRA funds, and HUD affordable housing grants, as needed. Through the RFP process, the City of Tampa is expecting a minimum of more than $100M in private developer funding for the project area, with interested developers already reaching out. The City has partners with a private healthcare system who is committed

to a healthcare solution dedicate to the specific needs of the community and are committed to entering the target site once developed. The City has supported funding for the development of multiple Federally Qualified Health Centers for Tampa Family Centers through Health & Human Services Health Resource and Services Administration and will support future funding opportunities for this project.

ii. Use of Existing Infrastructure: Wherever possible, this redevelopment will capitalize on an existing infrastructure. Water, sewer and streets are in place to accommodate redevelopment. The sustainable reuse of existing infrastructure reduces the consumption of raw materials for new development and maximizes previous community investment. The City has been investing in streetscape improvements in the target area in the past three years. As a part of this process, a segment of a bike trail was completed to support connectivity in the target area. The City has also created an urban design policy (Policy15.1.4) that all redevelopment projects in West Tampa (target area) and elsewhere are designed for improved pedestrian traffic and connect and support the existing city-wide transit system. It is mandatory for developers to follow these requirements for permitting.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: This assessment proposal focuses on the investigation of real or potential contamination in the West River CRA, a low-income area. A CRA by definition (as described above) is an area in need of investment: **71.8%** of residents **live in poverty** compared to 14.6% in the US (American Community Survey (ACS), 2018) and **87.6% of area residents receive food stamps/SNAP** benefits, which emphasizes the need in this community and the burden on government services (ACS, 2018). **Unemployment prior to COVID-19 was 14.9% which was nearly 5 times that of the US overall.** Additional evidence of area poverty is found at Stewart Middle School, located one block form site #1. **72% of students are eligible for free or reduced lunch** (www.nces.ed.gov). Poverty, blight and crime add to the cost of government services in the City.

Recently, The City of Tampa's budget has been severely impacted by COVID-19 due to revenue loss and increased expenditures to protect the public and maintain critical services. The fiscal year 2020 impact is more than $50M, and the projected impact for fiscal year 2021 is more than $72M. The City has been forced to make numerous budget reductions and focus on priorities, which in turn does not leave funding available to conduct the necessary brownfield assessments to move this essential project forward. Moreover, **our target area is in the top range for the highest number of individual confirmed COVID-19 cases** (as per University of South Florida COVID dashboard) and one of the hardest hit areas in the state requiring assistance through Paycheck Protection Program under the Small Business Administration. . In the target area, **69.4% of residents** rely on public medical assistance, such as Medicaid, which indicates a **high concentration of economically-challenged patients** (ACS, 2108). These factors indicate a great need for the proposed redevelopment concepts – safe, quality housing and access to care at a local facility.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: The vast majority of West River's population is comprised of sensitive population groups including: **minorities (97%),** the impoverished (69.3%), women of child-bearing age (40%), children (32.7%) and percentage of adults aged 62+ (7.4%) (ACS, 2018). The main health and welfare threats, in addition to environmental exposures, to the West River Community are lack of access to health care, poor housing conditions/options, disproportionate Covid-19 impacts, and wide-spread crime. With high crime, low incomes and blighted conditions, the West River target area is unattractive to providers and retailers of critical need here. Medical practices are resistant to locate in such areas; therefore, the target area **is defined as a medically under-served community** scoring a 51 out of 100 (100 indicates no need) on the Health Resources and Services Administration Index of Medical

Underservice. Any entity scoring under 62 is considered in need (datawarehouse.hrsa.gov). When surveyed, the three top concerns for patients at Tampa General are obesity, cancer, and access to healthcare. By assessing potential contaminants for the purpose of cleanup, project area residents will have reduced exposures. Reduced exposures and redevelopment of the neighborhood has the potential to increase active and passive recreational participation as those who live here feel encouraged to participate and thereby reducing obesity rates. The development of a new community based healthcare facility will increase access to the medical care area residents need.

The distressed economic conditions combined with the deteriorated physical environment confirm the continued existence of blight and cause health issues. A previous Phase I assessment of the Rome Avenue Parcel found both **Asbestos** and **Lead Based Paint** located in the buildings which must be removed prior to demolition or rehabilitation. Additionally previous site assessment recommended a Phase II assessment and soil testing due to use of the site for refueling of vehicles, area wide solvent impacts within groundwater, previous soil contamination from **USTs** and the need for a geophysical survey to determine contaminants from a historic on-site drainage canal. The City wrote 10 times the number of property code violations here than elsewhere in Tampa (West River Community Vision Report, 2015). 78.4% of local housing was constructed before 1980 (ACS, 2018).Older housing units are more likely to contain lead paint, asbestos, VOCs that can impact the health of residents. Impacts from aging housing on health are wide and varied: VOCs can cause difficulty breathing, headache loss of coordination, nausea as well as liver, kidney and central nervous system damage (cdc.gov). Mold from leaking windows, old carpet or dampness, and pests can cause and worsen asthma or at least cause eye and lung irritation (cdc.gov). Additionally poor ventilation and aging HVAC which lacks external air flow systems have been linked to increased covid-19 spread among residents of impacted buildings (epa.gov).

In addition to contaminants, unoccupied buildings, such as those at the Rome Avenue site, are **the perfect setting for vagrancy, drug or any other illegal activity, which frequently occurs here.** The abandoned sites in the area and state of disrepair **creates an atmosphere of insecurity** amongst area residents. **Trespassing** is common on the catalyst sites, used by residents (particularly school children) traveling from the nearby public elementary and middle schools in route to the adjacent park or home. In a 2018 visioning conducted with local residents, the City determined that street lighting in West River was sub-standard with 250 street lamps below desired service levels, which increases the likelihood for crime and increases residents' reluctance to walk at early evening or night. Local data supports this. **Crime incident rates in the target area are 150%** more prevalent than across the whole of Tampa (West River Community Report). The most recent FBI Uniform Crime Report notes that **Tampa has a violent crime rate nearly five times that of the US**: Tampa's rate was 1,906 per 100,000 persons, and the US rate in the same period was 386 (data available only at city level).

The proposed project would directly address these concerns; eliminate physical threats on the sites where trespassing and crime occurs now; supply a new stock of quality, affordable/workforce housing and greatly improve access to healthcare with the proposed redevelopment of the catalyst sites. The provision of healthcare would immediately reduce health disparities such as a lack of access to care and would provide early interventions for major pre-existing conditions that increase incidence and severity of COVID 19. The project will seek to mitigate environmental injustice by reducing environmental contaminants and social concerns like crime by removing and redeveloping blighted properties all while retaining residents who have historically lived in the West River target area.

<u>(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions</u> : Potential contaminants at the priority sites include petroleum, lead, asbestos, and an array of hazardous substances, including solvents, and deteriorating housing materials that can include VOCs, introducing the potential for vapor intrusion into existing buildings. The compounds in some TPH fractions can also affect the blood, immune

system, liver, spleen, kidneys, and lungs. https://www.atsdr.cdc.gov/phs. Potential exposure to asbestos, lead and arsenic in older homes is not uncommon: arsenic can cause cancer and heart disease and asbestos causes **lung cancer** (www.who.int). Chlorine exposure causes **lung irritation**, bronchitis or pulmonary edema.

Evidence of elevated public health impacts related to the presence of these brownfields conditions are present within the target area. Elevated rates of cancer, respiratory disease and higher mortality specific to the targeted community are all present in available data sets. According to the Florida Cancer Data System**, the target area exhibits higher rates of lung, breast and colorectal cancers** when compared to the state and nation (https://fcds.med.miami.edu/inc/statistics.shtml). EPA EJ Screen denotes that in the target area the NATA Cancer Risk is in the 80th percentile.

Chronic lower respiratory diseases (CLRD), the 3rd leading cause of death in the United States, is more prevalent in the target community. The age adjusted CLRD death rate is **higher in the target area** compared to the US. The rate of CLRD for elderly persons in the target area is 352.0 (per 100,000 persons) compared to 338.6 in the US, which is within **the worst of the percentiles in the nation**, according to the CDC (www.cdc.gov/nchs). EPA EJScreen denotes the Target area in the 90th percentile of the NATA HI Respiratory Risk index. **Adult asthma rates in the target area are nearly twice that of the US overall (5.5% vs. 3.6%) (cdc.gov).** The West River zip code has the highest rates of asthma in the County (http://floridaasthmacoalition.com/) and localized hospital data identifies asthma as a pervasive issue within the targeted area. **Lung cancer rates are nearly double** those of the comparison counties at 70.6 vs 41.7 death per 100,000 (CNA, 2016).

Exposures to brownfield sites, such as the priority sites, can cause or exacerbate these health conditions. **The proposed project would directly address these health concerns**; identify and eliminate contaminants that may be contributing to elevated rates of cancers and other environmentally influenced health conditions; improve living conditions and available housing stock which supports improved physical and mental health; and the redevelopment of an area health center would greatly improve access to healthcare.

(3) Disproportionately Impacted Populations: The West River target area is home to a significant concentration of sensitive populations, particularly low-income and minority groups who have suffered a number of environmental injustices in the area's long history. The historical industry in the project area was chemical storage and cigar manufacturing, and the housing stock consists of aging, low quality construction. **Low per capita income, high poverty rates, high unemployment, high crime rates, low educational attainment levels, lower median home values** (compared to other City values) are strong indicators of this distress: 98% of households within the project census tract live in a rented property (ACS 2018) and **42% of housing in the project area is described as stressed** compared to the **US median of 28.1%** (cdc.gov) with 60% of housing constructed before 1990 (ACS, 2018). With such a large number of residents in the target areas living below the poverty line with depressed per capita incomes, community members are forced to live in areas where rents are cheaper and environmental conditions pose documented health concerns. In the target area, the median monthly housing costs are $805 compared to $1,515 in the US, nearly half of average costs, which is why the poor live here. **This grant will lead to the identification to threats and will allow for the City to create a plan for assessment and reuse/redevelopment, thus addressing environmental justice issues in the target area.**

2 b. Community Engagement

i. Project Roles and ii Involvement: The following organizations will take an active role in the proposed project and will dedicate staff member(s) to participate in redevelopment planning and community education in the context of better serving the West Tampa community.

Partner Name	Point of contact	Specific role in the project

Tampa Family Health Centers	Sherry Hoback, Pres./CEO, 813.866.0930 SHoback@HCNetwork.org	TFHC will work with the City on the redevelopment of the priority site as a community health center. TFHC are well versed in community outreach and will support engagement activities.
BayCare Health System	Katie Cruikshank, Pre-Award Grant Coordinator, katie.cruikshank@baycare.org, 727-754-9359	BayCare is the largest health care system in the region, operating 15 hospitals and hundreds of other health facilities. Their mission is to provide high-quality, compassionate care to all they serve. BayCare will commit to working with the City of Tampa to develop a plan for healthcare services in the redeveloped West River area.
West Tampa Community Development Corporation	Michael Randolph, Director, 813-857-7657; westtampacdc@gmail.com	For 20 years, this grass-roots CBO, comprised of residents, business owners, and stakeholders from the target area, has worked to enhance the social, economic and physical infrastructure of West Tampa and is a trusted community group, so it will succeed in bringing residents to online meetings and virtual workshops. The group commits to supporting redevelopment efforts with plans to bring small businesses, business start-up assistance and workforce development training to the community.
Northview Hills Civic Assoc.	Rosalie Jones, 813-626-1447	NHCA supports resident through dissemination of information and representing the community to all levels and area of government. NHCA will support this project through public outreach, marketing and identification sites and potential redevelopment projects.
Enterprise Community Partners	Meaghan Shannon-Vlkovic VP/Market Leader SE, 404-698-3461	We bring together nationwide know-how, partners, policy leadership and investment to multiply the impact of local affordable housing development. Provides capacity building assistance for preservation and neighborhood stabilization, and helps communities plan for future development.
Southeast Seminole Heights Civic Association	Steve Zinder, President, 919-699-5693; smzinder@gmail.com	The association is formally recognized by the City of Tampa and works with residents and businesses to create positive change in communities within the area. It has committed to provide assistance with public outreach and education through its active email user group, website and Facebook page. The group will commit members to advisory committees.
Florida Brownfields Assoc.	Jorge R. Caspary Office: 850-222-7535	This nonprofit volunteer service organization is dedicated to advancing cleanup and redevelopment of brownfields in the state and will provide technical assistance and public education activities by presenting at local meetings when possible and through webinars to allow for proper social distancing.
Corporation to Develop Communities of Tampa	Ernest Coney, ernest.coney@cdcoftampa.org (813) 231-4362	CDC will assist with outreach and environmental workforce training and will work with project contractors to create job opportunities for area residents. The CDC has an active EPA Workforce Development Grant and can also provide trained employees to conduct environmental assessment work in the area
Urban Land Institute Tampa Bay	Gregg Logan, Managing Director, 813-262-2742	The Urban Land Institute is the premier real estate development organization in the Tampa Bay region. With a well-earned reputation as the network and idea place for emerging trends and best practices in land use, ULI leverages our members' local and national expertise to tackle some of the most challenging and topical issues in our region. ULI will bring interested developers to meetings in order to spur redevelopment.

In addition to the these Community groups, the City is collaborating with the Tampa Housing Authority to create sustainable low-income and missed-income housing in the project area, which has been identified by area residents as a critical need.

iii. Incorporating Community Input: The *West River Plan*, which provides the foundation of this project is the result of over five months of stakeholder and community planning and participation. Various city agencies, building owners, neighborhood groups, businesses, and residents have participated in brownfield site selection, prioritization and end use visioning. The assessment project proposed herein is the first step in effecting community driven redevelopment that will restore the vibrancy to this neighborhood and bring opportunity for all through sustainable redevelopment. The City began its work to redevelop this area with a 2013 HUD Sustainable Communities grant, which included extensive public involvement of area residents. This work laid the foundation for cooperative public involvement, which continues today. The afore-mentioned meetings have allowed the partners to create a database of concerned residents that can be used to circulate information on upcoming meetings and distribute project updates. A web page will be created and updated throughout the life of the project. Links to the page will be sent to partner Community-Based Organizations (CBOs) to distribute to members and followers Social

media platforms, such as Nextdoor, Facebook and Twitter, will serve as public engagement tools to send notices for virtual meetings (in-person if possible but with accommodations for social distancing and public health safety), online discussion platforms, and to periodically drive visitors to the web page (in Spanish and in English). Cooperation with West Tampa Community Development Corporation (WTCDC), a grass-roots community-based organization, will allow the City to reach community members through word of mouth and through public updates at their virtual meetings. The City has extensive relationships with area media outlets, including print, broadcast and radio, which will be leveraged to report on progress to the community and to notify the public of upcoming meetings. The partnership with WTCDC will also be used to share project information with potential business partners. The planned community engagement strategy is considered appropriate and effective based on its success in the Sustainable Communities Grant leading up to this project, in part due to the work of the WTCDC. Community input will be solicited, considered, and responded to throughout the project, and the team will adjust the strategy as the project progresses based on that input. Spanish-language communication tools will be used throughout the project. Online and web based platforms will be used to conduct meetings and training as long as necessary for safe social distancing.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Task Descriptions and Outputs

i. Project Implementation: The City will use the requested funds to complete four main tasks – project management, site assessment and cleanup planning, community outreach, and redevelopment planning.

i. Task 1 – Project Management: The City's Project Director (PD) will oversee all project activities and ensure all tasks are completed in accordance with the work plan and the terms and conditions of the grant agreement. The PD will be responsible for supervising the Qualified Environmental Professional (QEP), which the City has already hired through a competitive process in accordance with procurement rules in the CFR. The PD will hold monthly meetings with the Project Team to review tasks, assess progress, and address any issues. With the assistance of the QEP, the PD will complete all required EPA reporting requirements, including Quarterly Reports, annual Disadvantaged Business Enterprises (DBE) utilization reports, annual Federal Financial Reports (FFRs), and entering site-specific information into the ACRES database (at least quarterly). City staff will attend national/regional brownfield workshops to learn and share best practices, network with potential developers, and gather strategies for success. The City's staff will be provided as an in-kind, leveraged resource.
ii. Schedule: October 1, 2021 – September 30, 2024
iii. Lead: City's Project Director
iv. Outputs: 12 Quarterly Reports, 3 DBE reports, 3 FFRs, 1 Final Summary Report
i. Task 2 – Site Assessments and Cleanup Planning: The QEP will lead the environmental site assessments and cleanup planning efforts for the project. The majority of site assessment funds are needed to complete Phase I and II Environmental Site Assessments (ESAs), Asbestos-containing Materials (ACM) surveys, Lead-based Paint (LBP) surveys, wetlands delineations, endangered species surveys, and cultural resource surveys at the targeted or other priority sites. If contamination is found, the QEP will complete Analysis of Brownfield Cleanup Alternatives (ABCA) documents to prepare the sites for remediation grants from EPA.
ii. Schedule: A Generic Quality Assurance Project Plans (QAPP) will be completed the first quarter. Site-specific Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) will be drafted in the second quarter of the project for the priority sites, so Phase II ESAs are anticipated to begin in the second to third quarter. If needed, ABCAs will be completed by the fourth quarter, in time to apply for remediation grants. Quarterly, the project team will solicit input from the community and project partners and consider other priority sites. As funding allows, additional site assessments and ABCAs will be completed between the third and tenth quarters on sites within the target areas or elsewhere within the city.
iii. Lead: QEP with oversight from the Project Director
v. Outputs: 10 Phase I Reports, 1 Generic QAPP, 6 SAP/HASPs, 6 Phase II Reports, ACM and LBP Surveys 6 ABCAs
i. Task 3 – Community Outreach: The City will work with the QEP to draft a Community Involvement Plan (CIP) to guide the project team's efforts throughout the project. Activities will include meeting with specific community groups and organizations, soliciting input and participation in additional visioning activities, educating and informing the public on the assessment findings, seeking feedback and questions on proposed cleanup plans, and responding to community concerns. Project updates will be communicated regularly through social media, the City's website, City Council briefings, and articles published in traditional media.

ii. Schedule: CIP will be completed in 1st Quarter, and outreach events and/or communications will be scheduled at least quarterly. Meetings with community partners in target areas will kick off in 1st Quarter and continue quarterly.
iii. Lead: City's Project Director with assistance from the QEP
iv. Outputs: 1 Community Involvement Plan, 5 Community Meetings, 10 Media Updates (pre and post meeting)
i. Task 4 – Redevelopment Planning: As the assessments and cleanup planning are completed for the sites, the plans and concepts developed for each may need to be refined and developed further. The City will work closely with the stakeholders continue to develop a viable strategy and vision for each site that takes into account the site constraints as well as market conditions and available sources of funding.
ii. Schedule: Site-specific planning efforts for the priority sites will begin in the fourth quarter following the Task 2 assessment activities and continue through the sixth quarter. As additional sites are identified and as funding allows, the City will initiate redevelopment planning activities through the tenth quarter.
iii. Lead: City's Project Director with assistance from the QEP
iv. Outputs: 2 Site-specific Reuse Plans; set of renderings for public meetings and developer marketing

The City anticipates that the majority of funds will be expended by the tenth quarter, leaving two quarters to ensure all project activities are completed in the three-year period of performance.

3.b. Cost Estimates

Budget Categories		Project Tasks				
		Project Management	Site Assessment	Community Outreach	Redevelopment Plans	Total
Direct Cots	Personnel					
	Fringe Benefits					
	Travel	$7,000				$7,000
	Equipment					
	Supplies			$1,500		$1,500
	Contractual	$18,000	$235,000	$18,500	$20,000	$291,500
	Other					
Total Direct Costs		$25,000	$235,000	$20,000	$20,000	$300,000
Total Budget		$25,000	$235,000	$20,000	$20,000	$300,000

The following cost estimates were developed based on the information already available for the priority sites and information provided by the City of Tampa's past Brownfields projects.

Task 1 – Project Management: *Travel Costs:* $2,000 for 2 staff members to attend 2 regional workshops (2x2x$500/person includes registration, mileage, hotel, per diem), $5,000 for 2 staff to attend one national EPA Brownfields conference (2x$2,500/person, includes registration, mileage, hotel, per diem) = **$7,000**. *Contractual Costs:*36 project team meetings (36x$250 per meeting); 12 Quarterly Reports (12 x $300); 3 annual reports (3 x $100); 1 final report ($2,100); quarterly ACRES updates (12 x $250) = **$18,000**

Task 2 – Site Assessments and Cleanup Planning: *Contractual Costs:* 10 Phase I ESAs $35,000 (10x$3,500); 1 Generic QAPP (1x$5,000); 6 SAPs, HASPs, & Phase II ESAs $153,000 ($25,500 at an average cost – although based on complexity these projects can range from $10,000 to $50,000); 3 ACM Surveys ($10,000); LBP Surveys ($8,000); 6 ABCAs $24,000 (6x$4,000) = **$235,000**

Task 3 – Community Outreach: *Supplies:* Materials (maps, posters, flyers, etc.) for meetings (5x$300) = **$1,500** *Contractual Costs:* Community Involvement Plan ($5,500); Five outreach meetings (5x$1,600); Ten articles/media updates (10 x $500 per) = **$18,500**

Task 4 – Redevelopment Planning: *Contractual Costs:* 2 Site Reuse Plans ($8,000 per site); Site vision renderings for public meetings and for promotion to potential developers ($4,000) = **$20,000**

c. Measuring Environmental Results

The Project Team will create a master schedule detailing tasks, budgets, timing, and outputs for all project activities. The City will hold monthly conference calls with the Project Team (the EPA Project Officer and FLDEP Project Manager will be invited to join) to review the master schedule and track progress and take corrective actions, if needed, to ensure the project remains on budget and schedule. The City will submit quarterly reports and will enter information in ACRES database. At a minimum, outputs to be

tracked include those listed in the above tables; and the outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Organizational Structure and ii. Description of Key Staff

The City of Tampa and its partners have extensive experience managing federal grants and has managed several previous EPA Brownfields grants. The proposed EPA Brownfield Assessment Grant will be managed by the Tampa Office of Planning, which will oversee day-to-day operations of the brownfield assessment work. Mr. Ed Johnson, Urban Development Manager for the City of Tampa, will serve as **Project Director** for the proposed brownfields project. He has 14 years of experience in this role and a Bachelor of Science in Management from the University of Tampa. He has been the Project Director on $2 million in prior EPA brownfields assessment grants. Mr. Johnson will oversee the day-to-day operation of the grant project, including community outreach and reporting. **Financial Director**: Ms. Sonya Little is Chief Financial Officer, Revenue and Finance Department, City of Tampa. She will oversee her staff that provides financial and administrative assistance for fiscal activities associated with this brownfields assessment grant to ensure compliance with EPA financial reporting requirements and other requirements of the terms/conditions of the brownfields assessment grants. Little offers 20 years of experience in varying areas of responsibility including investment banking and municipal finance. **Technical Director:** Dan Fahey, Supervisor for the City of Tampa Environmental Coordination Division (21 years in this role), will serve as technical director for the proposed brownfields project. Dan received his bachelor's degree in mechanical engineering from the State University of New York College at Buffalo. He has coordinated the successful designation of 35 City of Tampa Brownfield Areas pursuant to the FDEP Brownfields program and has played a major role in the City's Brownfield Community Redevelopment Program, since it was initiated in June of 2000. Dan will oversee the technical brownfields activities.

iii. Acquiring Additional Resources: The City will be responsible for the ensuring the procurement process meets all local, state and federal procurement requirements, including that of retaining a qualified environmental professional (QEP) to conduct all technical activities of the project. Any contracts approved under this grant will be fully consistent with federal procurement requirements. The City will issue an RFQ to procure Brownfields environmental services from a contractor (QEP) experienced in brownfields redevelopment projects. Contractor procurement will comply with state requirements and federal requirements (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500).

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: The City of Tampa has previously been awarded the following EPA brownfields grants. Additionally, the City was selected for a 2007and 2009 assessment grant.

Program	Amount	Funds Remaining	Date	Grant Accomplishments
US EPA Multi-Purpose Pilot Grant	$400,000	-0-	2012	13 Phase I ESAs; 5 Phase II ESAs; and 1 Supplemental Phase II ESA. 10 monitor wells installed. A total of 1,713.3 tons of impacted soil was ultimately removed
US EPA Brownfields Assessment	$400,000	$11,848.70 *Considered a cost savings to the program*	2013	12 Phase I and 7 Phase II environmental site assessments and 5 supplemental assessments within the East Tampa CRA and adjacent Urban Core

(2) Compliance with Grant Requirements: The City was in compliance with grant plans, schedule, terms and conditions. Quarterly reports and deliverables were submitted to EPA and required information was entered into the ACRES database. All reports were completed on time. The FY12 grant activities closed September 2015 and FY13 grant closed September 2016. A portion of funds from the FY13 grant for administrative costs were returned based on the efficiency of the City at managing the grant.

Threshold Criteria – City of Tampa, Florida

1. Applicant Eligibility:
   The City of Tampa, Florida is eligible to apply for the EPA Brownfields Assessment Grant because it is a local unit of government under 40CFR Part 31.1.

2. Community Involvement.
   The *West River Plan*, which provides the foundation of this project is the result of over five months of stakeholder and community planning and participation. Various city agencies, building owners, neighborhood groups, businesses, and residents have participated in brownfield site selection, prioritization and end use visioning. The assessment project proposed herein is the first step in effecting community driven redevelopment that will restore the vibrancy to this neighborhood and bring opportunity for all through sustainable redevelopment. The City began its work to redevelop this area with a 2013 HUD Sustainable Communities grant, which included extensive public involvement of area residents. This work laid the foundation for cooperative public involvement, which continues today. The afore-mentioned meetings have allowed the partners to create a database of concerned residents that can be used to circulate information on upcoming meetings and distribute project updates. A webpage will be created and updated throughout the life of the project. Links to the page will be sent to partner Community-Based Organizations (CBOs) to distribute to members and followers. Social media platforms, such as Nextdoor, Facebook and Twitter, will serve as public engagement tools to send notices for virtual meetings (in-person if possible but with accommodations for social distancing and public health safety), online discussion platforms, and to periodically drive visitors to the web page (in Spanish and in English). Cooperation with West Tampa Community Development Corporation (WTCDC), a grass-roots community-based organization, will allow the City to reach community members through word of mouth and through public updates at their virtual meetings. The City has extensive relationships with area media outlets, including print, broadcast and radio, which will be leveraged to report on progress to the community and to notify the public of upcoming meetings. The partnership with WTCDC will also be used to share project information with potential business partners. The planned community engagement strategy is considered appropriate and effective based on its success in the Sustainable Communities Grant leading up to this project, in part due to the work of the WTCDC. Community input will be solicited, considered, and responded to throughout the project, and the team will adjust the strategy as the project progresses based on that input. Spanish-language communication tools will be used throughout the project. Online and web-based platforms will be used to conduct meetings and training as long as necessary for safe social distancing. Spanish-language communication tools will be implanted through the project life.

3. Expenditure of Assessment Grant Funds
   NOT APPLICABLE. The City of Tampa has no open EPA Brownfields Assessment Grants.

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Tampa

* b. Employer/Taxpayer Identification Number (EIN/TIN): 591101138

* c. Organizational DUNS: 0590718600000

d. Address:

* Street1: 306 E Jackson St
Street2:
* City: Tampa
County/Parish: Hillsborough
* State: FL: Florida
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 33602-5208

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:
* First Name: Catherine
Middle Name:
* Last Name: Hayes
Suffix:

Title: Grant Specialist

Organizational Affiliation:
Revenue and Finance Department

* Telephone Number: 813-274-3325
Fax Number:

* Email: Catherine.Hayes@tampagov.net

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

City of Tampa West River Brownfield Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant 14 * b. Program/Project 14

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: * First Name: Jane

Middle Name:

* Last Name: Caster

Suffix:

* Title: Mayor

* Telephone Number: 813-274-8909 Fax Number:

* Email: cityoftampagrants@tampagov.net

* Signature of Authorized Representative: Catherine Hayes * Date Signed: 10/28/2020

Lake Cumberland Area Development District, Inc.

R04-21-A-081

P.O. Box 1570, Russell Springs, Kentucky 42642-1570

DARRYL McGAHA
Executive Director

JUDGE JOHN FRANK
Chairman

Ph: (270) 866-4200
FAX: (270) 866-2044
TDD: 1-800-648-6056

Narrative Information Sheet – Cumberland Brownfield Coalition, Kentucky

1. **Applicant Identification:** Lake Cumberland Area Development District (LCADD), Cumberland County, and the City of Burkesville, Kentucky, have established the Cumberland Brownfield Coalition, which requests consideration of the following EPA Assessment Grant proposal. Lake Cumberland Area Development District is the lead applicant. LCADD's address is P.O. Box 1570, Russell Springs, Kentucky 42642.

2. **Funding Requested:**
   a. **Assessment Grant Type:** Coalition
   b. **Federal Funds Requested:**
      i. $300,000
      ii. Not applicable; applying for a Coalition Assessment Grant

3. **Location:** Burkesville, Cumberland County, Kentucky

4. **Property Information for Site-Specific Proposals:** Not applicable

5. **Contacts:**
   a. **Project Director:** Ms. Chari Bennett, Community Development Specialist, LCADD
      P. O. Box 1570, Russell Springs, Kentucky 42642
      Phone: (270) 866-4200, Email: chari@lcadd.org
   b. **Highest Ranking Executive Official:** Darryl McGaha, LCADD Executive Director,
      P.O. Box 1570, Russell Springs, Kentucky 42642
      Phone: (270) 866-4200, Email: darryl@lcadd.org

6. **Population:** The 2018 total population of Cumberland County is estimated at 6,713 (American Community Survey (ACS)). The City of Burkesville, where the priority sites are located has a population of 1,733 (ACS).

7. **Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1/2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	9

8. **Letter from the State or Tribal Environmental Authority:**
   Kentucky Department of Environmental Protection letter is attached.

ANDY BESHEAR
GOVERNOR

REBECCA W. GOODMAN
SECRETARY

TONY HATTON
COMMISSIONER

ENERGY AND ENVIRONMENT CABINET
DEPARTMENT FOR ENVIRONMENTAL PROTECTION

300 SOWER BOULEVARD
FRANKFORT, KENTUCKY 40601
TELEPHONE: 502-564-2150
TELEFAX: 502-564-4245

October 20, 2020

Darryl McGaha, Executive Director
Lake Cumberland Area Development District
P.O. Box 1570
Russell Springs, KY 42642

Re: Kentucky Letter of Support for Brownfield Grant Application

Dear Mr. McGaha:

The Kentucky Department for Environmental Protection (DEP) is supportive of, and committed to, the work of the Lake Cumberland Area Development District (LCADD) to address brownfield sites in the community. DEP is the state agency charged by the legislature with the responsibility of implementing the Kentucky equivalent of the federal Superfund program, and as such, is an essential component of any attempt to address brownfields redevelopment. We support the LCADD's application for a Brownfield Community-wide Assessment Grant for the City of Burkesville, KY and look forward to continuing our work with the LCADD on this important issue.

Sincerely,

Eric Eisiminger

Eric Eisiminger
Brownfield Coordinator

EE:ee

ec: Christoph Uhlenbruch, Division of Waste Management
John Rogers, Division of Waste Management, Columbia Regional Office

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Lake Cumberland Area Development District (LCADD), Cumberland County, Kentucky, and the Town of Burkesville have come together to form the Cumberland Brownfield Coalition (the "Coalition"). LCADD was formed in 1969 to provide planning and development assistance to 10 Appalachian counties within the Cumberland Plateau of Kentucky and, will serve as the lead applicant for the grant. Cumberland County (the focus of this application) is in Central Kentucky, within the Cumberland Plateau portion of the Appalachian Mountain Range, touching the middle Tennessee border. The Region's rugged terrain and idyllic landscapes make for a breathtaking destination for adventurers, the most notable of which included the likes of Daniel Boone and John Muir. Communities served by LCADD, Cumberland County included, have remained largely isolated, rural, and sparsely populated due to their remote location. Today, the 311 square mile Cumberland County has a population which hovers at approximately 6,700 people (census.gov). The County is comprised of the City of Burkesville, and twelve unincorporated communities.

The Regional economy relied on agriculture, lumber, and mineral resource extraction well into the first half of the 20th century. These industries remained relatively strong until the 1960's and 1970's, when a mini industrial revolution swept the region. Small farming operations have slowly declined in the area, becoming more of a secondary income, as opposed to a sole source. Textile operations quickly replaced the Region's traditional economy in the 1970's. In 1981, a major Fruit of the Loom plant was constructed in Russell County, Cumberland's neighbor to the northeast. The plant expanded through the decade, hitting a high of 3,200 employees in 1990. Throughout the state, Fruit of the Loom reportedly reached a peak of about 11,000 workers, becoming the state's second largest manufacturing employer, transforming and driving the local economy. The textile industry continued to expand through the 1990's, when the industry was then eradicated within the region in just a few short years. The Fruit of the Loom plant closed in 2014, leaving thousands unemployed and forcing residents to move elsewhere for work. Since 2000, **the population of Cumberland County has dropped by 8%** (U.S. Decennial Census). Population decline is not a new struggle for the County; between 1940 and 2020, **the population has decreased by 45%** (U.S. Decennial Census). Despite access to a bounty of raw materials and scenic vistas, a long-term reliance on the shrinking textile and agricultural industries has failed to support residential and economic needs. In 2018, Burkesville's median income was only $20,050, and has experienced persistent poverty as more than 20% of the population has lived in poverty for more than 30 years. (American Community Survey (ACS)). The loss of jobs across all industries, population decline, and need to diversify the local economy have driven our brownfield challenges and the focus of this assessment application.

This assessment grant will focus on two target areas within the City of Burkesville. As the County Seat, Burkesville is located approximately 15 miles north of Wolf Creek Dam which created the Dale Hollow Lake from the rushing Cumberland River. Boasting nearly 30,000 acres of crystal blue surface water, the Lake provides more than 600 miles of shoreline along the Kentucky and Tennessee border. Millions of tourists visit Cumberland County annually, spending $13.2 million in 2019, and providing 133 employment opportunities. These visitors afford the County an opportunity to expand the eco-tourism industry, which is a growing sector regionally. At only 2.65 square miles, the City of Burkesville is home to approximately 1,500 people. Within the City, the first target area is the **Downtown Square located on Main Street**. The Downtown Square is composed of tightly grouped two and three story storefronts and the County Courthouse, which sits as if it were an island in Main Street. Approximately 40% of the buildings within the Downtown Square are vacant; the vast majority of the remaining businesses struggle financially due to the declining population. Running north to south, along the length of Burkesville, the remaining portion of Main Street is lined with churches, single family residences, and commercial buildings. At approximately 2 miles long, Main Street serves as a popular route through central Kentucky to Dale Hollow Lake, Park, and Resort, averaging 12,800 cars daily (KY Transportation Cabinet). Flowing parallel to Main Street is the Cumberland River. 2,000 feet east of the main thoroughfare is the location of the second target area, the 45-acre **Veterans Memorial Park District**. Veterans Memorial Park provides access to the River, serving as the community's only public boat ramp. The park itself contains five sports fields, multiple ball courts, a playground, community center and amphitheater. Surrounding the park within the Target Area, is a mix of former and vacant light industrial properties, many of which are brownfields, interspersed among residential properties. To the south, a gravel parking lot leads visitors to the Cumberland River access point.

Due to the pinpointed nature of the Target Areas, a $300,000 community-wide assessment grant will be conducive to carry out the project described within.

ii. Description of the Priority Brownfield Site(s)

A total of 30 potential Hazardous Substances and Petroleum properties were identified throughout Cumberland County during LCADD's 2018 EPA Brownfield Assessment Grant. The inventory consists of vacant factories and industrial warehouses, and includes local businesses such as commercial buildings and fuel stations which supported the primary industries. From this inventory, the following Burkesville brownfield sites (which are located within an opportunity zone) were determined to be priorities because 51% of the populations within a 1 mile radius of the target areas are considered low income (EPA's Environmental Justice Screen (EJ SCREEN)). and the Coalition believes redevelopment of these sites have the potential to improve citizen health and well-being, improve Downtown aesthetics and grow tourism opportunities. Situated off North Main Street, within the Downtown Square, the **Textile Factory** is the first priority site. The red brick Factory is separated from the neighboring building by a narrow alleyway. The two-story, 20,000 square foot (SF) Textile Factory was constructed in the early 1940s and has been vacant since at least 1998. The building was originally used for a wholesale grocery and was mostly recently utilized as a cutting mill for garments and a trucking business. Due to the age and previous uses of the building, possible contaminates include Asbestos Containing Material (ACM), Lead Based Paint (LBP), and Volatile Organic Compounds (VOCs) from the garment and trucking operations. According to the EPA, VOC health effects include respiratory irritation, damage to liver, kidney, and central nervous system, and some compounds are likely carcinogens. The Factory is flanked by residential properties and additional brownfields. The closest home is only 200 feet away and within a mile radius of the Textile Factory, 1,591 residents call the area home. If the Factory were to continue to sit vacant, forgoing maintenance, the building would become structurally unsound, thus increasing the likelihood of contaminates entering the environment. Addressing the Factory's environmental contaminants is a steppingstone toward preventing health impact and protecting the historic resource. The Factory is a priority site because it was selected as such during LCADD's previous EPA Brownfield Grant and is located within an opportunity zone, near vulnerable populations.

Half a mile east, two additional priority sites are located along the Cumberland River, within the Veterans Park. Within Veterans Park, the **Skating Rink Warehouse and Pepsi Bottling and Distribution Facility** imped upon the Town's pursuit of creating a pedestrian-friendly riverfront destination. The 4,500 square foot **Skating Rink Warehouse** sits between downtown and the Cumberland River, directly across the street from the ball courts and is adjoined to the west by a residence. Utilized as a skating rink in the 1950s and 1960s, the Warehouse is currently owned by a general contractor and used as storage. Asbestos and LBP are hazards associated with the age of the building. Cracked and broken concrete, peeling paint, and holes in the walls make the Warehouse not only an eye sore, but also a health and safety hazard to both residents and youth populations that utilize the Park. As the building is within the designated 500-year floodplain, floodwaters could potentially disturb contaminants located on the property. Once exposed to the elements, asbestos quickly because friable, posing respiratory threats to nearby residents and parkgoers. Located only 215 feet from residents, approximately 1,600 residents live within a mile radius of the Warehouse. Of this population, 45% of residents are either under the age of 18 or over the age of 65 (EJ SCREEN). Only 600 feet away is the former 5,000 square foot **Pepsi Bottling and Distribution Facility**. The Facility has been owned and maintained by the City of Burkesville since its closure in 1987. Based upon build date and previous uses, environmental hazards may include Asbestos, LBP, and leaded gasoline for delivery trucks which was likely stored on-site, in Underground Storage Tanks (USTs). Furthermore, the site is located within the designated 100-year floodplain and floods frequently. The possibility stands that the petroleum product's associated UST piping is impacting the soil, groundwater, and surface water with Volatile Organic Compounds (VOC) and lead. Refer to the Textile Factory description for VOC health effects. Lead, a common additive in gasoline pre-1975 can also be transferred downstream during a flooding event. Particularly harmful for children, health effects of lead poisoning include permanent nerve damage and cognitive impairments. The Warehouse and Pepsi Facility are priority sites because they are located within an opportunity zone, within close proximity to athletic facilities and residents, which cater to youth and low-income sensitive populations.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

Both regional and local planning efforts were taken into consideration when selecting the Target Areas and corresponding priority sites. Planning includes LCADD's 2017-2022 Comprehensive Economic Development Strategy (CEDS) which guided LCADD's previous EPA Assessment Grant as well as the priorities that were set by the Mayor and community, upon Burkesville Mayor Guffey's election. CEDS goals include 1) developing a strong, diverse, sustainable regional economy, 2) enhancing the community through improvements to social services, community facilities, and livability standards, and 3) promoting the health and wellbeing of local citizens. The local Mayoral goals include the need to 4) increase tourism dollars spent locally, 5) make the Town more attractive to visitors and potential business owners, and 6) institute locally and federally funded grants and incentives to assist new and existing businesses. The **Textile Factory** is envisioned as a mixed-use development, housing retail (5,000 SF), a restaurant (5,000 SF), and a boutique hotel (10,000 SF). The alley way will be made pedestrian friendly and activated by incorporating outdoor dining and artfully crafted lighting, landscaping, and décor. An Area Wide Plan (AWP) is proposed as a part of this application and will aid in providing details of redevelopment scenarios, costs, and leveraging evaluations. As a mixed-use development, the site will achieve planning goals 1 through 6. Although specific reuse plans for the **Skating Rink Warehouse and Pepsi Bottling and Distribution Facility** have not been finalized, elected officials and residents agree redevelopment should focus on redeveloping the Veterans Park brownfields as commercial space to serve the ecotourism industry. Located closer to Downtown, the Warehouse could possibly serve as casual dining restaurant, brewer and/or beer garden. The community has expressed interested in re-purposing the Pepsi Facility, as a General Store. Located closer to the River, it would make a perfect location for, specializing in kayak and raft tours and rentals. The General Store would also sell outdoor gear and clothing as well as a variety of snacks and food items, catering to tourists exploring Downtown, Veterans Park, and the Cumberland River which doubling as a grab and go type shop for residents. Additional community-oriented visioning for the Veterans Park Target Area will be conducted within in the Area Wide Plan (AWP) budgeted within this application. These redevelopment plans cater to planning goals 1 through 5 by improving the economy, enhancing livability standards, eliminating health and safety hazards, thus improving citizen well-being, increasing tourism dollars, and making Veterans Park more visually appealing. By completing an AWP, the Coalition will complete the 6th planning goal of utilizing grant funding to assist in attracting new businesses.

ii. Outcomes and Benefits of Redevelopment Strategy

Both Target Areas are encompassed by a single Opportunity Zone. Assessments of the properties will result in marketable sites to help spur economic growth within and utilize the tax incentives within the Opportunity Zone. Successful redevelopment will result in an increase in economic competitiveness as Cumberland County becomes more diversified following new investment. A healthy economy will catalyze further redevelopment and increase real estate values surrounding the priority sites. Specifically, the County seeks to diversify the economy through ecotourism by utilizing their local Cumberland River access point and by leveraging their gateway location to the natural resource that is Dale Hollow Lake State Resort Park. An Area Wide Plan will be completed as part of the grant that will result in community input opportunities as well as a final document that incorporates a market analysis, feasibility and reuse scenarios.

Redevelopment of the **Textile Factory** will remove a blighted structure in a heavily trafficked area. Creating a mixed-use development along the route to Dale Hollow Lake will allow travelers a place to stop and rest while investing dollars into the local economy. A retail store of 3,500 square feet would create approximately 5 permeant, full time jobs (U.S. Energy Information Administration (EIA)) in addition to temporary construction jobs. Additionally, the restaurant and hotel would create approximately 16 and 8 jobs, respectively (EIA). In total, approximately 30 permanent jobs would be created. The money spent on the mixed-use development will in turn, be circulated locally, boosting local economies, and creating further opportunities for new restaurants, outfitters, and lodging accommodations. Additional businesses will result in an increase in tax revenue, access to local jobs, and overall reduced poverty levels.

The remaining priority sites (**Skating Rink Warehouse and Pepsi Bottling and Distribution Facility**) would also generate additional opportunities to grow the ecotourism industry thus increasing local spending and opportunities. As a casual restaurant, the Warehouse would require approximately one employee per 567 square feet (EIA). At 4,500 square feet, the Warehouse would provide approximately 8 jobs per shift (approximately 16 full time equivalent (FTE) employees total). Furthermore, the 5,000 square foot Pepsi Facility redeveloped as a General Store would provide approximately 4 (FTE) jobs as retail requires 1 employee per 1,450 square feet (EIA). In total, these commercial businesses would provide an estimated

20 FTE jobs in the service industry (EIA). Adding 20 jobs within a community of this size is extremely impactful. Additionally, by eliminating brownfields in Veterans Park and installing sidewalks and crosswalks, connectivity between Downtown and Veterans Park will be improved. This is of particular importance to the local population as only 11% of Cumberland County residents currently have access to exercise opportunities (CHR). While in town, tourists will be encouraged to eat, shop, and lodge. In addition to financial benefits, as a greenspace, the formalized Veterans Park will enhance the users' emotional wellbeing through both exposure to nature and participation in exercise. Finally, cleaning up the industrial site(s) located within walking distance from the Park will eliminate hazards to human and environmental health.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

LCADD will evaluate a variety of state and federal incentives to leverage funds towards further assessment, remediation, and revitalization including future EPA cleanup grants and the incentives included in the table below.

Source & Purpose/Role (Assessment/Remediation/Reuse)	Eligibility
Reuse: The State of KY Department of Transportation: Transportation Alternatives Program **(**TAP**)** provides funding for surface transportation projects. Cumberland County has secured $180,000 for sidewalks from Downtown Square to the Riverfront Park. Funding will also relocate electric poles and add lighting in the parking lot.	**Secured** funding. Applicable Priority Sites: Warehouse and Pepsi Facility in Veterans Park
Reuse: Appalachian Regional Commission offers various funding programs including grants that can provide short-term funds to start a new program or initiative, to expand an ongoing one, to pay one-time expenses, or to pay for a time-limited project. Funds can either be used to attract new investment to our priority brownfields or be available to assist in future reuse planning.	The County is eligible to apply in addition to other municipal and LCADD partners. Applicable Priority Sites: All
Remediation: KDEP's Petroleum Storage Tank Environmental Assurance Fund assists owners and operators of USTs in meeting the federal financial responsibility requirement and to provide reimbursement of eligible costs of corrective action due to a release from a UST system.	Individual site owners may be eligible. Applicable Priority Sites: Pepsi Facility
Assessment/Remediation: KDEP's Brownfield Redevelopment Program will limit the liability for new Brownfield property owners and provide oversight in the investigation and clean-up process.	Individual site owners may be eligible. Applicable Priority Sites: All

ii. Use of Existing Infrastructure

LCADD will utilize current municipal and building infrastructure wherever possible to prioritize funding and sustainability. All sites have water, sewer, and electrical infrastructure in place. Parking for the Jailhouse will be located within the Burkesville Farmer's Market parking lot, which is located directly next door. A mix of onsite and public parking is available for both Veterans Park Priority Sites. Additionally, Cumberland County will utilize the Transportation Alternatives Program (TAP) funding to upgrade pedestrian access between Downtown and the riverfront, improving connectivity, walkability, and access to recreational opportunities for tourists and locals alike.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

ii. The Community's Need for Funding

Through the decline of the textile and agricultural industries over the past several decades, the LCADD Regional economy has suffered. Between 2000 and 2010, more than 100,000 (one-third) Kentucky manufacturing jobs were lost in part to offshoring (kypolicy.org). For example, the textile giant, Fruit of the Loom operated in the LCADD Region from 1932 to 2014, operating seven manufacturing facilities and their corporate headquarters. At its height, Fruit of the Loom employed more than 11,000 people across the Region, but in 2014, the last factory closed in LCADD's Russell County, cutting a total of 600 textile jobs. These closures have impacted the economy, stagnating citizen wages and well-being throughout the Cumberland Plateau Region. Of the 10 LCADD counties, 3 counties are designated as at-risk (Cumberland County included) and 6 are designated as economically distressed (Appalachian Regional Commission (ARC)). ARC assigns these designations; economically distressed counties rank as one of the top 10%

worst counties in the nation in terms of low per capita income and high rates of poverty and unemployment. Scarce levels of industry and employment options, in combination with a shrinking population base has stifled Counties' operating budgets. In particular, in 2018, Burkesville experienced unemployment at 12% and a poverty rate of nearly 36% (ACS). These factors force local tax revenues to be spread thinner to cover the needs of the sparsely populated County. In addition to a small operating budget, ongoing Cumberland River flooding events within eastern Burkesville have forced the local government to shift focus to remediating damages. LCADD specifically, is a regional planning council financed by state and federal funds to administer a variety of programs. The projects are contract specific and detail the scope of work and allowable expenses. No discretionary funds exist to finance a Brownfield Program. This grant will allow LCADD to assist smaller, rural communities such as Burkesville and Cumberland County by extending brownfield program opportunities that they would struggle to obtain and manage on their own.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

	Average of Target Areas (w/in 1 mi radius)	**Town of Burkesville**	**Cumberland County**	**Kentucky**	**Nation**
Youth (less than 18)	30%	20%	22%	23%	23%
Elderly (65+)	22%	25%	21%	16%	15%
Low Income	51%	51%	40%	38%	33%
Median Household Income	Not available	$20,050	$32,906	$50,247	$61,937
Source: EJ SCREEN & ACS					

Children, elderly, low-income, and mentally ill populations have been identified as sensitive populations. On average, within the Target Areas, 52% of the population is considered either youth or elderly. Both groups are considered sensitive populations as their compromised immune systems are easily overridden by environmental toxins found within brownfields. Poverty further complicates wellbeing, affecting populations locally, and at the County, and State levels. On average, 51% of populations living within the Target Areas are low income. Compare this with the national rate of 33% (EJ SCREEN). Furthermore, the **median household income for Burkesville citizens is $41,000 less than the national average** (ACS). Prohibitive costs often force low income individuals to go without necessary healthcare as 26% of the County's population live without health insurance (ACS). Consequently, harsh economic conditions combined with a critical lack of social services has created an opiate crisis throughout much of rural Appalachia, Cumberland County included. Appalachia experiences higher rates of mental health diagnoses for serious psychological distress and major depressive disorder, which is consistent with discharge data that shows more co-occurring substance abuse and mental health problems than the rest of the country. The epidemic is very present in Kentucky, with the rate of drug overdose deaths of 27.9 per 100,000 people which is almost twice as high as the national rate (National Institute on Drug Abuse (NIH)). Redevelopment following successful assessment of the priority sites will boost the economy, allowing communities to grow their financial resources to care for sensitive populations and providing residents with more economic opportunities.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions

Health outcomes are particularly low for the youth populations living in the south-central Region of Kentucky. According to the March of Dimes 2018 Premature Birth Report Card, the state of Kentucky received a grade of "D-" with a rate of 11.3% premature births (compared to 10.0% nationally) (March of Dimes). Preterm birth rates have been linked to exposure of contaminants such as heavy metals, which can be passed onto a developing fetus through a pregnant mother's drinking supply. All communities within Cumberland County source their public drinking water from the Cumberland River, which is within close proximity to many of Burkesville's brownfield sites. This is reason for concern as 100% of the EPA's water quality monitoring stations' water samples in the region tested positive for heavy metals. Cancer statistics are high in Kentucky; the incident rate (per 100,000) for all cancers in the County is 510.1, which is almost 14% greater than the national average rate (statecancerprofiles.cancer.gov). Lung and Bronchus cancer deaths are particularly high in the County, with a rate 79% higher than the nation's (compare 104.4 per 100,000 vs 58.2 per 100,000) (satecancerprofiles.cancer.gov). Per the CDC, environmental hazards such as lead, VOCs, and friable asbestos contribute to health complications which include cognitive disabilities,

damage to the liver, kidney, or central nervous system, and respiratory irritation. Providing clear methods to identify and quantify contaminants found within the target area brownfield sites will assist in alleviating some of the contributing factors to environmental hazards and health.

(3) Economically Impoverished/Disproportionately Impacted Populations

Cumberland County has experienced persistent poverty over the past 30 years, with more than 20% of the population living in poverty throughout that time (ACS). Between 1990 and 2018, Cumberland County poverty rates have ranged from 21.5% to as high as 31.6% (ACS), with an average of 51% of the Target Area populations designated as low income (earning $25,000 or less annually)(EJSCREEN). Despite relatively low unemployment rates within the County (5.6% in 2018), the majority of the population works extremely low-wage jobs (ACS). Long term poverty can be traced back to national labor policies which favor cheap labor, allowing many manufacturing jobs to be outsourced to developing countries. These policies have resulted in a Regional long-term impact on job opportunities which began with agriculture and more recently moved to the manufacturing and textile industries. Diversifying the economy through redevelopment will provide job opportunities and alleviate financial hardships while creating job opportunities closer to the residents.

b. Community Engagement

i. and ii. Project Involvement and Roles

A table with names and contact information for organizations providing their commitment to continuing progress under the brownfield program is provided below. LCADD will continually build upon this list to ensure inclusion of all stakeholders, each partner will be included in public involvement opportunities to assist in providing their applicable feedback in making decisions for site selection, cleanup, and reuse.

Organization & Point of Contact	Role
Burkesville First United Methodist Church William Herndon, Pastor (270) 864-3118 w.herndon@me.com	Located a block from the Textile Factory, the Burkesville First United Methodist Church consists of a 140-member congregation. As a stakeholder in the previous LCADD Grant, Burkesville First UMC has agreed to provide meeting space and update members of the developments taking place at the priority site.
Kentucky Main Street Kitty Dougoud, Program Administrator (502) 610-5611 kitty.dougoud@ky.gov	Kentucky Main Street provides guidance, support, and services to participating communities with a focus on job, economic, and population growth for Kentucky's historic communities. Kentucky Main Street will aid in the AWP process by informing the public of charette dates and significance, thus supporting community engagement.
Burkesville Parks and Recreation David McIntyre, Director (270) 864-5391	As the Veterans Park is operated by the Burkesville Parks and Recreation, the organization is an important partner, informing the public on the redevelopment process, providing input on upcoming decisions for future brownfield reuse, and coordinating remediation activities to best fit the community's and park users' schedules.
Cumberland County Partners with Pride Amy Morgan, Chairman (270) 433-1777 tamorgan@windstream.net	Made up of Burkesville and Cumberland County residents, this grassroots board will facilitate community engagement through assisting with public meetings and visioning as well as advertising of community input opportunities. This partner was also involved in LCADD's prior assessment grant and development of the brownfield inventory.
Burkesville / Cumberland County Economic Development Authority Lindsey Bell, Director Phone: 270-864-1255 lbellLaw@yahoo.com	The Economic Development Authority is a public organization that strives to provide sustainable job growth to sustain a durable local economy. As such, the Authority will provide expertise on the local economy and suggested land use for the Veterans Park priority sites.
Community and Economic Development Initiative of Kentucky (CEDIK) Shane Barton, Downtown Revitalization Coordinator	CEDIK works statewide to catalyze positive change to build engaged communities and vibrant economies. They will assist with facilitating the visioning for all priority sites which are to be highlighted in the proposed Area Wide Plan.

(859) 218-3903 shane.barton@uky.edu	

The EPA, Kentucky Department of Environmental Protection (KDEP), and County health departments are established partners and/or will be involved throughout the grant cycle, each contributing in their own capacity.

iii. Incorporating Community Input

Once awarded**,** a Project Kick-Off meeting will be held. This meeting will provide opportunity to amend the brownfield committee that was established under LCADD's previous grant so as to consist of representatives from each coalition partner's jurisdiction. The Kick-Off meeting will also outline the goals of the grant, how to provide public input and what the funds would mean to the Coalition, ensuring an educated public and allowing for additional community involvement. Ongoing communication throughout the life of the grant will be conducted in a variety of ways, including regularly held public meetings. In order to practice social distancing, meetings will be held virtually through Zoom, with which the Coalition members, project partners, brownfield committee, and local citizens have prior experience using. The meetings will be held at hours agreeable to most schedules to ensure a high level of attendance and involvement from all Coalition members. Additionally, those that cannot be present during the live meeting, can access the recorded meeting online, at LCADD's website or can utilize a call in number. Virtual meetings will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Commentary will be collected through Zoom's chat feature and via email to the project manager so that affected parties' input can be captured and documented for use in decision making when selecting and prioritizing sites. The committee will review any community input provided, proposed projects for assessment and make decisions to prioritize the assessments, to ensure involvement form each coalition member and representation of the community/residents. These meetings will also be utilized to present potential redevelopment opportunities to interested developers by showcasing available brownfield sites and providing developers technical assistance in obtaining additional financial incentives for planned redevelopment. In order to reach residents that may not have the ability to attend or view meetings, communication regarding grant updates and opportunities will also include press releases with the local newspapers (online and in print), announcements on local news stations, flier distribution via local businesses and community organizations, LCADD, City, County, and project partner websites. Social media, including the following Facebook pages will also be utilized: LCADD, Cumberland County News, and Cumberland River – Burkesville, KY, reaching over 6,000 followers.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Project Implementation (i)	Schedule (ii)	Task Lead (iii)	Outputs (iv)
Task 1: Cooperative Agreement Oversight			
• General grant management • Contractor procurement and oversight • Ensuring reporting requirements are met • Budget and invoice reconciliation	Quarter 1-12	LCADD; supported by env. consultant	1 Work Plan, 1 Community Involvement Plan, 12 Quarterly Reports, 1 Close-Out Report & ACRES
Additional Notes: Cooperative Agreement Oversight will include but is not limited to these activities. These activities will be conducted for both priority and secondary sites. Additional outputs include EPA Form 5700-52A for Minority and Women Business Entity Utilization and Federal Financial Reports SF-425			
Task 2: Inventory and Community Outreach			
• Community outreach and education • Selection of additional priority sites and inventory	Quarter 1-12	LCADD; supported by env. consultant	Updated brownfield inventory, EPA Regional Kick Off Meeting, National Brownfield Conference, Up to 12 public meetings
Additional Notes: An initial inventory is already established; however, the secondary inventory will continue to grow. If access issues arise or if funding remains, additional sites may be included. This activity will take place for both the priority sites in the Target Areas and sites within the secondary inventory, primarily within the first			

quarter and then as needed throughout the grant. Community outreach will be ongoing throughout and after the grant.			
Task 3: Environmental Site Assessments (ESAs)			
• Selection of additional sites • Phase I ESAs • Phase II ESAs • Generic Quality Assurance Project Plans (QAPP) • Site Specific Quality Assurance Project Plans (SSQAPPs)	Quarter 1-10	LCADD; supported by env. consultant	1 GQAPP **Priority Sites**: 3 Phase I ESAs, 3 Phase II ESAs, 3 Hazardous Material Surveys, 3 SSQAPPs **Secondary Sites**: 5 Phase I ESAs, 1 Phase II ESAs, 1 SSQAPP
Additional Notes: Costs for these activities include consulting and reporting expenses, printing, and other eligible assessment-related costs. Site assessments will adhere to the All Appropriate Inquiry guidelines, applicable ASTM International Standards and environmental liability will be evaluated as it pertains to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Generic and Site Specific QAPPs will be reviewed by KDEP and the EPA. A minimum of 8 sites are planned to be assessed, with one in each coalition members' jurisdiction.			
Task 4: Cleanup Planning and Planning Activities			
• Creation of cleanup plans and implementation strategies for developing and utilizing resources • Creation of an Area Wide Plan through three public charrettes	Quarter 5-11	LCADD; env. consultant; & contracted planning firm	4 ABCAs, 1 Area Wide Plan (30% of budget): 3 Public Charrettes: Identifying Brownfields, Brownfield Site Prioritization, & Area Wide Plan
Additional Notes: The total estimated budget for this task includes travel to attend meetings with stakeholders related to the actual cleanup or proposed development plans. A planning consultant will be retained to assist in the Area Wide Plan for the Target Area. The plan will collect and analyze data regarding site specific characteristics, physical conditions, local economics, local demographics, and real estate trends in order to determine market opportunities, feasibility, leveraging and limitations. This information is compiled and reviewed to help dictate a sustainable end use for the property.			

b. Cost Estimates

A list is provided below, which outlines how costs were derived for each task. Allocation of grant funds is included within the following table.

***Task* 1: Cooperative Agreement Oversight**

- Personnel Costs: 130 hours at an average rate of $50/hour = $6,500 for programmatic costs such as financial and performance reporting.
- Fringe Benefits: $780
- Contractual: 99 hours at an average rate of $100/hour = $9,900 for assistance in programmatic reporting as needed by a consultant.

Task 2: Inventory and Community Outreach

- Personnel Costs: 130 hours at an average rate of $50/hour = $6,500 for time to attend community input meetings throughout the grant's life cycle.
- Fringe Benefits: $780
- Travel: Estimating two staff members traveling for three conferences (national and regional) averaging three days/nights each; $250 per round trip flight ($1,500 total), $200 per hotel room per night ($3,600 total), and $50 per day per diem per person ($900 total) = $6,000
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost = $780
- Contractual: 75 hours at an average rate of $100/hour = $7,500 to assist in both inventory development and community outreach, some of which will occur concurrently.

Task 3: Environmental Site Assessments

- Contractual: $135,000
  - 8 Phase I ESAs: average estimated cost of $3,500 per ESA = $28,000
  - 4 Phase II ESAs: average estimated cost of $23,000 per ESA = $92,000
  - 3 Hazardous Materials Surveys: estimated cost $5,000 per survey = $15,000

Task 4: Cleanup Planning and Planning Activities

- Personnel Costs: 130 hours at an average rate of $50/hour = $6,500 for programmatic expenses associated with cleanup planning, review of reports and attendance at planning meetings.
- Fringe Benefits: $780
- Travel: Mileage reimbursement for the project manager; estimating approximately 86 miles per ABCA, at the current 2020 rate: $0.575/mile*86 miles*4 ABCAs ≈ $200 (rounded up)
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost = $780
- Contractual: $118,000
    - 4 ABCAs: average estimated cost of $4,500 per ABCA = $18,000
    - An Area Wide Plan will aid in determining the best end use for priority and secondary sites within the Target Area, aiding in providing details of redevelopment scenarios, feasibility analysis, and leveraging evaluations. Estimated cost: $100,000

Budget Categories		Project Tasks				
		Task 1: Cooperative Agreement Oversight	Task 2: Inventory and Community Outreach	Task 3: Environmental Site Assessments	Task 4: Cleanup Planning and Planning Activities	TOTAL
Direct Costs	Personnel	$6,500	$6,500		$6,500	$19,500
	Fringe Benefits	$780	$780		$780	$2,340
	Travel		$6,000		$200	$6,200
	Equipment					$0
	Supplies		$780		$780	$1,560
	Contractual	$9,900	$7,500	$135,000	$118,000	$270,400
Total Direct Costs		$17,180	$21,560	$135,000	$126,260	$300,000
Indirect Costs						
Total Budget (Direct + Indirect)		$17,180	$21,560	$135,000	$126,260	$300,000

c. Measuring Environmental Results

Per the requirements of the EPA Assessment Grant, the Coalition will submit quarterly reports to the EPA Project Officer. These reports will cover work progress and current status, as well as any difficulties that were encountered, a record of financial expenditures, data results and anticipated further action. LCADD will complete reporting in the ACRES database for each assessment site, noting specific accomplishments, contaminants found, which materials were impacted, if clean-up activities are required and the progress of said activities, and other resources that have been leveraged to complete the redevelopment of the site. At the end of the three-year grant period, a similar final report will be produced. As required, these projects will be submitted through the EPA's ACRES reporting system. The ACRES reporting will be a tool for both the EPA and the county to track and measure the grant's progress in achieving the outputs and eventual outcomes. The ACRES database will also be utilized to track job creation and acres of land assessed as part of this grant, as well as the total number of assessments completed and the type of assessment, the amount of funds expended by project, the total project cost, leveraged resources, and anticipated jobs created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i and ii. Organizational Structure and Description of Key Staff

LCADD will be the lead and administer the assessment grant with the assistance of a selected environmental consultant. LCADD will involve Cumberland County and the Town of Burkesville as part of the established Brownfield Committee, to review all projects within the Target Areas with the potential to utilize assessment funding to ensure that private investment, jobs, and near-term redevelopment will be

leveraged. LCADD's Community Development Specialist, Chari Bennett, will be in charge of project management and administration responsibilities for this grant. Ms. Bennett, a certified Community Development Block Grant Administrator that has been employed at LCADD for 25 years and therefore has a strong connection and understanding of the region's residents, needs, and assets. Ms. Bennett's dedication to her community is exemplified by leading a previous and successful EPA Brownfield Grant. This experience will allow LCADD to guarantee that all stakeholders are involved in the grant while ensuring correct and timely reporting and compliance. If the situation arises where Ms. Bennett is unable to continue administering the grant, Mr. Waylon Wright, LCADD's Director of Community and Economic Development will take over day to day management of the grant. Mr. Wright has a long history in local planning projects and has a strong understanding of the functional needs of the Coalition, recognizing the potential of the assessment grant. This management structure has been used similarly in past projects completed by LCADD and has proven successful. LCADD's expertise and experience along with their partnerships and the contracted environmental consultant will ensure the correct and timely reporting, compliance, expenditure of funds, and grant completion within the 3-year window.

iii. Acquiring Additional Resources

The Coalition will begin the contractor procurement process immediately following work plan and cooperative agreement approval with the EPA. The desired consultant will be experienced in brownfield programs including the following services: assisting with Community Brownfield Inventories and Outreach, Phase I and Phase II ESAs, ABCAs, and brownfield reuse planning, Additionally, the consultant will be expected to prepare the Generic Quality Assurance Project Plan (GQAPP) within the first 60 days of the grant so that proposed assessments and activities are not delayed. These services will be secured in accordance with the EPA's selection protocol and the Coalition's purchasing policy. Standard procedure includes a Request for Qualifications be published for response by qualified firms. Firms will be allotted guidelines with a deadline for submissions, all submissions will be available as public record. Following receipt of proposals, each application will be reviewed and selected by the brownfield committee.

b. Past Performance and Accomplishments

i. Has Received an EPA Brownfields Grant

(1) Purpose and Accomplishments

FY2018 EPA Brownfield Assessment Grant: LCADD was awarded $300,000 in federal brownfield funds to assess brownfields in the LCADD Region. In total, LCADD completed 20 Phase I ESAs, 10 Phase II ESAs, and 10 Site Specific QAPPs. A total of 210.41 acres across eight properties are ready for anticipated use. LCADD was able to complete the grant over a year ahead of schedule. The most important outcomes included: 1) an on-going desire for better environmental stewardship of the community, 2) job creation, 3) educating citizens on the importance of being actively involved in Brownfields, 4) encouraging investment in communities through redevelopment of Brownfields sites, and 5) continue to meet and carry on the good and productive work done and the significant accomplishments achieved to date. Three sites within the City of Burkesville were assessed through this grant which includes a Phase I and II ESAs for the Former Dairy Queen and neighboring Old Cumberland County Jailhouse. Upon completion of the Phase II ESA, it was determined the Former Dairy Queen was free from suspected ACM and LBP, therefore ready for redevelopment. The Burkesville Farmers' Market now occupies the building and provides fresh produce for the community. The assessments confirm the presence of non-friable ACMs and LBPs, both of which need to be immediately abated as to avoid health complications. Once abated, the Cumberland County Chamber of Commerce plans to move into the Jailhouse to provide concierge service to visitors, serving as a Visitor Center. These redevelopments have already begun to significantly improved Downtown, increasing tourism dollars spent within Burkesville and adding funds to the local tax revenue.

(2) Compliance with Grant Requirements

As shown through LCADD's record of no audit findings, benchmark compliance goals on each grant have been met. Required reporting was conducted on time and serves as an integral part of maintaining the grants' timely implementation. As a result of successful grant management, the Coalition will be better positioned to pursue additional leveraging opportunities that support the community.

Threshold Criteria

1. **Applicant Eligibility:** The Cumberland Brownfield Coalition is comprised of Lake Cumberland Area Development District (LCADD), Cumberland County, and the City of Burkesville.

   Lead Entity Eligibility:
   Lake Cumberland Area Development District (LCADD) operates as a regional council established under state legislature (KRS Chapter 147A Section .050). Please see the attached applicant eligibility documentation.

   Coalition Member Eligibility:
   Cumberland County, Kentucky is a General Purpose Unit of Local Government as defined under 2 CFR 200.64.

   The City of Burkesville, Kentucky is a General Purpose Unit of Local Government as defined under 2 CFR 200.64.

   Letters of commitment from Cumberland County and the City of Burkesville are attached to this document.

2. **Community Involvement:**
   The residents served by LCADD are key stakeholders and have been proactively involved in the planning process of this grant and redevelopment concepts for each priority site. Once awarded, a Project Kick-Off meeting will be held. This meeting will provide opportunity to outline the goals of the grant, how to provide public input and what the funds would mean to the Coalition. The brownfield committee established under LCADD's previous grant will also attend this meeting to ensure an educated public, allowing for additional community involvement. Ongoing communication throughout the life of the grant will be conducted in a variety of ways, including regularly held public meetings. In order to practice social distancing, meetings will be held virtually through Zoom, with which the coalition members, project partners, brownfield committee, and local citizens have prior experience using. The meetings will be held at hours agreeable to most schedules to ensure a high level of attendance and involvement. Additionally, those that cannot be present during the live meeting, can access the recorded meeting online, at LCADD's website. Virtual meetings will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Commentary will be collected through Zoom's chat feature and via email to the project manager so that affected parties' input can be captured and documented for use in decision making when selecting and prioritizing sites. These meetings will also be utilized to present potential redevelopment opportunities to interested developers by showcasing available brownfield sites and providing developers technical assistance in obtaining additional financial incentives for planned redevelopment. In order to reach residents that may not have the ability to attend or view meetings, communication regarding grant updates and opportunities will also include press releases with the local newspapers (online and in print), announcements on local news stations, flier distribution via local businesses and community organizations, LCADD, City, County, and project partner websites. Social media, including the following Facebook pages will also be utilized: LCADD, Cumberland County News, and Cumberland River – Burkesville, KY, reaching over 6,000 followers.

3. **Expenditure of Assessment Grant Funds:** The Lake Cumberland Area Development District was awarded a Fiscal Year 2018 EPA Assessment Grant. This grant is no longer active and was considered closed by the EPA on October 16, 2020.

Applicant Eligibility Documentation

147A.050 Area development districts created.

There is hereby created and established in the Commonwealth fifteen (15) area development districts consisting of the following counties:

(1) Purchase Area Development District which shall include the counties of Ballard, Carlisle, Hickman, Fulton, McCracken, Graves, Marshall, and Calloway;

(2) Pennyrile Area Development District which shall include the counties of Livingston, Crittenden, Lyon, Caldwell, Hopkins, Muhlenberg, Trigg, Christian and Todd;

(3) Green River Area Development District which shall include the counties of Union, Henderson, Webster, McLean, Daviess, Ohio and Hancock;

(4) Barren River Area Development District which shall include the counties of Logan, Simpson, Butler, Warren, Edmonson, Hart, Barren, Allen, Metcalfe and Monroe;

(5) Lincoln Trail Area Development District which shall include the counties of Breckinridge, Meade, Grayson, Hardin, Larue, Nelson, Washington, and Marion;

(6) Jefferson Area Development District which shall include the counties of Bullitt, Henry, Jefferson, Oldham, Shelby, Spencer and Trimble;

(7) Northern Kentucky Area Development District which shall include the counties of Boone, Kenton, Campbell, Carroll, Gallatin, Owen, Grant and Pendleton;

(8) Buffalo Trace Area Development District which shall include the counties of Bracken, Mason, Robertson, Fleming and Lewis;

(9) Gateway Area Development District which shall include the counties of Rowan, Bath, Montgomery, Menifee, and Morgan;

(10) Fivco Area Development District which shall include the counties of Greenup, Boyd, Carter, Elliott, and Lawrence;

(11) Big Sandy Area Development District which shall include the counties of Johnson, Magoffin, Martin, Floyd, and Pike;

(12) Kentucky River Area Development District which shall include the counties of Wolfe, Owsley, Lee, Breathitt, Leslie, Perry, Knott, and Letcher;

(13) Cumberland Valley Area Development District which shall include the counties of Jackson, Rockcastle, Laurel, Clay, Knox, Whitley, Bell, and Harlan;

(14) Lake Cumberland Area Development District which shall include the counties of Taylor, Adair, Green, Casey, Russell, Pulaski, Clinton, Cumberland, Wayne, and McCreary; and

(15) Bluegrass Area Development District which shall include the counties of Anderson, Franklin, Woodford, Mercer, Boyle, Lincoln, Garrard, Jessamine, Fayette, Scott, Harrison, Bourbon, Nicholas, Clark, Madison, Powell, and Estill.

History: Created 1972 Ky. Acts ch. 125, sec. 1.

Coalition Commitment Letters

"This institution is an equal opportunity provider and employer."

THE CITY OF BURKESVILLE
P.O. BOX 250
BURKESVILLE, KY 42717
PHONE: (270)864-5391 FAX: (270)8641795
EMAIL: cityofburkesville1846@gmail.com
WEBSITE: cityofburkesville.org

Cumberland Brownfields Project & Coalition

October 28, 2020

To Whom It May Concern;

This letter is to serve as official notification that the Cumberland Brownfield Project is a coalition effort between Cumberland County and The City of Burkesville.

This collaborative effort and coalition is to Re-Purpose, Clean-up, Revive and Bring New Life to many of the Older and Blighted Structures of Downtown Burkesville as well as others in Cumberland County.

As leaders of Cumberland County and The City of Burkesville, we both whole-heartedly support The Cumberland Brownfield Project and Coalition to bring new life to the many older structures of Our Community.

Respectfully,

Billy N Guffey
Mayor
City of Burkesville

City of Burkesville INCORPORATED SEAL 1846

MAGISTRATES:
Dist. 1 Randall Wray
Dist. 2 Edward Anderson
Dist. 3 J.V. Groce
Dist. 4 Jeffery Cyphers

Cumberland County Judge Executive
JOHN A. PHELPS, JR.
P.O. BOX 826 • BURKESVILLE, KY 42717-0826
OFFICE: 270-864-3444 • FAX: 270-864-1757 • HOME: 270-433-7953
CELL: 270-459-0241 • EMAIL: ccje@duo-county.com

FINANCE OFFICER
Eugenia G. Ferguson

COUNTY TREASURER
Stacey Thrasher

Cumberland Brownfields Project & Coalition

October 28, 2020

To Whom It May Concern;

This letter is to serve as official notification that the Cumberland Brownfield Project is a coalition effort between Cumberland County and The City of Burkesville.

This collaborative effort and coalition is to Re-Purpose, Clean-up, Revive and Bring New Life to many of the Older and Blighted Structures of Downtown Burkesville as well as others in Cumberland County.

As leaders of Cumberland County and The City of Burkesville, we both whole-heartedly support The Cumberland Brownfield Project and Coalition to bring new life to the many older structures of Our Community.

Respectfully,

John A. Phelps Jr.
Judge Executive
Cumberland County

City of Burkesville, Cumberland County, Kentucky

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier: Choose State...

8. APPLICANT INFORMATION:

* a. Legal Name: Lake Cumberland Area Development District

* b. Employer/Taxpayer Identification Number (EIN/TIN): 61-0701749

* c. Organizational DUNS: 1551987160000

d. Address:

* Street1: Post Office Box 1570
Street2: 2384 Lakeway Drive
* City: Russell Springs
County/Parish: Russell
* State: KY: Kentucky
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 42642-1570

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix: Mr.
* First Name: Waylon
Middle Name:
* Last Name: Wright
Suffix:

Title: Director of Community and Economic Developmen

Organizational Affiliation:

* Telephone Number: 270-866-4200
Fax Number: 270-866-2044

* Email: waylon@lcadd.org

Application for Federal Assistance SF-424

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

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

1234-Project Area.docx

Add Attachment | Delete Attachment | View Attachment

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

Cumberland Brownfield Coalition

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 1

* b. Program/Project: 1

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021

* b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Mr.

* First Name: Waylon

Middle Name:

* Last Name: Wright

Suffix:

* Title: Director of Community and Economic Developmen

* Telephone Number: 270-866-4200

Fax Number: 270-866-2044

* Email: waylon@lcadd.org

* Signature of Authorized Representative: Waylon Wright

* Date Signed: 10/28/2020

R04-21-A-086

DURHAM
1869
CITY OF MEDICINE

CITY OF DURHAM
101 City Hall Plaza • DURHAM, NC 27701
www.durhamnc.gov

October 28, 2020

Ms. Brian Gross
Environmental Protection Agency Region 4
Atlanta Federal Center
61 Forsyth Street, S.W.
10th Floor
Atlanta, Georgia 30303-8960

RE: City of Durham, North Carolina
EPA Brownfields Community-Wide Assessment Grant Proposal

Dear Mr. Gross:

The City of Durham is pleased to submit the enclosed Brownfield Assessment Application for $300,000 to continue our Brownfield efforts in our target communities of Durham, North Carolina. We have successfully leveraged prior EPA Brownfield Assessment Grant assistance to support the reuse of Brownfield properties throughout Northeast Central Durham. To build upon this success, we are now seeking additional funds to revive two of our most blighted and impoverished minority communities located within and adjacent to opportunity zones along the Historic Fayetteville Street/ Alston Avenue and Erwin Road/Lakewood Avenue corridors. Urban renewal and economic disinvestment have resulted in excessive levels of crime and drug abuse throughout these areas, further contributing to the racial divide which remains prevalent in our City even today.

Our target areas are located adjacent to and in the immediate vicinity of planned transit stations for the proposed Durham Wake County Commuter Rail (DWCCR) Project. The assessment and cleanup of Brownfield sites within our target areas will not only eradicate blight and reduce violent crimes, but will also support the development of compact neighborhoods and the proposed DWCCR to provide much needed access to health care, medical assistance and healthy living essentials for the sensitive populations throughout in our target communities.

Thank you for your consideration and please feel free to contact me if you need any additional information.

Sincerely,

Andre Pettigrew, Director
City of Durham, Office of Economic and Workforce Development

1. **Applicant Identification:** City of Durham, North Carolina
101 City Hall Plaza
Durham, North Carolina 27701

2. **Funding Requested:**

   a): **Assessment Grant Type:** Community-Wide

   b): Federal Funds Requested: $300,000
   i. $300,000
   ii. We are not requesting a Site-Specific Assessment Grant waiver of the $200,000 limit.

3. **Location:** City of Durham, Durham County, North Carolina

4. **Property Information for Site-Specific Applications:** Not Applicable

5. **Contacts:**

   a. **Project Director:**
   Andre N. Pettigrew
   City of Durham
   Office of Economic and Workforce Development
   807 East Main Street, Suite 5-100
   Durham, NC 27701
   (919) 560-4965
   (919) 560-4986
   E-mail: andre.pettigrew@durhamnc.gov

   b. **Head of Organization:**
   Steve Schewel
   Mayor
   101 City Hall Plaza
   Durham, NC 27701
   (919) 560-4333
   (919) 560-4801
   E-mail: Steve.Schewel@durhamnc.gov

6. **Population:** 321,488 (U.S. Census Bureau, 2018 ACS)

7. **Regional Priorities Form/Other Factors Checklist:** Not applicable

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or US territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. **Letter from the State or Tribal Environmental Authority:** Attached

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

October 26, 2020

Andre Pettigrew
Economic and Workforce Development Director
City of Durham
807 East Main Street, Building 5, Suite 100
Durham, NC 27701

Re: U.S. EPA Brownfields Community-Wide Assessment Grant – City of Durham

Dear Mr. Pettigrew,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Durham's application for a U.S. EPA Brownfields Community-Wide Assessment Grant. We are aware that your grant will focus on the historic Fayetteville Street/Alston Avenue and Erwin Road/Lakewood corridors. This grant would be a tremendous economic development achievement for the City.

We hope that the City is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Hayley Irick, NCDEQ

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

From the 1800's through the turn of the Twentieth Century, the City of Durham experienced rapid growth. The completion of the NC Railroad Company line in 1854 provided the means for Durham's agricultural and manufactured products to extend across the state, and the end of the Civil War signified a key milestone in the City's history. The abundance of tobacco factories provided ample employment opportunities for the influx of troops left waiting for the terms of surrender to be negotiated. During this time, the Historic Fayetteville Street corridor (renowned as the Historic Hayti District) and surrounding neighborhoods were among the first African American settlements in post-Civil War Durham.

The early Twentieth Century brought with it continued expansion of the tobacco empires and an increasing number of new businesses. However, as manufacturing fell off in the 1930's followed by tobacco in the 1960's, the economic distress throughout the region ushered in a new era of "urban renewal", a collaborative effort focused on redevelopment of Downtown cores to revive the City and support economic growth. The cultural shift from agriculture to manufacturing to technology was accompanied by significant upheaval along the way. As the adaptive re-use of historical tobacco warehouses transitioned to new-age information-based jobs within the Historic Tobacco District and adjoining Downtown core, Durham's blue-collar residents were soon forced to the suburbs to settle for lower paying jobs. The economic disinvestment and relocation of jobs from Fayetteville Street and other historically African American neighborhoods along the outskirts of Downtown ultimately paved the way for the overwhelming blight and poverty which now define our target communities. Further, the destruction of Hayti and the socioeconomic changes that it produced, including high levels of crime and drug abuse, have contributed to the significant racial division which exist in our City today. The primary focus of this grant application is the significant number of Brownfield properties located in our target areas, defined as the Alston Avenue/Fayetteville Street corridor (Census Tracts 13.01, 13.03, 13.04 and 14.00) and the Erwin Road/Lakewood Avenue corridor (Census Tracts 5.00 and 15.02). Census Tracts 13.04, 14.00 and 15.02 also correlate directly with our City's designated **opportunity zones**.

Accessibility concerns have emerged as a focal point as we are tasked to provide more efficient transportation to the transit-dependent and low-income members of our community. The Durham-Wake County Commuter Rail (DWCCR) Project is a proposed 37-mile commuter rail system along the North Carolina Railroad Corridor. The DWCCR Project will run between Garner and West Durham and is designed to support the City's land-use principles to encourage compact, walkable and sustainable infill redevelopment, as defined in our *2014 Comprehensive Land Use Development Plan*. The target areas and opportunity zones identified in this application are located directly adjacent to or in the immediate vicinity of the proposed DWCCR and are in desperate need of financial assistance. In support of our vision, Durham County recently approved a half-cent sales tax to invest in enhanced transit service across our target area. The goal of these efforts is to promote economic reinvestment and sustainability in these areas by expanding public transportation facilities to connect low-income individuals to an extended network of higher-paying job opportunities. We will use these grant funds to focus on the redevelopment of abandoned, underutilized and environmentally-impaired properties within our target areas and opportunity zones to increase the per capita and median household incomes, reduce crime and poverty, and counteract the exodus from our target communities. Successful

implementation will create jobs, eradicate blight, reduce racial division and ensure safer neighborhoods within our target communities.

ii. Description of the Priority Brownfield Site(s)

We have completed a preliminary inventory of 27 priority Brownfield sites specific to our target areas, including former service stations, automobile repair facilities, abandoned gas stations, recycling facilities, transportation facilities, dry cleaners and vacant manufacturing warehouses. These blighted, abandoned, underutilized properties are interwoven throughout our target communities and opportunity zones, directly impacting the residents living adjacent to these Brownfield properties in our most impoverished neighborhoods.

Priority Properties Along the Fayetteville Street/Alston Avenue and Erwin Road/Lakewood Corridors

Property Name & Past Land Use	Current Condition	Location	Proximity to Proposed DWCCR	Acreage	Environmental Issues/Concerns/Comments
Former Bob's Service Garage	Vacant, underutilized	309 S Alston Avenue (Fayetteville Street/ Alston Avenue Tier)	0.07 miles	0.65 acres	Environmental impacts associated with these properties pose serious health and safety risks to the women and children in our target areas resulting from solvents and petroleum-related volatile organic compounds, semi-volatile organic compounds, heavy metals, asbestos and/or lead-based paint. The health and safety of surrounding residents are primarily at risk through both direct exposure to soil/ groundwater contamination and chronic exposure and inhalation of solvent and petroleum compounds through vapor intrusion.
Former Amoco Service Station and Laundry King	Poor –vacant, abandoned, dilapidated	1904 Chapel Hill Road (Erwin Road/ Lakewood Ave Tier)	1.05 miles	0.52 acres	
Former Weaver's Cleaners	Poor –vacant, abandoned, dilapidated	1212 Fayetteville St (Fayetteville Street/ Alston Avenue Tier)	0.38 miles	0.141 acres	
Former NC News Company, former Rite Way Laundry and Dry Cleaners	Poor –vacant, abandoned, dilapidated	1212-1214 Angier Ave (Fayetteville Street/ Alston Avenue Tier)	0.20 miles	0.26 acres	
Former CSX Transportation	Vacant, underutilized	904 E Ramser Street (Fayetteville Street/ Alston Avenue Tier)	0.03 miles	1.119 acres	

Asbestos (a known carcinogen) and lead-based paint (a health hazard to children) are prevalent at most if not all of our properties. Due to the former historical operations at these properties, we are concerned with the presence of tetrachloroethylene (PCE), trichloroethylene (TCE) and their related degradation compounds in the soil, groundwater and indoor air. Several have stored and used bulk petroleum products in USTs and ASTs and we are concerned about similar exposure scenarios with benzene, toluene, ethylbenzene, xylenes (BTEX) and other petroleum compounds. The environmental concerns and resulting blight of the adjacent commercial/residential properties continues to deter prospective tenants and developers from these areas with no available means of funding to address the environmental issues. Substantial redevelopment opportunities have been missed due to the threat or perceived threat of soil and groundwater contamination associated with Brownfield properties located within our target areas. Additional funding will be critical to accomplish our objectives and support local residents and community organizations who share our vision.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

We plan to use these grant funds for the assessment of selected Brownfield properties adjacent to and in the immediate vicinity of the proposed DWCCR, including the planned Alston Avenue and Erwin Road transit areas and adjoining Fayetteville Street and Lakewood Avenue corridors. We anticipate applying for cleanup funds for the former Weaver's Cleaners, the former Bob's Service Garage, and others as applicable before the end of our three year grant cycle. The City took initial steps and utilized our previous assessment grants to pave the way for the assessment and cleanup of our target areas and associated opportunity zones. Investing in Brownfields redevelopment is a vital step in the implementation of our community vision, and the DWCCR is the most critical infrastructure project for the growth and stability of the surrounding neighborhood business districts. The DWCCR will serve as an anchor for the revitalization of our target communities and opportunity zones, providing access to higher-paying jobs, medical care and healthy living essentials.

Extensive policies are in place to guide and ensure sustainable development. The common themes of our vision, as defined in our *2014 Comprehensive Land Use Plan* and *2017 Durham County Transit Plan*, include: encouraging compact development; providing local residents' with access to essential goods, services and employment; attracting new investment; seeking community input; and building on existing assets to support infill development and preserve our community's greenspace. The DWCCR Project will also provide bicycle, pedestrian, and bus infrastructure improvements along the alignment in accordance with the principles outlined in our *2006 DurhamWalks! Pedestrian Plan* and *2017 Durham Bike+ Walk Implementation Plan*. The assessment and redevelopment of our priority sites located within opportunity zones will also encourage higher density development and lead to more households and jobs within walking distance of the DWCCR, stimulating local economic tax base across our target areas.

The DWCCR will serve the minority, transit-dependent and low-income communities of our target areas, expanding their access to jobs and other economic opportunities previously unavailable to our target population. Completion of the DWCCR will result in reduced emissions and an overall improvement to the health and sustainability of our community. This dedicated investment will channel future growth, provide a framework to support continued development, and assist our local residents in developing an improved sense of community. The *2014 Comprehensive Land Use Plan* and the *2017 Durham County Transit Plan* will serve as strategic guides for this Project, focusing on economic growth, reduced highway congestion, enhanced job access and transit opportunities, and preservation of our natural resources. Our Plans also incorporate sustainable and equitable practices to promote building and infrastructure reuse, affordable housing, transit communities and compact neighborhoods. These projected improvements and economic reinvestment in our target areas and associated opportunity zones will ultimately lead to a higher quality of life for local residents.

ii. Outcomes and Benefits of Reuse Strategy

The vision of our *2014 Comprehensive Land Use Plan* is to create compact development tiers designed to focus growth and employment into compact neighborhoods to contain urban sprawl, create more walkable neighborhoods (once our blight has been removed and crime rates reduced) and provide more affordable housing with high-quality access to transit. The implementation of these sustainable development practices will promote infill redevelopment of our targeted

opportunity zones and steer growth away from existing open space, streams, wetlands and other natural resources to the extent possible.

We anticipate that the outcomes from this project will result in numerous economic, non-economic and community benefits. Our vacant, idle and blighted Brownfield properties are highly visible, creating a negative effect on residents. The removal of these properties from our target communities and opportunity zones will result in increased property values (particularly adjacent to our Brownfield properties), increased local tax base and more job opportunities (temporary and permanent) to combat our poverty and low-income communities. Successful implementation of this project will provide the foundation necessary to reverse the effects of urbanization and preserve the cultural heritage of our historic target communities. Assessing and cleaning up our Brownfield sites will improve the overall sense of community and increase the attractiveness of our target areas to others (population and business growth). These benefits will then be used to build momentum, attract private investment, promote infill development, and capitalize on the numerous economic growth opportunities that will be provided by the target areas' and associated opportunity zones' close proximity to the proposed DWCCR.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

The City will draw upon its Community Development Block Grant entitlement award (approximately $2 million/year) to assist with the redevelopment of our target areas within our opportunity zones to create jobs and use the awarded HOME Investment Partnership funds (approximately $1.3 million/year) from HUD to create housing in the area that leverages additional private investment. In addition, federal funding is also currently being pursued through the Federal Transit Administration's New Starts grant program, and these funds will be leveraged to help plan transit-oriented development in the areas surrounding the proposed DWCCR transit stations, including our target communities and associated opportunity zones. The remaining capital funds are planned from State grants, County sales tax, private monetary donations and in-kind contributions.

It is anticipated that the City's OEWD will contribute a minimum of $20,000 of in-kind staff hours to this project funded by the City. We also intend to leverage (and encourage current and potential property owners to leverage) other funding sources. These include the N.C. Dry Cleaning Solvent Fund, the N.C. Leaking UST Trust Fund (accessible for non-responsible parties that may be innocent landowners) and tax credits (state historic mill, federal historic, new market, etc.). We will also leverage grant funds by entering applicable sites into the North Carolina Brownfield Program. This program provides five years of significant tax breaks to private developers based on the value of the site improvements. As momentum builds, we anticipate private interest to grow, resulting in additional private investment for site assessment, cleanup and reuse.

ii. Use of Existing Infrastructure

The priority Brownfield sites within our target areas and opportunity zones are structurally sound and have existing infrastructure and utilities already in place. As such, reuse of existing structures will be required to the extent feasible along with recycling of demolition materials generated during these activities. By encouraging Smart Growth principles and regulating such infill development, we will reduce the pressure on building in greenfields in unincorporated areas

of the county; eliminate the need to extend power, water, and sewer lines to new sites; decrease our carbon footprint; and foster a strong sense of community.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

Poverty levels within our target areas are extremely high (more than twice the national average) and per capita and household income levels low (less than half the national average). Our target areas and opportunity zones are experiencing "persistent poverty", where 20% or more of their populations have lived in poverty over the past 30 years (Small Area Income and Poverty Estimates from the US Census Bureau). In order to obtain higher-paying jobs, many residents would be forced to either relocate or commute, further contributing to the urbanization and population exodus of our target areas and opportunity zones. The potential to commute for higher-paying jobs is also complicated by the staggering 28.4% of households in our target areas that do not own a motor vehicle, compared to 9.1% of households nationally[1]. The lack of personal vehicles and public transportation creates negative social welfare impacts such as reduced access to jobs and service centers. The persistent poverty, reduced accessibility and high concentration of vacant and underutilized properties within our communities highlight the complications confronting these target areas.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Our sensitive populations (poor minorities, the disabled, children and the elderly) have become accustomed to the blight associated with the growing number of Brownfields serving as a backdrop to our target areas and opportunity zones. Many of these vacant, unsecured properties promote an unsafe environment as they are left unsecured and accessible to the public, particularly to vandals, gangs, prostitutes and drug abusers who consider these properties a safe haven. The buildings are often vandalized and inhabited by the homeless or those partaking in unlawful activities, leading to an increase in the areas' violent crime rate (647.9 per 100,000 for both areas) which is almost double that of the State (353.6) and National (395.5) violent crime rates. Residents' who are able to escape the opioid epidemic, violent crime and rampant prostitution which plague our target communities must still contend with inaccessibility to grocery stores, pharmacies, retail establishments, recreational greenspace, community gathering areas and other amenities typically associated with healthy living. Restricted access to these essential amenities stems from a lack of personal vehicles and public transportation and is further perpetuated by criminal behavior in and around our abandoned Brownfield properties. These properties reduce street life, discourage walking, increase petty and violent crimes, and contribute to the decline of property values and housing stock in our target areas. The overall combination of blight, poverty, access limitations, sustained violence, prostitution and drug use ultimately take a significant psychological toll on the residents across our target areas.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions

Specific Community Needs Health Assessment data is available in the *2018 State of the County Health Report*, which identified the top priorities for Durham as access to healthcare, education, sexually-transmitted diseases, mental health and substance use, obesity and chronic illness, and poverty. Finally, Durham County also ranked among the dirtiest/worst 20% of all counties in the

[1] US Census Bureau, American Community Survey 2011-15

US for volatile organic compound (VOC) emissions (www.scorecard.goodguide.com). This can be at least partially attributed to non-residents traveling through our low-income communities to find higher-paying jobs and may also be a contributing factor to our high rate of lung cancer.

The number of Brownfield properties in our target areas and their impact on the socio-economic status of our residents is disturbing. This leads to increased incidences of public health issues due to exposure to potential environmental contaminants and lack of income to treat these health impacts. The most sensitive population in these areas are children living in poverty. The poverty rate for children under five in our target communities (50.0% for the Fayetteville Street/Alston Avenue census tracts and 58.7% for the Erwin Road/Lakewood Avenue census tracts) is essentially twice that of both North Carolina (28.4%) and the United States (24.5%), emphasizing the need for our sensitive populations to have greater access to health care and social support. However, Durham County as a whole is designated as a "Health Professional Shortage Area" (HPSA), defined as having a shortage of primary medical care, dental or mental health professionals. Comparatively, the percentage of the total population living in a HPSA in North Carolina is 33.13% and the United States is 55.16%. These issues are exaggerated by a lack of personal vehicles and adequate public transportation, leaving residents with limited resources and access to medical care, and further restricting them to their contaminated environments and surrounding Brownfield properties.

(3) Disproportionately Impacted Populations

Vacant residential housing is a major fact of life in our opportunity zones located along the Fayetteville Street and Alston Avenue corridors. The current real estate vacancy rates for these corridors are 22.0% (higher than 88.1% of all US neighborhoods) and 18.1% (higher than 82.1% of all US neighborhoods), respectively. In addition, whether by choice, divorce, or unplanned pregnancy, neighborhoods along Alston Avenue have more single mother households than 99.2% of all neighborhoods in the US (www.neighborhoodscout.com). Often high concentrations of single mother homes can be a strong indicator of family and social issues such as poverty, high rates of school dropouts, crime, and other societal problems.

The unmeasured economic effects are how these properties are impeding revitalization efforts. The poverty and socio-economic distress of our opportunity zones can be directly attributed to the abandoned and underutilized Brownfield properties which define these areas. These sites have thwarted economic redevelopment and community revitalization and potentially released significant amounts of pollutants to the target areas, which may result in costly cleanup activities, if present. The success of economic recovery and revitalization of our culturally and historically significant minority communities hinges on bringing job opportunities and economic assistance back to these areas. If left unaddressed, these properties will continue to serve as sources of blight and hinder momentum in our opportunity zones during construction of the DWCCR, as perceived environmental concerns will deter property transactions and environmental unknowns will trouble adjacent homeowners. This will directly affect target communities and opportunity zones through reduced tax base, lost job opportunities and depressed property values.

b. Community Engagement

i. Project Involvement & ii. Project Roles

The City's Senior Economic Development Coordinator, Ms. Summer Alston, in conjunction with the Office of Economic and Workforce Development (OEWD), City support staff, a qualified consulting firm and our Brownfield Steering Committee (BSC) will provide the overall direction for the Brownfield Project. Our project team will have the capabilities to hit the ground running

immediately upon grant award. All project partners listed below, along with town staff and our chosen consultant, will sit on our BSC. The role of this committee will include site selection, site prioritization, site assessment and cleanup, organizing community meetings, and targeting sites for potential cleanup and future reuse. Additional individual roles are outlined below.

Group	Additional Involvement/Assistance
Preservation North Carolina	Consult on conservation and development to promote and protect the buildings and landscapes of our State's diverse heritage.
Reinvestment Partners	Local nonprofit community development agency working on neighborhood stabilization in the Fayetteville Street corridor, defined as one of our key target areas.
The Scrap Exchange	Local nonprofit organization located in one of our key target areas. Employs a mission to promote creativity, environmental awareness, and community through reuse.
Self-Help	Community development financial institution (CDFI) headquartered in Durham and working throughout the country. They have a particularly strong presence as a commercial lender and real estate developer throughout our target areas.
GoTriangle	GoTriangle manages the DWCCR Project in support of their vision to make access to transportation the foundation of the region's community, prosperity and mobility.

iii. Incorporating Community Input

Consistent with previous planning efforts, the OEWD will continue to implement an active community involvement program and develop a comprehensive community engagement plan upon award of the grant. Members of our target communities are extremely active in various City and County economic development organizations. We will reconvene our BSC comprised of City staff and local leaders, which will include residents from the targeted residential areas. BSC members will attend meetings to prioritize sites for assessment, bring any unidentified properties of concern up for discussion, and track progress and results. Meetings will be open to the public to ensure broad community input. BSC members will also receive project updates that they will in turn share with those who they represent, and give their respective community's opinions on assessments, redevelopment options, health and/or environmental concerns, and overall project progress. During the cleanup and redevelopment planning stages, the City will continue to work with the BSC to conduct workshops and/or visioning sessions to fully engage the community in the cleanup and redevelopment planning process. We will prepare project brochures, flyers and/or fact sheets and continue to update the project website (www.durhambrownfields.com) as applicable. We recently conducted a comprehensive update of our brownfields website to make it more visible so we can more easily solicit and respond to community concerns and input!. Public meetings will also be held to communicate progress and to provide information on ESA activities to nearby residents. We are also prepared to use virtual meetings in the event social distancing and other restrictions as a result of COVID-19 facilitate that need. We are prepared to conduct all BSC and community meetings virtually, if necessary.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEAUSURING PROGRESS

a. Description of Tasks and Activities

Task 1: Public Involvement
i. Project Implementation - Anticipated activities include 6 BSC meetings (minimum), 3 public outreach sessions (minimum), distribution of community surveys, project flyer/factsheets or newsletters as applicable, and continued website updates. These activities will relate to both priority and non-priority sites in our target areas and will not require non-EPA grant resources.

ii. Anticipated Schedule: Throughout the grant cycle on the schedule outlined above.
iii. Task Lead: Summer Alston, Senior Economic Development Coordinator with the OEWD, with assistance from our chosen consultant.
iv. Outputs: Community involvement plan, 6 BSC meetings, at least three community meetings, community surveys and/or project flyers/factsheets as applicable, and continued website updates.
Task 2: Environmental Site Assessments (ESAs)
i. Project Implementation - Complete 10 Phase I ESAs on eligible sites in accordance with ASTM 1527-05/13 and 40 CFR Part 312 (5 on priority sites and 5 on non-priority sites). Complete 8 Phase II ESAs in accordance with ASTM 1903-11 (4 on priority sites and 4 on non-priority sites). Before initiation of a Phase II ESA, Quality Assurance Project Plans (QAPPs) will be submitted to EPA and NCDEQ for review and approval. QAPPs will relate to both priority and the non-priority sites. Task 2 activities will not require non-EPA grant resources.
ii. Anticipated Schedule: Phase I ESAs completed by month 24 with Phase II ESAs completed between months 12 and 30.
iii. Task Lead: Our chosen consultant as they have the required expertise to conduct these activities. Summer Alston will be closely involved in oversight and review.
iv. Outputs: # of Phase I & II ESAs; # of sites in the NC Brownfields Program.

Task 3: Cleanup and Reuse Planning (CUP)
i. Project Implementation - An Analysis of Brownfields Cleanup Alternatives (ABCA) or other equivalent document will be prepared to include cleanup costs and the best way to proceed with reuse based on contamination. We will create reuse plans for the targeted properties, potentially using charrettes or visioning sessions at community meetings. We will assist developers with negotiating brownfield agreements. We anticipate three ABCAs for our project, all on priority sites. The remaining portions of our budget will be used for reuse planning efforts. The type and scope of these efforts will depend on the sites and expertise needed.
ii. Anticipated Schedule: To be completed between months 24 and 36.
iii. Task Lead: Our chosen consultant as they have the required expertise to conduct these activities. Summer Alston will be closely involved in oversight and review.
iv. Outputs: # of ABCAs completed; # of reuse/concept plans; and # of remedial or mitigation measures implemented.

In Kind Services– Durham will contribute its own resources for programmatic oversight activities and leadership/participation in the tasks above. Based on past experience, we anticipate approximately $20,000 in staff hours funded by the City's OEWD.

b. Cost Estimates (3.b.i – 3.b.iii)

We are requesting $300,000 with **80% of total grant funds allocated to ESAs!**

Budget Category	Public Involvement	ESAs	CUP	Total
Personnel				
Fringe Ben				
Travel	$7,000			$7,000
Equipment				
Supplies	$3,000			$3,000
Contractual	$25,000	$240,000	$25,000	$290,000
Other				
Total	$35,000	$240,000	$25,000	**$300,000**

Task 1 - Public Involvement: **Total Budget** - $35,000 *Travel-$7,000*: Two town staff will attend relevant conferences and training, including the National and Regional Brownfields conferences, Regional Grantees Workshop, and any other relevant training such as workshops sponsored by NCDEQ. *Supplies-$3,000*: Printing costs, meeting supplies and technology costs for BSC and public meetings. *Contractual-$25,000*: For our hired firm's assistance in public outreach. This includes updating the website, creation of materials and our community involvement plan, preparing for and presenting at public meetings, and meeting with residents, property owners, and purchasers to discuss the benefits of the project.

Task 2 – Site Characterization: **Total Budget** - $240,000 (10 Phase I ESAs at $4,500 each; Generic QAPP at $4,875; 8 SSQAPPs at $3,000 each; and 8 Phase II ESAs at $20,000 each). Note the costs of our Phase I ESAs anticipates asbestos testing in approximately half of the sites.

Task 5 - Cleanup and Reuse Planning: **Total Budget** - $25,000 (2 ABCAs @ $5,000 each; $15,000 for targeted cleanup/reuse planning)

c. Measuring Environmental Results

Progress will be tracked, measured and reported by the OEWD using EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES). We will evaluate progress at least monthly in conjunction with our chosen contractor to ensure that we are achieving our outputs, results, and eventual outcomes and that funds are expended in a timely and efficient manner. This includes timely scheduling and completion of public outreach activities, completion of Phase I ESAs by month 24, Phase II ESAs completed by month 30, and ABCAs and reuse planning completed between months 24-36. The OEWD will communicate frequently with the EPA Project Manager and submit quarterly reports to EPA, which will also be a mechanism to measure/track results.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

We have a strong record of hiring and retaining talented and qualified staff to manage these programs. The City's Senior Economic Development Coordinator, Ms. Summer Alston, in conjunction with the OEWD staff, City support staff, a qualified environmental firm and the BSC will provide the overall direction for the Brownfield Project. Ms. Alston will serve as the project director (PD) and has served in the same capacity for our two previous assessment grants. This team will ensure the timely and successful expenditure of grant funds and timely completion of all technical, administrative and financial requirements.

ii. Description of Key Staff

Ms. Summer Alston, Senior Economic Development Coordinator, will serve as the PD. Ms. Alston has over ten years of experience managing various federal and state grant programs. Ms. Alston will provide regular updates and progress reports to the OEWD Program Director, Mr. Andre Pettigrew, and the City Council. Mr. Pettigrew will also serve as the project's assistant/backup project manager. The project team will also include Mr. Edward Nixon (Finance Director), who has extensive experience working with grant projects including budgeting for expenditures, dispersal requests and grant reconciliation.

iii. Acquiring Additional Resources

Due to the technical nature of the project, the City will retain an experienced environmental consultant to assist with the implementation of this project, and will procure these services in

accordance with the City's standard procurement process and the procurement procedures contained in 2 CFR 200.317-326. This includes a competitive procurement process with a review committee to evaluate responses based on established criteria and awarding the contract to the firm that best meets those criteria. The RFQ will be issued in June 2021, following the anticipated award announcement in April/May 2021. The assembled project team will have the capabilities to perform all required activities discussed above, immediately upon grant award.

b. Past Performance and Accomplishments

i. Currently has or Previously Received an EPA Brownfields Grant

(1) Accomplishments – The City of Durham has a track record of successful management of four previous EPA Brownfield Assessment Grants targeting the Northeast Central Durham Community (located northeast of the current Fayetteville Street/Alston Avenue target area) and four previous EPA Environmental Technician Job Training Grants. The initial EPA Brownfield Community-Wide Hazardous Substance Assessment Grant was awarded in October 2006 for $200,000; a subsequent ARRA-funded EPA Brownfield Community-Wide Hazardous Substance and Petroleum Assessment Grant in 2009 for $400,000; and the most recent EPA Brownfield Community-Wide Hazardous Substance and Petroleum Assessment Grants in 2014 and 2018 for $400,000. The outputs of the previous grants include 40 Phase I Environmental Site Assessments (ESAs), 16 Phase II ESAs, 5 Notices of No Further Action from assessment/cleanup activities, 7 asbestos/lead-based paint surveys, 2 redevelopment plans and 2 Environmental Management Plans (EMPs) and a North Carolina Brownfields Agreement. All property specific information was added to the ACRES database.

(2) Compliance with Grant Requirements - The grants were completed in a timely manner (within the 3 year project period) and essentially all grant funds expended. The City maintained compliance with the work plans, schedule, and terms and conditions during each cycle. The City completed 12 quarterly reports and closeout reports, MBE/WBE Utilization forms and Annual Financial Status Reports were submitted in a timely manner to the EPA Region 4 Project Manager. In addition, the City was recognized on several occasions by EPA Region 4 personnel as being one of the first ARRA grantees to submit the 1512 Quarterly Report in federalreporting.gov, and the Durham Brownfields Job Training grant has previously been identified by the EPA as a "best practice" project.. All property specific information was added to the ACRES database.

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101 City Hall Plaza • DURHAM, NC 27701
www.durhamnc.gov

THRESHOLD CRITERIA

1. **Applicant Eligibility**
   The City of Durham, North Carolina, is a general-purpose unit of local government as defined under 2 CFR 200.64.

2. **Community Involvement**
   The City and our community partners have completed multiple community focused and driven redevelopment plans throughout the City. We plan to continue those community involvement efforts under this project by building on past successes and developing a 10-15 member Brownfields Steering Committee that will include City personnel, representatives from community organizations identified in this application, and local residents of our target communities and associated opportunity zones. The Brownfields Steering Committee will not only be developed to direct project activities, but will also be responsible for disseminating information about the project to their respective organizations. Steering Committee members will attend regular meetings to prioritize sites for assessment, bring any unidentified properties of concern up for discussion, and track the projects progress and results. Meetings will be open to the public to ensure broad community input. During the cleanup and redevelopment planning stages, the City will continue to work with the Steering Committee to conduct workshops and/or visioning sessions to fully engage the community in the cleanup and redevelopment planning process. The City will prepare project brochures, flyers, fact sheets and social media announcements along with continued enhanced project website updates as applicable. Public meetings will also be held to communicate progress and to provide information on ESA activities to nearby residents. We are prepared to use virtual meetings in the event social distancing and other restrictions as a result of COVID-19 facilitate that need, and we are prepared to conduct all Steering Committee meetings virtually if necessary.

3. **Additional Threshold Criteria for Site-Specific Proposals Only**
   As of October 1, 2020, the City of Durham has drawn down over 70% of funds from their current assessment cooperative agreement and our remaining funds are already earmarked for targeted environmental assessments and redevelopment support efforts. Supporting financial documentation is attached for reference.

PROJECT NUMBER: 7GE6R
STATE CODE:
CFDA NUMBER: 66.818
GRANT AMOUNT: 200,000

2018 BROWNFIELDS HAZARDOUS SUBSTAN
THROUGH SEP 2020
ED NIXON
X15225
THROUGH SEP 2020

DESCRIPTION	ENCUMBRANCE	REVISED BUDGET	* * * * * EXPENDITURES * * * * * MONTH TO DATE	QUARTER TO DATE	YEAR TO DATE	PROJECT TO DATE	AVAILABLE BUDGET
7GE6R 2018 BROWNFIELDS HAZARDOUS SUBSTAN							
19207820 OEWD - EPA GRANTS							
63 INTERGOVERNMENTAL RE							
19207820 631000 FEDERAL GRANTS	.00	-200000.00	-31586.43	-31586.43	-31586.43	-124519.78	-75480.22
71 PERSONNEL SERVICES							
19207820 711100 FULL TIME PERSONNEL	.00	10000.00	.00	.00	.00	3625.40	6374.60
72 OPERATING EXPENSES							
19207820 720400 SPECIALIZED DEPARTMENT SUPPLIE	.00	400.00	.00	.00	.00	391.07	8.93
19207820 724000 TRAVEL	.00	1500.00	.00	.00	.00	933.04	566.96
19207820 728600 SPECIAL CONTRACTUAL SERVICES	68529.73	188100.00	24884.90	31586.43	31586.43	119570.27	.00
TOTAL 2018 BROWNFIELDS HAZARDOUS SUBSTAN	68529.73	.00	-6701.53	.00	.00	.00	-68529.73
TOTAL REVENUES	.00	-200000.00	-31586.43	-31586.43	-31586.43	-124519.78	-75480.22
TOTAL EXPENSES	68529.73	200000.00	24884.90	31586.43	31586.43	124519.78	6950.49
GRAND TOTALS	68529.73	.00	-6701.53	.00	.00	.00	-68529.73

AUTHORIZED SIGNATURE: _____

DATE: _____

REPORT OPTIONS

	Field #	Total	Page Break
Sequence 1	12	Y	N
Sequence 2	09	N	N
Sequence 3	10	N	N
Sequence 4	00	N	N

Report title:
EPA BROWNFIELDS - HAZARDOUS

Print totals only: N
Include Encumbrances: Y
Multiyear view: Life-to-date

File output: N
Year/Period: 2021/03
Print revenue as credit: Y
(F)ull or (S)hort desc: F
Print full GL account: N
Double space: N
Summ objs to position: 6
Roll to major project? N
Print journal detail: N
Year/period: 2015/07
to
Year/period: 2015/09
Sort by JE # or PO #: J
Detail format option: 1

** END OF REPORT - Generated by Edward Nixon **

PROJECT NUMBER: 7GE7R
STATE CODE:
CFDA NUMBER: 66.818
GRANT AMOUNT: 100,000

2019 BROWNFIELDS PETROLEUM SUBSTAN
THROUGH SEP 2020
ED NIXON
X15225
THROUGH SEP 2020

DESCRIPTION	ENCUMBRANCE	REVISED BUDGET	* * * * * EXPENDITURES * * * * * MONTH TO DATE	QUARTER TO DATE	YEAR TO DATE	PROJECT TO DATE	AVAILABLE BUDGET
7GE7R 2019 BROWNFIELDS PETROLEUM SUBSTAN							
19207820 OEWD - EPA GRANTS							
63 INTERGOVERNMENTAL RE							
19207820 631000 FEDERAL GRANTS	.00	-100000.00	-7599.68	-7599.68	-7599.68	-90062.09	-9937.91
71 PERSONNEL SERVICES							
19207820 711100 FULL TIME PERSONNEL	.00	5000.00	.00	.00	.00	3625.39	1374.61
72 OPERATING EXPENSES							
19207820 720400 SPECIALIZED DEPARTMENT SUPPLIE	.00	400.00	.00	.00	.00	391.06	8.94
19207820 724000 TRAVEL	.00	1500.00	.00	.00	.00	933.03	566.97
19207820 728600 SPECIAL CONTRACTUAL SERVICES	7987.39	93100.00	5156.40	7599.68	7599.68	85112.61	.00
TOTAL 2019 BROWNFIELDS PETROLEUM SUBSTAN	7987.39	.00	-2443.28	.00	.00	.00	-7987.39
TOTAL REVENUES	.00	-100000.00	-7599.68	-7599.68	-7599.68	-90062.09	-9937.91
TOTAL EXPENSES	7987.39	100000.00	5156.40	7599.68	7599.68	90062.09	1950.52
GRAND TOTALS	7987.39	.00	-2443.28	.00	.00	.00	-7987.39

AUTHORIZED SIGNATURE: _____

DATE: _____

REPORT OPTIONS

	Field #	Total	Page Break
Sequence 1	12	Y	N
Sequence 2	09	N	N
Sequence 3	10	N	N
Sequence 4	00	N	N

Report title:
EPA BROWNFIELDS - PETROLEUM

Print totals only: N
Include Encumbrances: Y
Multiyear view: Life-to-date

File output: N
Year/Period: 2021/03
Print revenue as credit: Y
(F)ull or (S)hort desc: F
Print full GL account: N
Double space: N
Summ objs to position: 6
Roll to major project? N
Print journal detail: N
Year/period: 2015/07
to
Year/period: 2015/09
Sort by JE # or PO #: J
Detail format option: 1

** END OF REPORT - Generated by Edward Nixon **

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Durham, North Carolina

* b. Employer/Taxpayer Identification Number (EIN/TIN): 56-6000225

* c. Organizational DUNS: 0755666950000

d. Address:

* Street1: 101 City Hall Plaza
Street2:
* City: Durham
County/Parish:
* State: NC: North Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 27701-4074

e. Organizational Unit:

Department Name: Economic Workforce Development

Division Name:

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

Prefix:
* First Name: Andre
Middle Name:
* Last Name: Pettigrew
Suffix:

Title: Director

Organizational Affiliation:
City of Durham, Office of Economic and Workforce Development

* Telephone Number: 919.560.4965
Fax Number:

* Email: andre.pettigrew@durhamnc.gov

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

City of Durham North Carolina EPA Community-Wide Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant NC-002 * b. Program/Project NC-002

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: * First Name: Andre

Middle Name:

* Last Name: Pettigrew

Suffix:

* Title: Director, Office Economic Workforce Developme

* Telephone Number: 919.560.4965 Fax Number:

* Email: andre.pettigrew@durhamnc.gov

* Signature of Authorized Representative: Summer S Alston * Date Signed: 10/28/2020

R04-21-A-088

CITY OF TUSKEGEE

MAYOR
LAWRENCE F. HAYGOOD, JR.

ACTING CITY MANAGER
KEVIN L. OWENS

101 FONVILLE STREET
PO BOX 830687
TUSKEGEE, ALABAMA 36083
PHONE: (334) 720-0514
WWW.TUSKEGEEALABAMA.GOV

ANNIE L. BROWN
COUNCIL AT LARGE

COUNCIL MEMBERS
FRANK CHRISTOPHER LEE, II
DISTRICT 1
ALA WHITEHEAD
DISTRICT 2
SHIRLEY W. CURRY
DISTRICT 3

IV.D. NARRATIVE INFORMATION SHEET FOR TUSKEGEE, ALABAMA
2021 Community-Wide Assessment Grant

1. Applicant Indentification

City of Tuskegee
101 Fonville Street
Tuskegee, Alabama 36083

2. Funding Requested

a. Assessment Grant Type
Community-wide

b. Federal Funds Requested
c. i. $300,000
d. ii. Not Applicable

3. Location:

a. City: City of Tuskegee
b. County: Macon County
c. State: Alabama

4. Property Information for Site-Specific Applications:
Not Applicable to Community-wide Assessment Grant

5. Contacts:

a) Project Director:
Name: Kevin Owens
Phone Number: 205-533-0977
Email Address:
kowens@tuskegeealabama.gov

Mailing Address:
City of Tuskegee
101 Fonville Street
Tuskegee, Alabama
Phone: 205-533-0977

b) Chief Executive:
Name: Mayor Tony Haygood
Phone Number: 334-720-0514
Thaygood@tuskegeealabama.gov

Mailing Address:
City of Tuskegee
101 Fonville Street
Tuskegee, Alabama 36633-1827

6. Population
8,142
2019 Census Estimates, US Census

Assessment Other Factors Checklist

Other Factor	**Page #**
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area	

Letter from the State or Tribal Environmental Authority

LANCE R. LEFLEUR
DIRECTOR

KAY IVEY
GOVERNOR

Alabama Department of Environmental Management
adem.alabama.gov
1400 Coliseum Blvd. 36110-2400 ■ Post Office Box 301463
Montgomery, Alabama 36130-1463
(334) 271-7700 ■ FAX (334) 271-7950

October 26, 2020

Honorable Tony Haygood
Mayor, City of Tuskegee
101 Fonville Street
Tuskegee, Alabama 36083

RE: Brownfields Community-Wide Assessment Grant

Dear Mayor Haygood:

We are pleased to support the City of Tuskegee in its pursuit of a Brownfields Community-Wide Assessment Grant from the US Environmental Protection Agency. Brownfields assessments are essential redevelopment activities which can lead to significant improvements for communities and their citizens. This grant will assist with redevelopment projects in your city by providing needed funding for environmental assessments.

Tuskegee is a historical city with numerous brownfield sites. We are excited that you are applying for this funding to support your efforts to revitalize brownfield sites in the City of Tuskegee.

Upon request, the Alabama Department of Environmental Management will be happy to participate in any of your brownfields outreach activities. We wish you and the residents of the City of Tuskegee success in the pursuit of these funds. Please let us know if we can be of further assistance.

Sincerely,

M. Gavin Adams, Chief
Redevelopment Section
Land Division
MGA/
cc: Debra Love, debralove@e3solve.com

Birmingham Branch
110 Vulcan Road
Birmingham, AL 35209-4702
(205) 942-6168
(205) 941-1603 (FAX)

Decatur Branch
2715 Sandlin Road, S.W.
Decatur, AL 35603-1333
(256) 353-1713
(256) 340-9359 (FAX)

Mobile Branch
2204 Perimeter Road
Mobile, AL 36615-1131
(251) 450-3400
(251) 479-2593 (FAX)

Mobile-Coastal
3664 Dauphin Street, Suite B
Mobile, AL 36608
(251) 304-1176
(251) 304-1189 (FAX)

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1. A. TARGETED AREA AND BROWNFIELDS

1.a.i. Background and Description of Target Area

The **City of Tuskegee** is the target area for this Grant. With a population of 8,142, the city is located in east-central Alabama and is the County seat and largest city in Macon County (population ~ 20,000). Tuskegee was founded in 1833 and later incorporated in 1843. The City and County's histories highlight long agricultural traditions, educational advancements, innovation, and the legacy of African American slavery and later the Civil Rights Movement. Few Southern towns have had as significant an impact on African American history, especially in the last century.

There is a long, rich history that goes back over 200 years in Tuskegee, Alabama. Education has been a central part of that history; so much so, that the first law school in Alabama was located in the city. Tuskegee has the 5th highest percentage of college graduates of all cities in Alabama. The city is home to the renowned Tuskegee University, a historically black college founded in 1881. Tuskegee was started by Booker T. Washington, who was born a slave, but freed in his youth. The university has produced great scientists, leaders, and innovators such as George Washington Carver. The Tuskegee Airmen, the first African American aviators in the nation's military history were trained in Tuskegee and changed perceptions of black courage and capabilities during World War II. One of the more infamous aspects of Tuskegee's history is the Tuskegee Syphilis Study – wherein the government followed the progression of untreated syphilis of African Americans for 40 years without revealing to patients they were not receiving treatment for the disease.

Tuskegee and Macon County are primarily rural. Over the past several decades they have experienced population decline, economic hardship, and poverty. As shown in the table below, the Tuskegee population grew from 1960 to 1980 but has declined since the 1980's. The impact of job loss in the Black Belt has contributed to a high unemployment rate. Furthermore, the lack of job opportunities has led many citizens to leave the area, making it more difficult to support existing infrastructure and encourage future development. Environmental damage and toxic risks have contributed to this departure of revenue-producing businesses and infrastructure deterioration, and population decline. Furthermore, the population is rated higher in several Environmental Justice challenges, including lead exposure and respiratory problems. These cities are best situated to benefit from assistance due to their history of high level of poverty in the U.S., and disproportionate impact on minority groups. Despite the immense need, the target areas have had an unequal historical application of environmental issues and currently deal with extreme poverty, poor health, lack of adequate sewer systems, abandoned lots and buildings, and several Brownfield sites.

Table: City of Tuskegee Population (US Census Bureau)

Year	Population
1960	7,240
1970	11,028
1980	13,327
1990	12,257
2000	11,846
2010	9,865
2019	8,142

Macon County has been listed as "severely distressed" by the State of Alabama for 5 consecutive years. Abandoned Brownfield sites have become magnets for illegal dumping, vandalism, and illicit activity.

Many of the older manufacturing sites in the target areas are no longer in operation. Most of these sites meet the definition of a Brownfields. The location of many of these abandoned and neglected industrial properties increases the probability that there are environmental justice concerns. Many families in the area are also in need of basic necessities such as healthy food and healthcare. For example, there is no hospital in Tuskegee for civilians.

1.a.ii. Description of the Priority Brownfield Sites(s)

The city in partnership with local community and non-profit organizations have chosen three priority sites, based on the current redevelopment plans that will be economically beneficial to the citizens of Tuskegee. The land for these sites is not currently in use. The site selection process considered the following: 1) right of entry to site 2) creation of jobs 3) buildup of the tax base 4) sustainable development 5) renewable energy, LEED Development 6) community-driven projects 7) sites for high wage jobs. The three selected sites are located on the I-85 – Exit 38 Corridor: **Former Oil Distribution Center; Former Hotel Site and Former Gas Station.** There is a concern about the presence of petroleum products at the former Oil Distribution Center and the former Gas Station. Therefore, environmental studies are needed at both sites. Also, the former hotel is in close proximity to the Oil Distribution Center. Since the environmental condition of that site is unknown, a environmental study is also needed on that site. The sites are all in an Opportunity Zone.

1.B. REVITALIZATION OF THE TARGET AREA

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

The City has a revitalization plan for the I-85 - Exit 38 area that will boost activity and bring more jobs to Tuskegee. This plan includes developing I-85 - Exit 38 area by adding a hotel, convenience store, pizza restaurant, Krispy Krunchy Chicken, Huddle House, and a new Greyhound Bus Station. Therefore, the city in partnership with local community and non-profit organizations have chosen three priority sites based on the current redevelopment plans that will be economically beneficial to the citizens of Tuskegee. The site selection process considered the following: 1) right of entry to site 2) creation of jobs 3) buildup of the tax base 4) sustainable development 5) renewable energy, LEED Development 6) community-driven projects 7) sites for high wage jobs. The three selected sites are located on the I-85 – Exit 38 Corridor: **Former Oil Distribution Center; Former Hotel Site and Former Gas Station.**

Other brownfield sites identified: Former Giant Grocery Store; Former Club/Mobie Theatre; Former Downtown Gas Station and a Former Old Nursing Home. Brownfield sites identified during community engagement will focus on promoting tourism in the city. Sites will be identified that are near some of the main attractions such as The Commodore Museum, The Tuskegee Human and Civil Rights Multicultural Center, The Legacy Museum, *The G*eorge Washington Carver Museum, The Tuskegee Airmen National Historic Site, and Booker T. Washington's Home. Another focus area will be the Greenwood Community. This community was developed by Booker T. Washington. The community houses most of the faculty at the former Tuskegee Institute. Greenwood was a very vibrant community that the community would like to see revitalized. Greenwood community to support efforts to promote tourism in Tuskegee and the Greenwood Community. The city is also committed to creating a healthy life style for their citizens. Therefore revitalization will include walking and biking trails.

1.b.ii. Outcomes and Benefits of Reuse Strategy

The outcome of the Brownfield Assessments and any subsequent cleanup efforts will lead to the creation of jobs, expand tourism and revenue for existing museums, and stimulate economy in an Opportunity

Zone, reconnect the community to their history, promote outdoor recreation, create a healthier community with healthier food opportunities and provide space for new businesses to relocate.
The revitalization of the priority sites will lead travelers on I-85 to get off the interstate for gas, food and lodging. The city is excited about how this will boost activity and bring more jobs. This will be a huge development for Tuskegee, which will serve as a catalyst to create numerous opportunities for existing businesses and new businesses in the community.

1.C. STRATEGY FOR LEVERAGING RESOURCES

1.c.i. Resources Needed for Site Reuse
Tuskegee will form partnerships with many intergovernmental agencies with funding opportunities. Tuskegee is located in the Appalachian Regional and the Delta Regional. We will reach out to the Appalachian Regional Commission for technical assistance that they provide for distressed areas. We will also reach out to the Department of Agriculture to support technical assistance for rural businesses and for strategic planning and community visioning for economic development. The Department of Commerce Economic Development Administration with be contacted for assistance with innovative approaches to economic development. The Department of Housing and Urban Development will provide technical assistance to support community revitalization, including brownfields cleanup and redevelopment and to assess and control lead-based paint and other home health hazard. The EPA Cleanup Program and Revolving Loan Program will also be utilized. All agencies that can provide resources for site reuse will be invited to Tuskegee Brownfields Economic Development Summit that will be held at end of the

1.c.ii. Use of Existing Infrastructure
The priority sites are in close proximity to each other, and they are located on the I-85 Exit 38 Corridor. There is an existing street layout, public works infrastructure (water pipes, etc.), and an interstate exit that will be retained and reused. This grant will help to spur renewed development activity off the corridor through environmental assessments of some of the most critically located facilities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.A. COMMUNITY NEED

2.a.i. The Community's Need for Funding
The demographic data of the city reveal the profile of a small city that is faced with numerous challenges to economic growth and development. As demonstrated in the table below, the target community faces a significant level of socio-economic hardship. Tuskegee is a small city, predominately minority (over 97%), and over 29% of the people live below the poverty line in 2019. Macon county has consistently had over 20% of it's population living in poverty over the past 30 years. The per capita and median household income is a small fraction of the state average. Furthermore, there are persistent challenges to generational poverty, with over 18% of the 25-and-over population without a high school diploma.

	Tuskegee	Alabama	USA
Population	8,142	4,903,185	328,239,523
Children (under 18)	17.6%	22.2%	22.3%
Black or African American alone	97.4%	26.8%	13.4%
Poverty Rate	29.4%	15.5%	10.5%
Per Capita Income	$16,599	$26,846	$32,621

Median HH Income	$26,369	$48,486	$60,293
No H.S. Diploma 25+	18.6%	14.2%	12.3%

2019 US Census Estimates

The county's population has declined by almost 40% since the early 1980's, and today faces additional economic risks and has a particularly fragile economic engine. As of early 2020, Macon County has the 10th highest unemployment rate out of 67 Alabama counties.[1] The unemployment rate during covid-19 hit a high of over 18% and remains higher than the state of Alabama as a whole. Macon County is also ranked in the bottom 6 of 67 counties for social and economic factors, reflecting lower economic prosperity, and the result of this economic malaise and limited employment and economic opportunities exacerbated by growing property vacancy rates.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Today, Tuskegee is over 97% African American. Blacks in Macon County shows infant mortality rates that are a 40% increase over what is seen in Whites across the state.[2] The incidence of stroke and diabetes in Blacks is also significantly higher than for Whites within the county and across the state.[2] The incidence of stroke is **1.8X** higher in Macon County than nationally. The rate of heart failure in Macon County is 180 per 100,000 people, which is approximately **10X** the national average of 18.8 per 100,000. The incidence of colon cancer and prostate cancer are **1.7X** and **4.0X** greater than the national average, respectively. [3]

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

As of 2020, 30% in Macon County are in Poor or Fair Health compared to 22% in the state, and the life expectancy is 73.2 years in Macon compared to 75.4 in the state. The public health problems and lower property values that are a direct result of degraded environments are significant factors in the cycle of poverty gripping many communities. Macon County residents are ~**3x more likely** than elsewhere in the state to have limited access to healthy foods. Long-term stressors on the economic front are accompanied by substantially greater health risks, such as the elevated risk of diabetes (23% vs the Alabama rate of 14%). Despite this increased risk, residents also have less access to health care resources. The county has less than half the primary care doctors per capita as elsewhere in the state. The Robert Woods Johnson Foundation ranks Macon County as 59th out of 67 counties for both health factors and health outcomes.[4]

(3) Disproportionately Impacted Populations

Macon County is predominately African American (97%) and suffers from a host of Environmental Justice concerns. EPA's Environmental Justice Screening Tool reveals that Macon County Residents have an EJ Index in the upper 90th percentile of the state for: Air Toxic Cancer Risk (90%), NATA Respiratory Hazard Index (99%), Lead Paint Indicator Index (87%).[5]

2.B. COMMUNITY ENGAGEMENT

2.b.i. Project Involvement

[1] Bureau of Labor Statistics.
[2] 2018 Alabama County Health Stats. https://www.alabamapublichealth.gov/healthstats/
[3] https://www.alabamapublichealth.gov/ruralhealth/assets/macon13.pdf
[4] County Health Rankings. http://www.countyhealthrankings.org/app/alabama/2015/rankings/factors/overall/additional
[5] EPA EJ Screener. https://ejscreen.epa.gov/mapper/

The mayor and the city council recognize that community engagement is vital to the success of this project. Our delivery approach will consist of active and regular engagement with the community, non-profits, government partners, and local businesses to develop plans and make progress toward the redevelopment and reuse of sites. Our approach is to create a problem-solving partnership that will engender positive working relationships among all stakeholders. At a minimum, the following process will include: Kickoff Meeting; 4 Brownfields Community Meetings; Community Visioning Workshop; Fundamental of Environmental Justice Training; Tuskegee Economic Development/Partnership Workshop; Provide fact sheets for public information; assist with development of a Tuskegee Brownfield Inventory; Provide fact sheets for public information. We also will conduct a historical and preservation workshop utilizing the Black Heritage Council of the Alabama Historical Commission and the Architect and Construction /Preservation Department at Tuskegee University. This process will include professors and students from Tuskegee University **NOTE:** Tuskegee University is the first HBCU in the country to start a BS Program in Preservation. This is a perfect fit for revitalization of Brownfields sites in Historic Tuskegee, Alabama.

2.b.ii. Project Roles

Table 1: List of Organizations/Entities/Groups & Roles

Name of organization/entity/group	**Point of contact (name, email & phone)**	**Specific involvement in the project or assistance provided**
Tuskegee College of Agriculture, Environment and Nutrition Sciences (CAENS)	Dr. Walter Hill Whill@tuskegee.edu 334-727-8157	Educational Outreach
Black Heritage Council of the Alabama Historical Commission	Dr. Daniel Professor kdaniels@tuskegee.edu District Representative	Assist with providing training resources on preserving historical structures
Tuskegee University Architecture School	Dr. Daniel, Professor kdaniels@tuskegee.edu 334-732-207-1659	Serve on the BAC
Tuskegee- Macon County Community Development Corporation	Vicky Grice, Exec. Director tuskmaccdc@gmail.com 334-725-8496	Provide input for business districts and neighborhood redevelopment. Serve on the BAC
Tuskegee Ministerial Alliance	Rev. K G Jones Bethel Missionary Church Pastorkg@bellsouth.net	Provide community grassroots input and serve on the BAC.
Black Belt African American Genealogical & Historical Society, Inc.	Debra Love, President dhllab@aol.com 205-540-2806	Provide historical training

2.b.iii. Incorporating Community Input

We will solicit inputs from all segments of the community, ad market the Brownfields Program to all stakeholders by educating them on the environmental and economic advantages of the program. We believe in the importance of in-person engagement with the community. However, due to COVID-19, we are prepared and technology equipped to conduct meetings virtually. Our delivery model factors in the need for a continued presence through not only the community meetings but also meeting preparation, current conditions analysis, area-wide planning, and other activities. We will use web sites, social media, canvased neighborhoods, and attend other organizations' community meetings to engage community members. The website and social media will ensure we are able to engage with the community on a daily

basis, but the community events and workshops will be held at least 8 times throughout the grant cycle. We have also identified locations to display educational and promotional materials.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.A. DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS

The Tuskegee Brownfields Project will include the following major tasks: (1) Project Management, (2) Community Outreach, (3) Environmental Assessments, (4) Project Planning.

Task/Activity: Project Management
i. Project Implementation: The City of Tuskegee will issue two RFQ for procurement: The first RFQ will be for a Technical Project Manager/Brownfield Community Engagement Specialist. The second RFQ will be for a firm to conduct the environmental assessments and serve as the Technical Project Manager for a qualified environmental firm according to the guidelines outlined in the EPA's Best Practice Guide and the provisions included in 2CFR 200.317-36. The environmental firm will be responsible for conducting the environmental assessments and the clean-up and reuse plan. Tuskegee will be responsible for developing a Work Plan. A kickoff meeting will be held with the following attendees: Mayor Tony Haygood; Kevin Owens, Finance Director; EPA Project Officer; Gavin Adams, ADEM; contracted consultants, Tuskegee Brownfield Advisory Committee. Required project reporting such as quarterly technical progress reports, financial reports, MBE/WBE, ACRES updates, and close out reports will be conducted under this task. Additionally, traveling for three to the National Brownfields Training Conference and the Southeast New Grantee Brownfield Training will be covered under this task.
ii. Anticipated Project Schedule: RFP for Environmental Firm prepared and issued June 2021; Environmental Firm selected August 2021; Workplan finalized August 2021; Generic QAAP prepared and submitted to EPA- September 2021; Kick off meeting held October 2021; Quarterly Reports that cover work status, work progress, difficulties encountered, and accounting of financial expenditures, preliminary data results, anticipated activities and any changes in key personnel involved with the project will be submitted quarterly starting on January 30, 2022; a Close Out Report will be submitted January 30, 2025. Site-specific accomplishments will be reported on Property Profile Forms and submitted in ACRES.
iii. Task/Activity Lead: Kevin Owens will lead the effort of procuring an environmental consultant to conduct the environmental assessment and cleanup- reuse planning for the grant. The contracted Technical Project Manager will be responsible for managing technical the day to day operations of the grant and to make sure that all grant requirements and reporting requirements are met. The Technical Project Manager will be responsible for developing the Work Plan (non- grant funded task) and the Quality Assurance Project Plan. They will also be responsible for conducting the Community Engagement Task. The Environmental Assessment and Planning tasks will be led by the environmental consultant selected.
iv. Outputs: Work Plan, Cooperative Agreement, Generic QAPP, Kick-Off Meeting, Brownfield Advisory Committee (BAC), 12 Quarterly Reports, Closeout Report, Federal Financial Reporting & DBE Reporting; ACRES Report; 3 personnel attending Regional and National Brownfield Training Conferences.

Task/Activity: Community Outreach

I. Project Implementation: Our delivery approach will consist of active and regular engagement with the community, non-profits, government partners, and local businesses to develop plans and make progress toward the redevelopment and reuse of sites. We are prepared and technology equipped to conduct meetings virtually due to Covid-19. Our delivery model consists of community meetings, prep for the meetings, current conditions analysis, area-wide planning, and other activities. We will use web sites, social media, canvased neighborhoods, and attend other organizations' community meetings to get information out. We have also identified locations throughout the targeted brownfield communities to display educational and promotional materials. At minimum, the following process will include: Kickoff Meeting; 4 Brownfields Community Meetings; Community Visioning Workshop; Fundamental of Environmental Justice Training; Tuskegee Economic Development/Partnership Workshop; Provide fact sheets for public information; assist with development of a Tuskegee Brownfield Inventory; Provide fact sheets for public information; We also will conduct a historical and preservation workshop utilizing the Black Heritage Council of the Alabama Historical Commission and the Architect and Construction/Preservation Department at Tuskegee University. This process will include professors and students from Tuskegee University
ii. Anticipated Project Schedule: Brownfield Community Meeting- Brownfield 101- October 2021; Fundamentals of Environmental Justice Training- November 2021; Brownfield Community Meeting- January 2023; Community Visioning-April 2023; Brownfield Community -August 2023; Brownfield Community Meeting January 2024; Historical and Preservation Workshop for Brownfield Redevelopment in Historical Cities March 2024; Brownfield Community Meeting- June 2024; Tuskegee Economic Development Partnership Summit-October 2024.
iii. Task/Activity Lead: This task will be lead by the City of Tuskegee and their contracted Technical Project Manager and Community Engagement Consultant.
iv. Outputs: 8 Brownfield Community Engagement Events which includes Brownfields 101 Training, Environmental Justice Training and Economic Development Partnership Summit; Fact sheets for public information; Website updates; Brownfield Inventory; Partnership List

Task/Activity: Environmental Assessment
i. Project Implementation: Three sites have been identified by the City of Tuskegee for assessment and redevelopment. (1) Former Oil Distribution Center (2) Former Hotel Site (3) Former Gas Station Phase I and Phase II Assessments will be contracted to engineers and/or other personnel who are qualified to conduct such assessments. Their duties will include conducting the investigation in accordance with federal regulation. The Project Director and Technical Project Manager will conduct the due diligence to ensure that these investigators are appropriately qualified. A Brownfield Advisory Committee along with the mayor of the city will aid the project director in the search and selection process. Contractors' duties will also involve completing the appropriate reports for the EPA in a timely manner as well as meeting with the project director and technical project manager, and state and national environmental officials on an as needed basis. Because of the great likelihood that there will be even more eligible sites than what is already identified and what funding will allow, the final assessments sites will be selected by the Brownfield Advisory Committee with technical guidance from the contracted environmental professionals. After this consideration, ADEM's inventory of underground storage tanks, county rolls, and other databases in conjunction with results from other outreach activities will be used to dictate the other rankings.
ii. Anticipated Project Schedule: 3 Phase I Environmental Site Assessments (ESA)- Completed January 2022; 3 Phase II Site- Specific QAPP submitted to EPA and ADEM- March 2022; 3 Phase II Site Assessment completed by December 2022; 4 Additional Phase I identified and completed by March 2023; 4 Site-Specific QAPP submitted to EPA and ADEM-May 2023; 4 Phase II ESA

completed by March 2024. Note: A Site Eligibility Determination Form will be completed and submitted to EPA and ADEM for approval before any assessments are done.
iii. Task/Activity: The task will be led by the environmental consultant selected. The technical project manager will conduct the quality assurance and review all technical reports from the consultant hired to conduct the environmental assessments. The Technical Project Manager will assist the City Project Director in obtaining Right of Entry to all 7 sites and completion of the 7 Site Eligibility Determination Forms.
iv. Outputs: 7 Right of Entry Forms; 7 Site Eligibility Determination Forms; 7 Phase I ESA; 7 Site-Specific QAPP; 7 Phase II ESA

Task/Activity: Planning
i. Project Implementation: The City of Tuskegee will give the consultant permission with the task of preparation of Analysis of Brownfields Cleanup Alternatives (ABCAs) for the seven sites that Phase II ESA were conducted.
ii. Anticipated Project Schedule: This task will take place from January 2023 – May 2024.
iii. Task/Activity: The task will be led by the environmental consultant selected.
iv. Outputs: 7 Analysis of Brownfields Cleanup Alternatives (ABCAs)

3.B. COST ESTIMATES

Budget Categories		*Task 1: Programmatic Support*	*Task 2: Community Outreach*	*Task 3: Phase I & Phase II Assessments*	*Task 4: Cleanup Plan*	*Total*
Direct Costs	**Personnel**	$10,000				$10,000
	Fringe Benefits					
	Travel	$9,000				$9,000
	Equipment					$0
	Supplies	$5,000	$5,000			$10,000
	Contractual	$30,000	$25,000	$196,000	$20,000	$271,000
	Other					
	Total Direct Costs	**$54,000**	**$30,000**	**$196,000**	**$20,000**	**$300,000**
	Indirect Costs					$0

Budget Justification

1. Personnel: For activities related to programmatic support and outreach. This includes assisting the project manager with public meetings and programmatic duties.
2. Travel: For necessary travel and transportation expenses (travel, food, lodging, tips, etc.) including the Brownfields New Grantees and National meetings, local meetings, and conferences (at least 2 meetings per year).
   New Grantees Meeting: 3 people @ $1,500 = **$4,500**; National Brownfields Conference: 3 people @ $1,500 = **$4,500**.
3. Supplies: **$10,000** - A laptop computer, an LCD player, and a projection screen will be purchased to facilitate meetings in certain facilities that do not offer such amenities. General supplies to expedite the program (e.g., Office supplies outreach and educational materials, quality assurance samples for laboratories). Includes printing costs for brochures, flyers, newsletters, reproduction of proposed

design renderings, and postage for distribution of materials.

4. Contractual: Expenditures related to the hiring of contractors and consultants for the performance of assessments, project management, and community outreach. Cost Estimate: Phase I, 7 sites @ $3,000 each = $**21,000**; Phase II, 7 sites @ $25,000 = **$175,000; and Cleanup Planning= $20,000**; Community Outreach @ **$20,000** which includes conducting public meetings, development of educational and marketing materials, development of a brownfields assessment website and training for community members in Tuskegee; the cost for an artist for community visioning workshops. Conducting quarterly community meetings; Programmatic Support.

3.C. MEASURING ENVIRONMENTAL RESULTS

The City of Tuskegee Project Director, who serves as the City Manager, has numerous years managing cities. He will implement a tracking plan that involves continuously documenting the processes and products of the grant. Mr. Owens will require the consultants to submit monthly program reports, including the following: project schedule, outputs completed over the past months, and output projections for the following months. He will attend community meetings to make sure that the community engagement plan is followed throughout the project. The City Project Director will ensure that all records, including all correspondences, and technical and financial reports, are properly maintained. He will also ensure those grant agreements are met. The Project Director will collect all records and reports, will peruse them for clarity, accuracy, and technical recommendations, and ensure submittal to EPA on time. He will also ensure that sound accounting principles (GAP) are utilized.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

A. PROGRAMMATIC CAPABILITY

4.a.i. Organizational Structure & 4.a.ii. Description of Key Staff

The City of Tuskegee has experience receiving and managing multiple federal grants over the years. Mr. Kevin Owens, City Manager, will serve as the Project Director. His primary responsibility will be to serve as the liaison among the Regional EPA Project Manager and the consultants. Duties will include but will not be limited to monitoring and signing requisitions to ensure that funds are expended in keeping with the terms of the grant and in conformity with cost principles as articulated in 2 CRF part 225; he has managed several federal grants for cities, attended a number of federal conferences and is familiar with federal rules and regulations. He will be assisted by Ms. Kim Ortiz. Ms. Ortiz's involvement ensures a smooth transition and continuity in grant management should the services of the Brownfield director be interrupted prior to the end of the grant period. Kim Ortiz is the Community Development Grants Coordinator for the City of Tuskegee. Prior to working for the City, she was an adjunct instructor and held three administrative positions at Tuskegee University. Ms. Ortiz a Bachelor of Science Degree in Finance with a minor in Economics. She earned a Master of Arts Degree in Counseling and Human Development, with a concentration in School Counseling, from Clark Atlanta University, Atlanta, GA.

All technical aspects of the proposed project will be contracted in accordance with the procurement standards as articulated in 2 CRF Parts 30 or 31 as stated in Section B of Programmatic Support. Funds management will occur via the City of Tuskegee using the city's usual requisition and approval processes. Sound accounting principles will be utilized. Approval by the project director will be required before disbursement of any funds to ensure that funds are expended in compliance with OMB and other federal regulations. Mr. Owens will conduct bi-monthly meeting with the contractor supporting this project.

4.a.iii. Acquiring Additional Resources

The City of Tuskegee's attorney will develop the contractual instruments that shall be used to secure the services of technical consultants and contractors. All contracts for services shall comply with OMB regulations, Competitive Procurement Standards, the laws of the State of Alabama, and CFR Section IV F. **All technical aspects of the proposed project will be contracted following the procurement standards as articulated in 2 CRF Parts 30 or 31 as appropriate. Two firms will be contracted: One firm will be contracted as the Technical Project Manager to manage the technical portion of the project.** Qualifications for the Technical Project Manager will include, but will not be limited to the following: University degree in a scientific discipline; A minimum of ten years of EPA experience; A minimum of ten years of responsible administrative experience in the environmental field; Government and federal/state grant activities, and significant experience in public participation and community outreach involvement; Ten years direct work experience in a project management capacity, including all aspects of process development and execution; Ten years of managing federal grants, including EPA Brownfield Grants; Strong written and oral communication skills; Strong interpersonal skills. Duties will include but will not be limited to 1) researching and identifying the number and types of hazards from databases and county rolls 2) researching and completing property profiles forms and entering data into ACRES; 3) working with the city attorney and legal department to develop appropriate processes, procedures and documents for issuing requests for proposals (RFPs) for environmental site assessments; 4) developing and disseminating objective standards for prioritizing and selecting of properties to be assessed; 5) supervising the selection and awarding process; 6) serving as quality assurance manager which includes reviewing for clarity and accuracy the technical reports developed by those contracted to perform the assessments and making recommendations as needed;7) preparing all technical quarterly reports 8) attending all project meetings 9) responding to all Brownfield questions from EPA 10) conducting Brownfield Advisory Board meetings 11) assisting the Project Director for the city to manage the project from beginning to end. The second firm contracted will be responsible for performing Phase I and Phase II Environmental Sites Assessments and assist with the Project Planning.

4.B. PAST PERFORMANCE AND ACCOMPLISHMENTS

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non- Federal Assistance Agreements

The City of Tuskegee has not been a recipient of an EPA Brownfield grant. However, the city has been the recipient of several ongoing federal and state funding. The city has adhered to all work plans, terms and conditions and has delivered timely, acceptable reports to each awarding agency.

Name of Agency	Purpose of Grant	Award Amount
Alabama Department of Transportation	FAA	$867,895
Alabama Department of Transportation	TAAP	$318,401
Alabama Department of Economic Affairs		$483,766
CDBG	Exit 38-Sewer Improvement	$324,618
ARC	Exit 38-Water Improvement	$418,475
DRA	Sidewalks	$441,100
DRA	Electrical	$600,000

APPENDIX A. THRESHOLD ELIGIBILITY DOCUMENTATION

1. Applicant Eligibility

The City of Tuskegee is a General Purpose Unit of Local Government as stated under CFR § 200.64.

2. Letter from the State or Tribal Environmental Authority

The Alabama Department of Environmental Management (ADEM) was informed by the City of Tuskegee of its intent to submit to the U.S. Environmental Protection Agency a Brownfield Community-Wide Assessment Grant in compliance with the guidelines. Subsequently, ADEM has provided the City of Tuskegee with a letter dated October 25, 2020, that acknowledges the City of Tuskegee's intent to conduct Brownfield Environmental Assessments for hazardous and petroleum substances upon funding of this proposal.

3. Community Involvement

The mayor and the city council recognize that community engagement is vital to the success of this project. Our delivery approach will consist of active and regular engagement with the community, non- profits, government partners, and local businesses to develop plans and make progress toward the redevelopment and reuse of sites. We will utilize skills in organizing and mobilizing people to action. We believe in the importance of in-person engagement with the community. However, due to COVID 19, we are prepared, and technology equipped to conduct meetings virtually. Our delivery model, therefore, factors in the need for a continued presence through not only the community meetings but the additional prep for the meetings, current conditions analysis, area-wide planning, and other activities. We have been successful at implementing the actions necessary to solicit inputs from all segments of the community. We will utilize our method of effectively marketing the brownfield program to all stakeholders by educating them on the environmental and economic advantages of the program. We will use web sites, social media, canvased neighborhoods, and attend other organizations' community meetings to get the information out. We have also identified locations throughout the targeted brownfield communities to display educational and promotional materials. Our approach to the Tuskegee Brownfield Redevelopment Project is to create a problem-solving partnership that will engender positive working relationships among all stakeholders with varying attitudes & concerns regarding the environment and the brownfield redevelopment project. Knowing the community and having meaningful community involvement and input is key to a successful brownfield program. At minimum, the following process will include: Kickoff Meeting; 4 Brownfields Community Meetings; Community Visioning Workshop; Fundamental of Environmental Justice Training; Tuskegee Economic Development/Partnership Workshop; Provide fact sheets for public information; assist with development of a Tuskegee Brownfield Inventory; Provide fact sheets for public information. We also will conduct a historical and preservation workshop utilizing the Black Heritage Council of the Alabama Historical Commission and the Architect and Construction /Preservation Department at Tuskegee University. This process will include the professor and students from Tuskegee University NOTE: Tuskegee University is the first HBCU in the country to start a BS Program in Preservation. This is a perfect fit for revitalization of Brownfields sites in Historic Tuskegee, Alabama.

4. Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)

The City of Tuskegee does not have an active EPA Brownfields Assessment Grant. The City of Tuskegee is seeking funding to perform community-wide assessments for hazardous substances and petroleum. According to the grant guidelines, there is no site eligibility and property ownership criterion associated with community-wide assessment.

This document is confidential and is intended solely for the use and information of the EPA

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Tuskegee Alabama

* b. Employer/Taxpayer Identification Number (EIN/TIN): 63-6001383

* c. Organizational DUNS: 8792846930000

d. Address:

* Street1: 101 Fonville Street
Street2:
* City: Tuskegee
County/Parish:
* State: AL: Alabama
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 36083-2021

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:
* First Name: Tony
Middle Name:
* Last Name: Haygood
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 334-421-7745
Fax Number:

* Email: thaygood@tuskegeealabama.gov

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

Tuskegee Alabama Brownfields Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant AL-003 * b. Program/Project AL-003

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Ms. * First Name: Kim

Middle Name:

* Last Name: Ortiz

Suffix:

* Title: Community Development Grants Coordinator

* Telephone Number: 334-720-0542 Fax Number:

* Email: krortiz@tuskegeealabama.gov

* Signature of Authorized Representative: Kim R Ortiz * Date Signed: 10/28/2020

R04-21-C-009

City of Yazoo City

Founded 1839

P.O. Box 689, 128 E. Jefferson St., Yazoo City, Mississippi 39194
Phone: (662) 746-3211 * Fax: (662) 746-6506 * www.cityofyazoocity.org

Narrative Information Sheet – Yazoo City, Mississippi

1. **Applicant Identification:** The City of Yazoo City, as a municipality, with an address of 128 East Jefferson Street, Yazoo City, Mississippi 39194 requests consideration of the following EPA Brownfield Cleanup Grant proposal.

2. **Funding Requested:**
   a. **Grant Type:** Single Site Cleanup
   b. **Federal Funds Requested:**
      i. $250,000
      ii. Yazoo City is requesting a cost share waiver.

3. **Location:** City of Yazoo City, Yazoo County, Mississippi

4. **Property Information for Site-Specific Proposals:** The Afro-American Sons and Daughters Hospital is located at 727 East 8th Street, Yazoo City, Yazoo County, Mississippi 39194

5. **Contacts:**
   a. **Project Director:** Ms. Jonquil Dent, the Grant and Program Manager for Yazoo City will serve as the Project Director for this proposal. Ms. Dent's contact information is as follows: Phone: (662) 571-7513, Email: jdent@yazoocityms.us, Mailing address: 128 East Jefferson Street, Yazoo City, Mississippi 39194
   b. **Highest Ranking Executive Official:** Yazoo City Mayor, Diane Delaware, serves as the highest-ranking elected official. Mayor Delaware's contact information is as follows: Phone: (662) 746-3211, Email: yazoocitymayor@yazoocityms.us, Mailing address: 128 East Jefferson Street, Yazoo City, Mississippi 39194

6. **Population:** The population of Yazoo City, Mississippi is 11,076 (2018 U.S. Census, American Community Survey 5-Year Estimate)

7. **Other Factors Checklist:**

Other Factors	**Page #**
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	

8. **Letter from the State or Tribal Environmental Authority:** A letter of support from Mr. Thomas Wallace, Mississippi Brownfield Coordinator, Mississippi Department of Environmental Quality (MDEQ) is included as an attachment to this application.

STATE OF MISSISSIPPI
TATE REEVES
GOVERNOR
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
CHRIS WELLS, INTERIM EXECUTIVE DIRECTOR

September 29, 2020

Mayor Diane Delaware
City of Yazoo City
128 E. Jefferson Street
Yazoo City, MS 39194

RE: EPA Brownfield 104k Cleanup Grant Application Acknowledgement
Sons and Daughters Hospital
City of Yazoo City

Dear Mayor Delaware:

The Mississippi Department of Environmental Quality (MDEQ) hereby acknowledges Yazoo City's plans to conduct remediation related to the Sons and Daughters Hospital by conducting brownfield cleanup activities and plans to apply for federal grant funds through the United States Environmental Protection Agency's (EPA) Brownfields initiative. Since many brownfields are abandoned, underutilized, and contaminated, MDEQ is expressly interested in seeing entities like Yazoo City take the initiative to assess, remediate, and return these sites to productive uses. These efforts are consistent with our mission to safeguard the health, safety, and welfare of present and future generations of Mississippians.

We look forward to our continued role in Yazoo City's Brownfield Initiative and are available to assist you at any time. Should you have any questions or comments concerning this matter, please contact me at (601) 961-5240.

Sincerely,

Thomas L. Wallace, P.E.
Branch Chief – GARD I
Mississippi Brownfield Coordinator

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Yazoo City (pop. 11,076) is the Gateway to the Delta, located in western central Mississippi, on the banks of the Yazoo River. In 1841, ancestors adopted the name Yazoo City, forever solidifying the city's connection to the River. Early economic success was founded on cotton production, processing, and transportation. Year-round steamboat ports along the River transported crops south, supporting a healthy agricultural economy. Although Yazoo City was rich in fertile delta farmland, agricultural products produced slim profits. The Great Depression, and severe droughts stunted the local economy and social fabric in a way that continues to shadow modern life. In a continually declining economy, industry within the City remained focused on the familiar - cotton derivative products. However, production of cotton moved westward across the United States into Oklahoma, Texas, and even to California. This trend continued from the 1940s through the 1970s, and slow technological uptake pushed the region out of the conversation for new economics in manufacturing and industry. Like much of the Deep South, Yazoo City has been marginalized throughout the decades, receiving the short straw for federal investment and economic diversification. During this time, Yazoo County's population experienced a steady decline as racial tensions rose, and former farm laborers moved to urban centers for better wages. Despite the ever-decreasing demand, Yazoo survived as cotton "gin town" until the local cotton press located downtown closed in the early 2000s. Numerous supporting businesses closed during and since that time, leaving the City with a multitude of brownfields and limited funds to assess and redevelop them.

In an attempt to revive the city, Yazoo City applied for and was awarded a $325,000 EPA Assessment Grant in FY2016 and a second $300,000 assessment grant in FY2019 that is currently underway. While the central core of Yazoo City boasts its historic fabric, pedestrian scale streets, and brightly colored buildings, the fringes of the downtown are weathered and are battling closures and brownfield conditions from decades of struggle in a declining economy. The north side of downtown is the target area for this grant. Located in Census Tract 9502, the population for this area is 3,073 people, 74.6% of whom are Black or African American. The target area population continually battles against the statistics – a 21.6% (pre-COVID) unemployment rate, a household median income of $26,681, and 16.3% without health insurance in 2018 (ACS).

One of the most pressing sites for redevelopment is the Afro-American Sons and Daughters (AASD) Hospital. The former hospital sits among a mixed-use neighborhood, with residential homes dating back to the late 1800s and early 1900s and commercial businesses consisting of food manufacturing, liquor and convenience stores, and a long-time funeral home. The abandoned, historic building lies in disrepair, unsecured and inviting to passers-by. In order to eliminate contaminants that pose risk to the adjacent community and environment, Yazoo City is requesting a $300,000 EPA Cleanup Grant. The scope of work defined within this application has been thoroughly vetted and determined to be conducive to carrying out the project for the amount of funding being requested.

ii. Description of the Brownfield Site(s)

In 1924, the well-connected Thomas Huddleston, Sr. organized the Afro-American Sons and Daughters (AASD) Fraternity in Yazoo City. Huddleston, a community organizer, saw a need and opportunity to provide medical care to African Americans of western Mississippi when Jim Crow Era laws prohibited treatment in white-only hospitals. Four years later, in 1928, the fraternity sponsored the construction of the first Black-owned hospital in Mississippi amid unequal opportunities and unyielding racial segregation. The AASD campus was composed of a 12,408 square foot main hospital building and a 928 square foot nurses' residence/office set on 1.2 acres. Many patients were sharecroppers and the low monthly cost meant that quality healthcare was affordable for the first time. The hospital boasted 50 beds and attracted patients from 33 Mississippi counties and two outside states, which is telling not only to its popularity, but also the lack of healthcare options available to Black populations. The hospital provided on the job training for nurses, allowing them to become state licensed and provide care across the state. The fraternity peaked in 1942 with 100,000 due-paying members and the hospital continued to operate until the

mid-sixties. In 1966, the AASD Fraternity ceased to operate, citing factors such as burdensome state regulations, healthcare competition, the lack of federal grant funds to upgrade and modernize, and the migration of younger due-paying members to the north in search of better opportunity. Yazoo County operated the hospital for a few short years until 1972, when it closed forever. The campus was owned by Word of Faith Christian Center until January 2005 when Mike Espy, the grandson of the founder, Huddleston, purchased the property under the nonprofit Afro-American Sons and Daughters Hospital Foundation. The Foundation listed the campus in the National Register of Historic Places in December of 2005 and raised funds to complete an asbestos containing material (ACM) survey in 2006.

A total of thirty-eight samples of suspect ACMs were collected. Of these samples, nine different building materials were determined to be asbestos containing. Materials of concern include all floor tile (12,408 square feet), mastic on the back of the brown floor tile in the east wing addition of the main building (approximately 4,000 square feet), air cell pipe insulation in the crawl space (1500 linear feet), textured ceiling material in the east wing addition (3,000 square feet), and transite roof shingles (approximately 16,000 square feet). Later in 2007, the campus was recognized as one of the "10 Most Endangered Places in Mississippi" by the Mississippi Heritage Trust. Eleven years later, in 2018, Yazoo City leveraged EPA Environmental Assessment grant funds to perform a Phase I ESA. After nearly 55 years of disrepair, the hospital is in a grave state. Roof leaks have compromised the structure, causing portions of the roof to cave in, creating a haven for mold and wildlife. The one-story building has been vandalized compromising various doors and windows, providing for easy interior access. Exposed to the elements, the ACM has become friable, increasing the likelihood for the pollutants to be released, potentially contaminating the surficial soil and increasing contact exposures. Considering the Hospital is located within a residential and commercial area, the unsecured building is a nuisance, attracting curious youths, which poses a health and safety hazard. The building sits in a moderate flood hazard area, labeled Zone X (shaded) and is identified as an area between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

To advance progress for the site, the City of Yazoo City purchased the property in October 2020, following the appropriate due diligence. The building has been deemed beyond repair and more traditional methods of abatement are not feasible. Rather, the asbestos containing materials will be abated as part of a wet demolition of the building and removed from the property before the land can be redeveloped.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

With community health and safety as a top priority for the cleanup and reuse of this brownfield, Yazoo City and project partners, including the AASD Hospital Foundation, have developed a revitalization plan. As part of this revitalization planning process, the project partners and public were invited to a public meeting to discuss the needs of the residents and honor the property's history. Visioning for the reuse of the site included a mixed use vision to incorporate a daycare/Head Start facility with an outdoor playground and recreational area, a medical clinic, and a museum and interactive display that will honor the legacy of the AASD Hospital and the doctors and nurses that were dedicated to providing exceptional healthcare opportunities to the Black community. Until fundraising for redevelopment activities is complete, the city's public works and parks and recreation staff will ensure that the site remains cared for and doesn't return to the derelict condition that it's found in today. Cleanup activities will ensure the exposure risk of hazardous materials on the property is addressed and that the residents attending the neighboring businesses and living in the adjoining residential properties are protected.

This hospital is part of the inventory of sites that was compiled during Yazoo City's FY2016 EPA Assessment Grant. The redevelopment strategy for the priority site is rooted in Yazoo City's Comprehensive Plan which is managed by Central Mississippi Planning and Development District. Updated in 2019, the Comprehensive Plan is designed to encourage economic development, improve living conditions, and provide a mechanism for guiding and coordinating future land use, transportation, and city services. Many of the objectives set by the Comprehensive Plan are poised to facilitate reuse of brownfield properties. The redevelopment of the AASD Hospital aligns with

the objectives of the Plan's economic development strategy by reusing and reinvesting in vacant commercial properties and by utilizing well-located sites already serviced by roads and utilities. The redevelopment also helps to meet the Plan's land use objectives by providing commercial development that is convenient and sufficient for the adjoining neighborhood. The Plan identifies future land use of the parcel to include general commercial uses, compared to current zoning as residential, and is primed for the community vision of a mixed-use development. According to the EPA's EJSCREEN mapper, over 28% of the population within walking distance (1/2 mile) are under 18 years old. In addition to providing care and recreation for the local population, youth populations from across the city will benefit from additional recreational opportunities and amenities for care.

ii. Outcomes and Benefits of Redevelopment Strategy

There is great potential for this grant and these revitalization plans to stimulate economic development and create other positive outcomes in the northern downtown area. Redevelopment outcomes can work to reverse the economic effects we currently experience, by providing residents with additional job opportunities and providing improved access to human needs such as healthcare, education, and accessible childcare. The U.S. Energy Information Administration has found that health care uses average one job per every 554 square feet and educational uses average one job for every 1,000 square feet. Redevelopment visioning estimated approximately 6,000 square feet to be used for a childcare, 3,000 square feet to be used for the interactive museum, and 3,000 square feet to be used for a medical clinic. This translates into approximately 14-15 jobs that can be created with successful redevelopment. Commercial redevelopment located near residential places increases accessibility to job opportunities, particularly for residents that may not be able to afford private transportation.

Revitalization plans can assist in reverse the effect of stagnation and disinvestment within the neighborhood, as improved building conditions and investment will translate into increased property values and increased tax revenue for the City. Currently, the property provides no property tax income, though financial and human resources are needed to provide property upkeep (mowing, weed whacking, etc.) and site security measures. In contrast, similarly sized and stabilized properties located nearby average assessed values ranging from $60,000 to $100,000, showing great potential for redevelopment to positively impact city revenues.

The spin off benefits of redevelopment can also have lasting positive impacts to the perception of our city. Reduction of blight, visible investment, and beautiful public spaces and recreation opportunities will work to improve perceptions and can be a catalyst for increased city morale. In addition to increasing medical access via a health clinic, a childcare or head start facility can assist our disadvantaged children access to high-quality education.

Despite our low-income populations and lack of economic opportunity, there are no designated Opportunity Zones located in Yazoo City or Yazoo County census tracts.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

The following monetary funding sources are either committed or available to help guarantee successful completion of the project. Since an ACM survey has already been completed and funding for remediation will be covered utilizing the EPA Cleanup Grant, each source below is focused on reuse.

Source	Role
KaBOOM!	A *Build it with KaBOOM!* grant would provide a childcare/Head Start facility with new and customizable playground equipment. With direction from a KaBOOM! expert, volunteers help assemble the playground during a 6-hour workday. Total project value is an estimated $50,000.
Community Development Block Grant (CDBG)	CDBG funds can be utilized to install lighting and restore the sidewalks surrounding the Hospital campus. The grant would provide an estimated value of $25,000.
Advantage Jobs Incentive Program	The Advantage Jobs Incentive Program provides for a rebate of a percentage of Mississippi payrolls to qualified employers for a period of up to 10 years. This

	incentive is available to businesses that promise significant expansion of the economy through the creation of jobs.
USDA Community Facilities Program Grant or Loan	A Grant from the Community Facilities program would provide 55% of the cost associated with developing an essential community facility. Facilities can include public or non-profit: medical care facilities; community support centers, including childcare and community centers; and educational services, such as museums. Low-interest loans are also available. Awardees may be eligible for a combination of grant and loan, and applications are accepted year-round.

ii. Use of Existing Infrastructure

Existing infrastructure, including electricity, natural gas, water service, and municipal sewer are available at the hospital property. These utilities will be properly shut off and capped during demolition activities but will be retained for use in the future redevelopment. Sidewalks will be utilized when feasible and improvements will be made through additional leveraging mentioned above.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

In 2015, 24/7 Wall Street named Yazoo City the poorest city in the poorest state in the nation. Five years later they listed the City as one of the worst 50 cities for living in the U.S. While the community of Yazoo is full of charm, character, and residents that make it feel like home, these harsh judgements aren't without warrant. The State of Mississippi consistently ranks last for median household income and percent of people living in poverty (ACS) and Yazoo City falls far behind the dismal statistics of the state. Based on 2018 demographics, the **median income in Yazoo City is nearly half of the statewide median income and almost three times lower than the national median income, at a staggering $23,970** (ACS). More than **42% of all citizens and 55% of children live in poverty** which is more than 3 times the national rate on both accounts (ACS). ACS also estimates that **the 2018 unemployment rate for Census Tract 9502 was 21.6%**, more than 3.5 times the national rate. Even more locally, within one-half mile of the AASD Hospital, **41% of the population earns less than $15,000 annually** (EPA EJSCREEN).

With increased disinvestment throughout the city, many of the brownfield properties end up in tax foreclosure auctions or in family trusts with no plans to redevelop or improve building conditions. Thus, these properties interfere with tax revenue and ultimately, the City's budget and ability to support our residents. Our staff have a challenging task to balance the annual budget. Budget strains are significant. The city barely has the manpower and operating funds to provide basic city services, with many employees forced to fulfill multiple roles as staff is limited. **Employees throughout the city are paid minimum wage,** or maybe slightly above, at all levels of expertise. The reality is that our budget is so constrained, that we are unable to provide anything other than the mandatory city services. Therefore, expenditures toward environmental cleanups are not feasible due to these tightening budgets and limited resources.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

As mentioned in section 1.a.i, populations in Census Tract 9505 are most directly affected by brownfield properties in the target area. This tract is home to populations far above the national, state, and county averages for minority populations (75.3%), unemployment (21.6%), persons (31.8%) and children living in poverty (39.3%), and persons without healthcare coverage (16.3%) (ACS 2018 estimates). Children, minority, and low-income individuals have been identified as sensitive populations for the purpose of this Cleanup Grant. Within a mile radius of the Hospital Campus, there's an even higher number of youth and minority populations reaching 31% and 89%, respectively (EPA's EJSCREEN). Health begins early in life and Mississippi performs poorly for infant wellbeing. The March of Dimes gives the state a scorecard grade of an **"F" for a preterm birth rate of 14.2% for 2019.** Among African American babies, 15.9% are preterm and African American women are almost **twice as likely to give birth prematurely** as any other race (March of Dimes). Overall, the infant mortality rate is **30% higher for the state of Mississippi** than the national rate (March of Dimes). In Yazoo County, 16.7% of births are pre-term. Preterm birth rates

have been linked to exposure of contaminates such as volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and metals - all of which are included as suspected contaminants associated with brownfield sites throughout our target area.

In addition, low income individuals often go without necessary healthcare due to prohibitive costs. Research from the Morgridge Center for Public Service at the University of Wisconsin found that factors limiting access to health information impact an individual's ability for a healthy life beginning in early childhood – indicating that social and economic factors that compromise health (as experienced by our target populations) often play a greater role in health outcomes than making decisions, such as diet and exercise, alone. The research indicates that by improving these social and economic situations, we can better prepare our residents for a healthier life, free of adverse health outcomes and with access to healthcare. The proposed clean-up and redevelopment of the AASD Hospital through this grant aims to reduce airborne contaminants stemming from the building's deterioration. Finally, redevelopment of the AASD Hospital property to include opportunities for employment and better wages is expected to place health insurance within reach for local residents. Combined with redevelopment of the property to include a health care clinic, this grant will better facilitate health care access to our residents, allowing readily available care to address their health concerns. As a Medically Underserved Area identified by the Health Resources and Services Administration, a new health clinic will go a long way to address the inequality our residents experience by having too few care providers.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Mississippi ranks nationally as the fifth leading state diagnosed with new bronchus and lung cancer, at a rate of 74.9 per 100,000 (CDC). In 2017, in Yazoo County the incidence of lung cancer was up to 88.1/100,000 people, 13th worst of all counties in Mississippi. Of these incidences, cancer is included as a major cause of death for non-white populations and occur at a higher rate compared to white counterparts. The black incidence rate for lung and bronchus cancer in Yazoo County is 97.7/100,000, placing our high minority populations at a known greater risk. Known asbestos contaminants associated with our priority brownfield property and others like it may be contributing to the high incident rates of cancer. Lung cancer is one of three major health effects associated with asbestos exposure (NESHAP). The AASD Hospital is a health and safety hazard to the primarily minority residents and **is less than 100 feet from the nearest residential home**.

Beyond infancy, Mississippian children rank number one nationally for asthma with the most persistent severity (CDC). Furthermore, African American children experience higher rates of asthma in Mississippi, with rates **38% higher than white children**, illustrating the disproportionate rate of health disparities experienced by minorities (CDC). Adults in the state also rank number three nationally for asthma with a 69.0% persistent severity (CDC). In addition, according to the Mississippi State Department of Health, the number of adults reporting asthma in Yazoo County (14%) is nearly double the state rate (7.9%). The hazards identified at the brownfield cleanup site are a threat to human health through ingestion of contaminants, and/or exposure to airborne particulates.

An environmental cleanup on the AASD Hospital would reduce exposure of asbestos to sensitive populations, reducing the presence of a known lung cancer causing and asthma inducing contaminant for the target populations.

(3) Economically Impoverished/Disproportionately Impacted Populations

As shown from statistic after statistic, minorities within the target area are disproportionately impacted by health, welfare and environmental outcomes across the board as a result of a society rooted in racial segregation and unequal opportunity. The populations living within a mile of the Hospital campus are among the most economically impoverished in Yazoo County with high minority (89%) and youth populations (31%) who are disproportionately affected by the brownfield property (EJSCREEN). High unemployment in Census Tract 9502 (21.6%) has precipitated high poverty rates and low median incomes. Within the Census Tract 9502 in which the priority site is located, the household median income is a staggering $23,970 and the poverty rate is 31.8% (ACS). Furthermore, **55% of children, 46.3% of Blacks, and 93.5% of**

Hispanics/Latinos are living in poverty in Yazoo City, compared to just 6.5% of the white population (ACS). These stark statistics expose the sensitive populations which are disproportionately exposed to the negative environmental consequences that result from lack of public funding to address the brownfield site. Financially facilitating the removal of the brownfield will immediately remove the existing health, welfare, and environmental threat currently exposed to the sensitive populations living within the residential area.

When looking at the priority site for clean-up, the EPA's Environmental Justice Screening and Mapping Tool (EJSCREEN) indicates more than 2,500 people live within a half mile radius. EJSCREEN evaluates environmental justice factors, combining demographic factors, such as minorities, low-income, elderly and children, as well as environmental factors that may disproportionally be affecting them. When compared to the remainder of the state, EPA region, and the country, residents within this radius, at best, fall in the 71st percentile for environmental justice indexes. This means that even in the best situation, our residents are at more risk for environmental justice concerns than 71% of Americans. Redevelopment of the hospital will bring a second life back to a landmark property, and in doing so will afford our residents with increased opportunities for employment, health and childcare while honoring the black lives that made a difference in our state.

b. Community Engagement

i. and ii. Project Partners and Roles

A table for organizations that are willing to provide commitment to this grant is provided below.

Organization and Contact	Role & Commitments
AASD Hospital Foundation, Mike Espy, President (601) 355-9101	As the previous owner of the AASD Hospital, AASD Hospital Foundation donated the property to Yazoo City. The Foundation is committed to redeveloping the property and has volunteered to reseed the lot and maintain a litter-free community space. Additionally, the Foundation will be included in all public meetings to provide input on upcoming decisions for cleanup activities, schedule, and future reuse.
Word of Faith Christian Center Edward and Jean Taylor, Pastors (662) 716-9567	Word of Faith Christian Center previously operated at AASD Hospital and is currently located a quarter mile from the campus. With a congregation of over 400 people, the Church will assist to update community members of involvement and input opportunities and will be included in all public meetings to provide input on upcoming decisions for cleanup activities, schedule, and future reuse.
Oakes African-American Cultural Center, Joffre Washington, Chair (662) 764-5038	The Oakes Cultural Center celebrates the history of locally famous African Americans. The Cultural Center will provide informational handouts to guests regarding the AASD cleanup and will also be included in all public meetings to provide input on upcoming decisions for cleanup activities, schedule, and future reuse.
The Yazoo Herald Jason Patterson, Editor, (662) 764-4911	The Yazoo Herald has agreed to include meetings and general information regarding the brownfield cleanup process in their newspaper. Additionally, the Herald will be included in all public meetings to provide input on upcoming decisions for cleanup activities, schedule, and future reuse.
Century Funeral Home, Henry Espy, President (662) 746-1732	As neighbors to AASD Hospital, the Funeral Home was also created by T.J. Huddleson, Sr, and Henry Espy is also his grandson. The Funeral home is fully supportive of the cleanup efforts. They will be instrumental in providing feedback on clean-up activities, reuse plans, and communication of grant progress to the local community.

iii. Incorporating Community Input

The AASD Hospital Foundation, residents and business owners of the target census block are key stakeholders and have been proactively involved in the planning process of this grant and redevelopment concepts for AASD Hospital. Communication will be conducted in a variety of ways to ensure all stakeholders are involved in the planning and implementation of the project. This will include progress updates at community meetings, press releases with the Yazoo Herald (online and in print), announcements on the local news stations and the Visit Yazoo website, and updates at City Council meetings. The City's Brownfield contact information will be included on all sources for those that wish to offer input.

As was done for our assessment grants, once awarded, a "kickoff" announcement meeting will be held for this clean-up grant, which will be followed by routine public meetings to update on the cleanup and redevelopment status of the project. As the COVID-19 pandemic continues, we and our residents have grown accustomed to virtual meetings, held for Alderman meetings, as well as other government functions in order to hear from our residents and conduct City business. As the pandemic evolves, we are prepared to continue hosting grant public meetings in a virtual format or with appropriate social distancing measures in place. These meetings will provide a platform for public comment to provide concerns by local residents in regard to health, safety, and community disruption posed by the project. These concerns will be recorded by the City to make decisions with project partners on improving the process and performance under the grant. In addition, we have utilized online surveys as part of the Comprehensive Plan update. This format was incredibly successful with over 130 responses to garner meaningful feedback to plan the direction of our city. We intend to utilize a similar online form, posted to both our social media accounts, as well as our webpage and email blasts to obtain feedback until we are able to safely meet together again.

Community input will be appropriately responded to by the grant manager, community partners, and/or the consultant in a timely fashion via community meetings, email, and/or media. Meetings concerning the grant will be held at our community center, where residents are accustomed to attending these types of forums and appropriate distancing measures can be taken. As needed, additional meetings will be held during a variety of times to accommodate all stakeholders. Comment cards will be provided at the meetings so that affected parties input can be captured and documented. Public comments, suggestions, or concerns will be taken into consideration prior to making any decisions on the project and will be voiced with solutions at any future meetings.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The first step of the cleanup strategy is abating ACMs and demolishing the buildings with proper disposal of the hazardous material in a landfill that meets minimum standards under the Federal National Emission Standards for Hazardous Air Pollutants (NESHAP) guidelines. Soil samples will be collected from around the perimeter of the buildings to assess for asbestos in order to ensure surficial soils have not been contaminated. If impacted, shallow soil contamination will be excavated and properly disposed of. Once the buildings are removed and the ground free from debris, the property will be graded and seeded with grass to cover the ground where the buildings once stood, creating a greenspace to serve the community.

The complete abatement and removal of ACM, in accordance with regulations, will reduce the human health risk. This requires all contractors exposed to the ACM to be licensed abatement firms as regulated by MDEQ. Debris will be properly disposed of at a landfill that meets minimum standards under the Federal NESHAP guidelines.

The physical removal of the ACM is very effective since it completely removes the hazards for the long term, eliminating the potential for human exposure. This cleanup will eliminate health and safety hazards associated with blighted buildings located in close proximity to inhabited homes and operating businesses. Sensitive populations have already been identified as children, minority, and low-income residents living and working in close proximity to the Hospital campus. Cleanup will be conducted in a manner to protect these populations through ongoing air monitoring during abatement and demolition activities and ensuring that the site is secure and cannot be accessed by nearby residents or other passers-by.

b. Description of Tasks and Outputs

Task 1 – Community Involvement and Outreach
i. Project Implementation: This includes development of a Community Involvement Plan resulting in community participation activities including notification of nearby land owners of cleanup schedules and progress and a minimum of three public meetings (pre, interim, and post) to educate and update the community regarding the cleanup and redevelopment activities. The Community Involvement will include handout materials and flyers and consultant time to assist in the education aspects.
ii. Anticipated Project Schedule: Quarters 1-12, with meetings throughout the grant cycle

iii. Task Lead: Community involvement will be facilitated by the Yazoo City grant manager and a selected environmental consultant.
iv. Outputs: Outputs include the Community Involvement Plan, community outreach/involvement, and meeting minutes documenting the results of each meeting. In addition, key staff members will attend the EPA Regional Kickoff Meeting, as well as a Brownfield conference and workshop travel (i.e. such as the National Brownfield Conference).
Task 2 – Cleanup Planning
i. Project Implementation: The task includes meetings with the selected consultant and finalization of the ABCA including consultant assistance in bidding and scoping the work. Scoping will include a bid package and pre-bid meeting with a site walkover.
ii. Anticipated Project Schedule: Quarter 2
iii. Task Lead: Cleanup planning will be a joint effort between the Yazoo City contracted grant manager and the selected environmental consultant.
iv. Outputs: Outputs will include the bid package, project scope/bid, final ABCA, and will ensure compliance with the terms of the cooperative agreement.
Task 3 – Cleanup Activities
i. Project Implementation: Creation of an Asbestos Containing Materials Management plan to minimize the potential release of asbestos fibers during demolition will be performed by the environmental consultant. Asbestos abatement and demolition will occur under the same contract. Abatement will include the removal and disposal of ACMs in all floor tile, mastic on the back of the brown floor title in the east wing addition, air cell pipe insulation in the crawl space, textured ceiling material in the east wing addition, and transite roof shingles. Soil testing in the crawl space and in the building footprint after demolition will be conducted to ensure it has not been contaminated with friable ACM. In the event of soil contamination, any soil found to be impacted with asbestos will be removed and properly disposed of. Work will be performed per applicable state and Federal regulations, as outlined in the ABCA. Oversight Air Monitoring will take place during abatement activities which will be performed by the environmental consultant involve collecting area, personal, and clearance samples (where appropriate) and monitoring contractor activities to ensure compliance with project specifications and/or regulatory requirements.
ii. Anticipated Project Schedule: Quarters 3-9
iii. Task Lead: Cleanup activities will be conducted by selected consultant and contractors. The environmental consultant will also conduct third party close out reporting and project management.
iv. Outputs: Outputs will include an ACM Management plan, asbestos abatement, demolition, and disposal, oversight air monitoring, and potential soil disposal.
Task 4 – Grant Management
i. Project Implementation: Grant management includes Yazoo City staff and consultant time to complete ongoing coordination with the EPA and MDEQ.
ii. Anticipated Project Schedule: Quarters 1-12
iii. Task Leads: Yazoo City staff and environmental consultant
iv. Outputs: Subtasks and outputs will include general communications, 1 Work Plan, 1 Community Involvement Plan, 12 Quarterly Reports, 1 Close-Out Report, ACRES, EPA Form 5700-52A for Minority and Women Business Entity Utilization and Federal Financial Reports SF-425

c. Cost Estimates

Budget					
Categories	**Project Tasks**				
	Task 1: Community Involvement & Outreach	**Task 2: Cleanup Planning**	**Task 3: Cleanup Activities**	**Task 4: Grant Management**	**Total**
Personnel	$5,000	-	-	$10,000	**$15,000**
Travel	$5,000	-	-	-	**$5,000**
Equipment	-	-	-	-	**-**
Supplies	-	-	-	-	**-**
Contractual	$12,500	$10,000	$200,000	$7,500	**$230,000**
Other	-	-	-	-	**-**
Total Federal Funding	$22,500	$10,000	$200,000	$17,500	**$250,000**
Cost Share	-	-	$50,000	-	**-**

Total Budget (All Direct Costs)	**$22,500**	**$10,000**	**$250,000**	**$17,500**	**$300,000**

Task 1 – Community Involvement and Outreach:
Personnel: 100 hours at a rate of $50/hour. This cost includes attending community outreach meetings and preparation/presentation costs.
Contractual Costs: 125 hours at a rate of $100/hour = $12,500. This cost includes attending meetings and presentation costs such as printing of handout materials and flyers and consultant time to assist in the community outreach portion.
Travel: Estimating two staff members traveling for three conferences averaging three days each; $280/per flight, $130 per hotel room per night and $55/day per diem per person (rounded up to $5,000).
Task 2 – Cleanup Planning:
Contractual Costs: 100 hours at an average rate of $100/hr = $10,000. This cost includes time necessary for the team to complete cleanup planning, including bidding and scoping the project.
Task 3 – Cleanup Activities:
- The creation of an Asbestos Containing Materials Management plan is estimated at $3,000 and will be performed by the environmental consultant.
- Asbestos abatement and demolition is estimated at $241,000.
- Oversight Air Monitoring is estimated at $2,700 with the assumption that the oversight will take place for approximately three 8-hour days at $900/day.
- Clearance Sampling and Analysis is estimated at $400 for approximately 8 samples plus time/labor of $900 totaling $1,300.
- The environmental consultant will also conduct third party close out reporting and project management estimated at $2,000.

Task 4 – Grant Management:
Personnel Costs: 200 hours at an average rate of $50/hr = $10,000
Contractual Costs: 75 hours at an average rate of $100/hr = $7,500

d. Measuring Environmental Results

Yazoo City will measure progress utilizing the EPA's ACRES database to record/track, measure and evaluate progress. This will include short term outputs such as the number of community involvement meetings and attendance at each. Long term outputs will include amounts of hazardous materials (ACM) abated, soil sample results, excavation and disposal of shallow contaminated soils if needed, collection of clearance air samples, preparation of closeout report documenting abatement and cleanup, documentation of reseeding of the area, and number of acres turned into greenspace, as an interim property use until full redevelopment outcomes can be documented. Additional outcomes will include improved safety conditions and removal of blighted property conditions.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. and ii. Organizational Structure and Description of Key Staff

Yazoo City has the internal capability to handle grant administration for the project. Project management and grant administration responsibilities will be conducted by Yazoo City's Grant Program Manager, Jonquil Dent. Ms. Dent has been with Yazoo City since 2019 and is currently successfully managing the City's FY 2019 Assessment grant. Ms. Dent holds three bachelor degrees in Sociology, Biology, and Administration of Justice from Howard University, as well as a Master of Public Health from Mississippi University for Women. In addition to overseeing the EPA Assessment grant, Ms. Dent has managed funds from HUD's Lead-based Paint Hazard Control, Blight Elimination Programs, Transportation Alternatives grant, the Land and Water Conservation fund, among many others. Ms. Dent will be assisted by Ms. Kaneilia Williams, City Clerk. Ms. Williams has been with Yazoo City since 2014 and has over 13 years of experience in the finance industry. As City Clerk, Ms. Williams is responsible for the management, recording, and execution of all municipal records for the city, including city contracts, agreements, and or legal documents. She has been an instrumental asset to the city through the management and

participation in the development and implementation of goals, objectives, policies and priorities for assigned programs, as well as recommending and administering these new policies and procedures. Ms. Williams is perfectly suited to handle the duties and responsibilities of this grant as she has demonstration through her work with two previous EPA assessment grants. As needed, Yazoo City Mayor, Diane Delaware, will assist in grant activities. Ms. Delaware has proven her commitment to remaining involved in the community since being sworn in as Mayor in 2014. Mayor Delaware has led community engagement throughout the FY2016 Assessment Grant and currently spearheads the upcoming Site Visioning taking place under the FY2019 Assessment Grant. For this Clean-up Grant, she will head community involvement and outreach as her current position leverages itself to working with and involving individuals in the community. Their combined experience will ensure correct and timely reporting, compliance, and grant completion within the 3-year window.

iii. Acquiring Additional Resources

Yazoo City's grant administrators have extensive experience managing grant funds and thus will begin the contractor procurement process immediately following work plan and cooperative agreement approval with the EPA. The desired consultant will be experienced in conducting various types of brownfield cleanup activities specific to those outlined within our cleanup plan, community outreach, and working with state regulators regarding solid waste. Additionally, the consultant will be expected to prepare the Generic Quality Assurance Project Plan (GQAPP) within the first 60 days of the grant so that proposed assessments and clean-up activities are not delayed. We will secure these services in accordance with the EPA's selection protocol and Yazoo City's purchasing policies, that includes the publishing of a Request for Qualifications and/or reevaluation of our existing Master Service Agreement. Following receipt of proposals, Yazoo City will review each application to select the most qualified candidate. The city's staff expertise and experience along with the city's partnerships and the contracted environmental consultant will ensure the timely and successful expenditure of funds and completion of all technical administrative and financial requirements of the project and grant.

b. Past Performance and Accomplishments

i. Has Received an EPA Brownfields Grant

(1) Accomplishments

Yazoo City was awarded a 2019 EPA Assessment grant worth $300,000 that is currently underway. A Brownfield Revitalization Plan for the downtown target area is set to kickoff in the 4th quarter of 2020 and will continue into quarter 1 of 2021. The Plan will incorporate site reuse assessments for each of the priority sites and how they influence the overall future of the downtown. This Plan will also assist in connecting redevelopment activities in the downtown with ongoing redevelopment activity at the Cotton Press Site (discussed below). Priority sites will begin assessment once the planning initiative is underway.

In Fiscal Year 2016, Yazoo City was awarded its first EPA Assessment grant, worth $325,000. In total, 7 Phase I ESAs, 4 Phase II ESAs, and 4 ABCAs have been completed during the length of the grant. Each assessed site is accurately reported in the ACRES system, noting the particular outputs and outcomes for each site. This assessment grant successfully leveraged planning resources with Gateway CDC to complete a planning and visioning session for the redevelopment of our largest priority site, the 11.4-acre cotton press. Most recently, concrete removal has begun at the Cotton Press, making way and preparing the site for its future reuse. Yazoo City submitted the Closeout Report documenting the successes of the grant in December of 2019.

(2) Compliance with Grant Requirements

The entirety of Yazoo City's FY2016 EPA Assessment Grant funds were appropriately allocated and expended and the FY2019 Assessment Grant is on track. All compliance requirements for the work plan, schedule and terms and condition, QAPP and Site Specific QAPP approvals, eligibility determinations, Health and Safety Plans (HASPs), Quarterly Reports, ACRES Reporting, Financial Status Reports, and Closeout Documentation have been met. Additionally, Yazoo City has an exemplary record of no audit findings. Overall, Yazoo City's successful experience managing grants will ensure a productive and successful Cleanup Grant.

Threshold Criteria

1. **Applicant Eligibility:** Eligible Entity: The City of Yazoo City is a General Purpose Unit of Local Government as defined under 2 CFR 200.64

2. **Previously Awarded Cleanup Grants:** The Afro-American Sons and Daughters Hospital, the proposed site, has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. **Site Ownership**: The City of Yazoo City is the sole owner of the property located at 727 East 8th Street, Yazoo City, Yazoo County, Mississippi 39194, commonly known as the Afro-American Sons and Daughters Hospital.

4. **Basic Site Information:**
   - **a.** Afro-American Sons and Daughters Hospital
   - **b.** 727 East 8th Street, Yazoo City, Yazoo County, Mississippi 39194
   - **c.** The City of Yazoo City, applicant, is the site owner

5. **Status and History of Contamination at the Site:**
   - **a.** The site is contaminated by hazardous substances.
   - **b.** The main Hospital building and a nurse's residence/office was constructed in 1928. In 1935 an addition was constructed on the eastern portion of the Hospital resulting in the current E-shaped building. The property operated as the African American Sons and Daughters Hospital until in shuttered in 1972. Once closed, the buildings were minimally used and primarily vacant until they were purchased by the Afro-American Sons and Daughters Hospital Foundation in 2005. The Foundation recognized their historic significance to the Black community in the Mississippi delta. Plans to restore the building never materialized and the building degraded over decades of disinvestment. The City of Yazoo City acquired the building in October 2020.
   - **c.** The hospital building has extensive asbestos containing building materials (ACBMs), much of which are friable and open to the elements due to broken out windows and doors and deteriorated building conditions.
   - **d.** ACBMs found on the property are a result of the building materials that were available during the time of construction. Materials of concern include all floor tile (12,408 square feet), mastic on the back of the brown floor tile in the east wing addition of the main building (approximately 4,000 square feet), air cell pipe insulation in the crawl space (1500 linear feet), textured ceiling material in the east wing addition (3,000 square feet), and transite roof shingles (approximately 16,000 square feet). The building has been deemed beyond repair and more traditional methods of abatement are not feasible. Rather, the asbestos containing materials will be abated as part of a wet demolition of the building and removed from the property before the land can be redeveloped.

6. **Brownfields Site Definition:**
   - **a.** The site is not listed or proposed for listing on the National Priorities List.

b. The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.

c. The property is not subject to the jurisdiction, custody, or control of the United States government.

7. <u>Environmental Assessment Required for Cleanup Grant Proposals:</u>

i. **<u>Phase I ESA:</u>** A Phase I Environmental Site Assessment (ESA) was completed on the property located 727 East 8th Street, Yazoo City, Yazoo County, Mississippi, (hereafter referred to as the "subject property") on October 1, 2020 for the City of Yazoo City. The Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13).

ii. **Asbestos Containing Materials Survey:** An asbestos containing building materials survey was completed on the Afro-American Sons and Daughters Hospital on August 6, 2006. Samples were collected from homogeneous categories of materials for further analysis to determine the type and percentage of asbestos that might be present in the various products. Bulk samples collected during the inspection were analyzed for asbestos content. Analysis was by Polarized Light Microscopy (PLM) techniques coupled with dispersion staining and the percentages of components were visually estimated (EPA 600/M4-82-020, as supplemented by the November 20, 1990 NESHAP). This technique is the method recommended by the EPA for detecting the presence of asbestos in bulk samples. A draft ABCA was completed in November 2018.

8. <u>Enforcement or Other Actions:</u> There are no known ongoing or anticipated environmental enforcement or other actions related to the brownfield site for which funding is sought.

9. <u>Sites Requiring a Property-Specific Determination:</u> A Property-Specific Determination is not required for this site.

10. <u>Threshold Criteria Related to CERCLA/Petroleum Liability:</u>

a. Property Ownership Eligibility – Hazardous Substance Sites:

iii. Landowner Protections from CERCLA Liability:

1. Bona Fide Prospective Purchaser Liability Protection

a. Information on Property Acquisition:

i. The property was acquired through a voluntary purchase

ii. The property was acquired by Yazoo City on October 27, 2020.

iii. Yazoo City holds a Quit Claim Deed to the property.

iv. Yazoo City purchased the property from the African American Sons and Daughters Hospital Foundation.

v. Yazoo City does not hold any familial, contractual, corporate, or financial relationships with any and all prior owners.

b. Pre-Purchase Inquiry

i. An ASTM Standard Practice E 1527-13 Phase I was completed on October 1, 2020 for the City of Yazoo City, the applicant and current owner of the property. An Asbestos Containing Materials survey was completed on August 6, 2006 for the African American Sons and Daughters Hospital Foundation, the seller of the property. A second Asbestos Containing Materials survey was completed for the nurse's residence building on February 23, 2018 for the City of Yazoo City. The asbestos surveys were performed in accordance with the Environmental Protection Agency (EPA) National Emissions Standards for Hazardous Air Pollutants (NESHAP), 40 CFR, Part 61, Subpart M guidelines.

ii. Amanda Stone and Trey Noland of PM Environmental performed the Phase I ESA. Both meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. They have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312. The 2006 ACBM survey was preformed by Willie Nester, A Mississippi certified Inspector with Pickering Environmental. The 2018 ACBM survey was performed by Ms. Rebecca Rhea (State of Mississippi Asbestos Inspector Accreditation No. ABI-00008248) of PM Environmental.

iii. The Phase I ESA was performed fewer than 180 days prior to the date the property was acquired.

c. Timing and/or Contribution Toward Hazardous Substances Disposal: All disposed hazardous substances occurred before the City of Yazoo City acquired the property. The City of Yazoo City did not cause or contribute to any release of hazardous substances at the site, nor have they, at any time, arranged for the disposal of hazardous substances at the site.

d. Post-acquisition Uses: The property has remained vacant since the City of Yazoo City acquired it.

e. **Continuing Obligations:** The City of Yazoo City only recently purchased the property. The City will conduct surveillance assessments on the ACBM to ensure the condition is not worsening or causing harm to anyone who may come in contact with them or the environment. The building has been and will be kept secure to avoid people trespassing on the property.

Moving forward we are committed to comply with all legal and statutory requirements including:

i. comply with all land-use restrictions and institutional controls;

ii. assist and cooperate with those performing the cleanup and provide access to the property;

iii. comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and

iv. provide all legally required notices.

11. <u>Cleanup Authority and Oversight Structure:</u>

a. The cleanup will be overseen by a State of Mississippi certified asbestos abatement professional. Abatement activities will be conducted by certified workers and at least one certified supervisor to be at the asbestos project worksite at all times while in progress. The Mississippi Commission on Environmental Quality (MDEQ) oversees asbestos projects and hazardous waste management regulations acting through the MDEQ's Office of Pollution Control Environmental Compliance and Enforcement Division. Yazoo City will comply with any MDEQ and EPA disposal permitting and manifest documentation.

b. Yazoo City will work with neighboring property owners to notify them of the work being done and provide contact information for questions to ensure understanding and compliance should the City need access to their properties. Since air monitoring will take place during abatement to ensure neighboring properties are not impacted, it is not anticipated that access to their properties will be required.

12. <u>Community Notification:</u>

a. Draft Analysis of Brownfield Cleanup Alternatives: The community of Yazoo City was able to comment on the draft proposal and ABCA during the October 19, 2020 meeting and it was available for review at Yazoo City's City Hall. A copy is attached.

b. Community Notification Ad: The community of Yazoo City has received notification through an ad placed in the Yazoo Herald on October 14, 2020. This notification stated that a copy of the draft proposal and draft ABCA was located at Yazoo City's City Hall. The notification read that public comments and discussion would be accepted during the meeting and that the proposal would be discussed at a virtual public meeting on October 19, 2020 via the GoToMeeting video conferencing platform.

c. Public Meeting: The public meeting was held October 19, 2020 via GoToMeeting video conferencing platform.

d. Submission of Community Notification Documents: All requested documents are attached to the proposal.

13. <u>Statutory Cost Share:</u>

a. Yazoo City is requesting a hardship waiver of the cost share.

b. Yazoo City is requesting a hardship waiver of the cost share which is attached to this proposal.

ATTACHMENT
HARDSHIP WAIVER

Yazoo County's Yazoo City is asking the EPA to waive the 20% funding match for the FY2021 EPA Cleanup Grant. The approval of this Hardship Waiver Request, this funding would alleviate great financial stress for the community. There are not readily assessable funds available to Yazoo City to clear the hazards from Afro-American Sons and Daughters (AASD) Hospital property. Regardless of the approval, this project is critical to the safety of populations residing within Yazoo City and must be completed.

In 2015, 24/7 Wall Street named Yazoo City the poorest city in the poorest state in the nation. Five years later they listed the City as one of the worst 50 cities for living in the U.S. While the community of Yazoo is full of charm, character, and residents that make it feel like home, these harsh judgements aren't without warrant. The State of Mississippi consistently ranks last for median household income and percent of people living in poverty (ACS) and Yazoo City falls far behind the dismal statistics of the state. Based on 2018 American Community Survey (ACS) demographics, **the unemployment rate across Yazoo City exceeds 20% (pre-COVID-19) at 20.7%**, while the rest of the country saw more favorable unemployment rates at 5.9%, and the state of Mississippi at 8.2%. ACS also estimates that the 2018 unemployment rate for Census Tract 9502, where the AASD Hospital is located, was 21.6%, more than 3.5 times the national rate.

Poverty levels and income across the city have taken a hit from the unemployment. The household **median income in Yazoo City is nearly half of the statewide median income and almost three times lower than the national median income, at a staggering $23,970** (ACS). Similarly, Yazoo City's per capita income at $13,622 falls far below the nation ($32,621) and the state ($23,434). More than **42% of all citizens and 55% of children live in poverty** which is more than 3 times the national rate on both accounts (ACS). Even more locally, within one-half mile of the AASD Hospital, **41% of the population earns less than $15,000 annually** (EPA EJSCREEN).

In addition to high unemployment, low incomes, and high poverty, the City also battles against population loss. In assistance with Yazoo City's 2019 Comprehensive Plan, Central Mississippi Planning and Development District (CMPDD) projected population trends through 2040. Since 1980, Yazoo City's population peaked at 14,141 in 2000, but we lost nearly 20% of the population by 2010 (11,403). Most models continue to show population loss through 2040. While some models show marginal growth, it is not expected that Yazoo city will return to 2000 population numbers by 2040.

With these challenges, Yazoo City officials still have to makes ends meet. In 2019, the City increase ad valorem taxes by 4.21 mills, and over the past 10 years, has seen an increase of 11.81 mills. Despite the increase, our most recent budget still struggles to find the resources for basic city services, let alone additional funding for environmental assessments or clean-ups. For the 2020-2021 tax year, **we still anticipate an ending balance to be more than $750,000 less than the starting cash balance**. The City's long-term economic instability and abundant brownfield properties have permanently stifled tax revenue, making the use of City funds for environmental cleanups simply unrealistic.

Despite the dire economic situation, the City must proceed with the project regardless of the allocation of the Hardship Waiver. The completion of an environmental cleanup for this brownfield site would properly remove environmental hazards, eliminate potential dangers and unsafe building condition, and eliminate blight for the nearby residents and patrons of the surrounding businesses.

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier: Mississippi

8. APPLICANT INFORMATION:

* a. Legal Name: City of Yazoo City, Mississippi

* b. Employer/Taxpayer Identification Number (EIN/TIN): 646001264

* c. Organizational DUNS: 0695367530000

d. Address:

* Street1: 128 East Jefferson Street
Street2:
* City: Yazoo City
County/Parish:
* State: MS: Mississippi
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 39194-9797

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix: Ms.
* First Name: Diane
Middle Name:
* Last Name: Delaware
Suffix:

Title: Mayor

Organizational Affiliation:
Yazoo City

* Telephone Number: 662-746-3211
Fax Number:

* Email: yazoocitymayor@yazoocityms.us

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-07

* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

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

1235-1.5 SF424 - 14 Areas Affected.pdf

Add Attachment | Delete Attachment | View Attachment

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

Application for Brownfield Cleanup Grant Funds for Yazoo City, Mississippi

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant MS-002 * b. Program/Project MS-002

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	200,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	200,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Ms. * First Name: Diane

Middle Name:

* Last Name: Delaware

Suffix:

* Title: Mayor

* Telephone Number: 662-746-3211 Fax Number: 662-746-6506

* Email: yazoocitymayor@yazoocityms.us

* Signature of Authorized Representative: Diane Delaware * Date Signed: 10/28/2020

R04-21-C-010

Town of DREXEL North Carolina

1. Applicant Identification: Town of Drexel
   202 Church Street
   Drexel, North Carolina 28619

2. Funding Requested:
   a. Single Site Cleanup
   b. Federal Funds Requested:
      i. $500,000
      ii. The Town of Drexel is not requesting a Cost-Share Waiver

3. Location:
   a. Town of Drexel
   b. Burke County
   c. State of North Carolina

4. Property Information: Former Drexel Heritage Furniture Plant
   101 North Main Street
   Drexel, North Carolina 28619

5. Contacts:

Project Director:	Chief Executive/Highest Ranking Official:
Sherri Bradshaw	Danny Ritchie
Town Manager	Mayor
202 Church Street	202 Church Street
Drexel, NC 28619	Drexel, NC 28619
(828) 437-7421	(828) 437-7421
sbradshaw@townofdrexel.net	dritchie@burke.k12.nc.us

6. Population:
   Town of Drexel Population: 1,789 (2018 American Community Survey 5-year estimates)

7. Other Factors Checklist:

Other Factors	**Page #**
Community population is 10,000 or less.	**#6, Pg. 1**
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare.	**Pg. 2**
The priority site(s) is in a federally designated floodplain.	**Pg. 2**
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	

8. Letter from the State or Tribal Environmental Authority: A letter from Mr. Bruce Nicholson, Brownfields Program Manager at NCDEQ is attached.

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

October 14, 2020

Sherri Bradshaw
Town Manager
Town of Drexel
P.O. Box 188
Drexel, NC 28619

Re: U.S. EPA Brownfields Cleanup Grant – Town of Drexel

Dear Ms. Bradshaw,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Town of Drexel's application for a U.S. EPA Brownfields Cleanup Grant. We are aware that your grant will focus on the cleanup of the Former Drexel 1 Site, an approximately 4-acre former furniture manufacturing site. This grant would be a tremendous economic development achievement and support the continued redevelopment of the Town.

We hope that the Town is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4
Hayley Irick, DEQ

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: Located in the Western Piedmont region of North Carolina, less than an hour's drive west from the Charlotte metropolitan area along Interstate 40 (I-40), lies the tiny town of Drexel. Named for Anthony Joseph Drexel, a Philadelphia financier and philanthropist who served on the board of directors for the Norfolk Southern Railroad, the town grew and flourished as a result of the furniture and textile industries that had located there. The railway depot was positioned at the center point of the downtown area, and the town limits were established in a one-half mile radius of the depot creating a round footprint for the Town that is still partially visible in the current configuration of the town limits. In the early 1900s the Drexel Heritage Furniture Plant and Drexel Knitting Mills were founded, which quickly became the driving force behind the Town's economy and established Drexel as an industrial and manufacturing community. Drexel prospered for decades, and the Drexel Heritage Furniture Plant (the primary industry) provided jobs for over 500 people at its peak of operations.

As was the case in many small textile and industry-dependent towns across the South, Drexel's manufacturers were forced to close following a shift in the global economy. Prior to closing in 2001, the Drexel Heritage Furniture Plant was the Town's last remaining industry. Now the remains of the factory stand as a blight on the landscape (it is the first view visitors see as they enter Drexel) and occupy the majority of the developable land within the Town limits. The impacts of the closure and loss of jobs are still being realized today. The majority of the dozen buildings lining the one-block long "downtown" are now vacant and deteriorating, and the former gas station property on the block now only services vehicles. The target area for this initiative is the entire Town of Drexel, due to its small population (1,789 total population as of the 2018 American Community Survey 5-year estimates) and geographic size (1.4 square miles total).

ii. Description of the Brownfield Site: The former Drexel Heritage Furniture Plant operated as a manufacturer of traditional and modern furniture from 1903 until 2001. Located at the intersection of Main Street and the Norfolk-Southern Railway and in the geographic center of Drexel, the former mill parcel of the Drexel Plant measures approximately 30 acres and is the subject property targeted for cleanup. Multiple structures once existed on the subject property, including the main plant building and several smaller outbuildings. Following the closure of the Drexel Heritage Furniture Plant in 2001, the site was leased on an intermittent basis for almost a decade. The property was sold in 2008, and the wooded acreage was subsequently deforested. Beginning in 2013, the on-site buildings were demolished and salvaged for anything of value. Today, all that remains of the plant are two small one-story buildings, a former dust collection silo, large piles of building demolition debris, and structural foundations that are visible in places beneath the rubble. A Phase II Environmental Site Assessment (ESA) and an Asbestos Containing Materials (ACM) survey have confirmed the presence of a significant amount of ACM comingled within the demolition debris. Additionally, a small area of surface soil was identified with polycyclic aromatic hydrocarbons (PAHs) and heavy metals impacts.

The site is a major blight on the community's landscape, a significant health hazard, and an impediment to the economic redevelopment efforts of the Town. Nearby residents have had to face a host of concerns stemming from the subject property, including vagrants living in the old silo, thieves hiding stolen property in one of the remaining empty buildings, and, most frighteningly, authorities finding a missing man dead in the underbrush. Despite the Town's efforts to secure the property, it has become a magnet for trespassers including adolescents who constructed an impromptu skate park on one of the remaining building foundations.

Five single-family homes are located immediately across Drexel's narrow, two-lane Main

Street from the subject property, a stone's throw away from the former factory site. Three single-family homes and a Baptist church share a common property boundary with the subject property along the northern portion of the site. An unnamed tributary to Howard Creek, which drains into the Catawba River, and its associated wetlands flow across the western portion of the property, a small area of which is in the 100-year floodplain.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: For years, the Town has been diligently working to address the blight of the former Drexel Heritage Furniture Plant site. Zoned for manufacturing, the Town and our community stakeholders considered other possibilities for the reuse of the large Drexel Furniture site, including residential development or the creation of recreational spaces. However, the Town is already largely residential with many areas for recreation, and the subject property is one of the few with the appropriate infrastructure and zoning to accommodate a variety of commercial and light industrial uses. In order to spur economic growth, the Town and Burke County are encouraging the re-establishment of its former industrial base through the steps outlined in *Blueprint Burke, A Strategic Land Use Plan 2016-2030*. Thus, a consensus was reached that the best and highest reuse for the site would be a new industrial park to bring much-needed jobs to the Town. Located immediately adjacent to the railway and within the I-40 corridor, the site is ideally suited for advanced manufacturing use that can take advantage of the existing transportation infrastructure for the shipping/receiving of goods and products. Conceptual site plans show the site can accommodate 1-3 advanced manufacturing buildings with a total estimated 105,000-ft^2 of space, each with rail service, once the cleanup is completed. The Economic Development Partnership of North Carolina estimates three new companies, each with the potential for private investment of $500M and the creation of 200 jobs, can be located here.

Through a lengthy series of events, the previous property owner agreed to donate the subject property to the Town in lieu of payment on back taxes. Thus, the Town acquired the property, but also inherited significant costs to clear the building site and repair damaged infrastructure. By partnering with multiple agencies, organizations, and private individuals, the Town is taking steps toward achieving its goals for redeveloping the site.

Environmental assessments were completed at the subject property as part of Burke County's 2017 EPA Brownfields Assessment Grant. The former Drexel Plant is a priority site for the entire county due to the anticipated economic value its redevelopment will bring. The Town has entered into a Brownfield Agreement (BFA) with the North Carolina Brownfield Program (NCBP) of the North Carolina Department of Environmental Quality (NCDEQ) to ensure that Drexel receives the necessary liability protections and that cleanup of the site meets both state and federal standards. To increase the marketability of the property once it is ready for reuse, ElectriCities, a not-for-profit organization of municipally-owned electric utilities that advocates for public power communities at both the state and federal level, is in the process of certifying the site through their Smart Sites Program. The Smart Sites Program was established in 2014 to help member communities, including the Town of Drexel, prepare shovel-ready sites for economic development/redevelopment. Prospective sites must meet specific requirements and undergo an extensive review process by site selection experts to qualify for the Smart Sites Program. Once the former Drexel Heritage Furniture Plant site is sufficiently remediated, the subject property will be one step closer to receiving this difficult-to-achieve designation. A Smart Sites designation is highly attractive to potential developers based on the level of due diligence required for a property to be accepted into the program.

ii. Outcomes and Benefits of Reuse Strategy: Upon completion of the required environmental cleanup, the expected private investment associated with this project is $25 million, at a minimum,

and an estimated 150 jobs are expected to be created.[1] Further, the subject property is large enough to accommodate three marketable, build-ready, energy-efficient, industrial sites, totaling 105,000-ft^2, with rail service and dual-phase power. These sites are expected to draw up to $500M in private investment and provide up to 200 jobs each based on estimates from similar developments (provided by the Economic Development Partnership of North Carolina.) With suitable access to electric transmission lines, the sites can also accommodate a solar farm or rooftop solar panels on the industrial buildings, as the Town's publicly-owned utility continues to look to expand its renewable energy generation capacity. While not located within the confines of a federally designated Opportunity Zone, redevelopment of the site will directly benefit the citizens and businesses located in the nearby Opportunity Zones located in the more populated areas of Lenoir and Morganton. Since a redevelopment effort of this magnitude will require contractors, materials, and laborers, many of which are not found in a small town the size of Drexel, the site development, construction, and employment will draw on resources from these communities and spur economic growth in these opportunity zones.

In its current state (empty, vacant, and covered in asbestos-laden building debris), the former Drexel Heritage Furniture Plant property is only assessed at approximately $187,000 and generates no tax revenue (Town-owned). In 2001, before the plant stopped operations, the subject property was assessed at $9,867,500, resulting in revenues of $58,218 for Burke County and $37,497 for the Town of Drexel (more than 10% of current revenues). The projected reuse of the site is expected to increase the assessed values to similar levels, return the parcels to private ownership, and generate significant tax revenues for both the Town and county once again. Reuse of the site will boost employment opportunities for the community and increase tax and electric service revenues for the Town. Most importantly, however, the reuse of the subject property will spur additional economic growth within the Town and for the target community.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: As a local government, the Town is eligible to pursue numerous sources of state and federal funding. Multiple resources will be leveraged to complete the cleanup at the former Drexel Heritage Furniture Plant and prepare the site for redevelopment. A $500,000 Community Development Block Grant (CDBG) was awarded to the Town of Drexel in April 2018 for the removal of structural foundations and to assist with the proper removal and disposal of contaminated debris at the subject property. The Town contributed $137,000 as a required match for the CDBG grant, and a private citizen donated $30,000 towards site revitalization efforts.

In order to properly address the massive scale of the environmental impacts present on the site, additional funding from the EPA Brownfields Cleanup grant is needed to conduct the required remediation. For site redevelopment, the Town has secured grants from the Appalachian Regional Commission (ARC) and the North Carolina Department of Commerce (NCDOC) to rehab and extend water and sewer lines to serve the proposed locations of the new buildings on the site The Town recently applied for $500,000 in funding from the GoldenLEAF Foundation to assist with preparing the for redevelopment, once the cleanup is competed. Both the Town and Burke County are pursuing additional funding for marketing the property and are evaluating potential NCDOC and Economic Development Administration (EDA) grants and loans for pad-ready and/or spec building construction. In 2019, the Town partnered with ElectriCities to certify the site as an official Smart Site. This Smart Site designation guarantees that a site has met stringent requirements and has municipal electric service, water and sewer access within 500 feet, and is located within five miles of an Interstate or Interstate-quality highway. With this designation,

[1] Building Reuse Loan Project Narrative, CDBG-ED Project Description 2018.

ElectriCities will help the Town market and advertise the site world-wide to attract companies to locate at the site upon completion of the environmental cleanup.

ii. Use of Existing Infrastructure: As a former industrial site, the subject property is already served with municipal water, natural gas, fiber, and electric service with sufficient capacity to serve the proposed reuse. The Town will work with Norfolk Southern to acquire the funding necessary for the installation of three rail spurs to connect the active rail line on the southern border of the property to the planned new building sites. Existing road access is available for the site with connections via Main Street to US Highway 70 (less than 1 mile) and I-40 (less than 2 miles). The Town will partner with the North Carolina Department of Transportation (NCDOT) for work associated with the proposed road realignment through the site. Finally, the Town received a $300,000 ARC grant to rehabilitate a damaged sewer line servicing the property (most likely damaged during the salvage and demolition activities) and a $647,000 grant from NCDOC to build water and sewer lines to the proposed locations of the three new buildings on the site. All other existing infrastructure is present and will be reused.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: The Town of Drexel is a small, poor, rural community that has struggled since the 2001 closure of the last remaining major manufacturing employer in the Town. The community needs another economic driver that will boost the economy and provide much-needed jobs. Drexel is burdened with low per capita income ($21,864 in Drexel compared to $30,737 in North Carolina) and median household income ($37,500 in Drexel compared to $53,855), and high poverty rates (34.7% of families with small children in Drexel compared to 15.3% North Carolina). With a small geography (1.4 square miles) and low median home values ($111,900 in Drexel compared to $180,600 in North Carolina), our tax revenue base is small (2019-2020 budget $328,000), particularly with the loss of the Drexel Heritage Furniture Plant taxes. While the Town is leveraging multiple sources (as described above) to assist with revitalization of the former Drexel Heritage Furniture Plant, they are insufficient to completely fund the removal of asbestos-laden debris and contaminated soils on the site. Funds from this EPA Cleanup Grant will help fill the gap and allow the subject property to be remediated and prepared for reuse.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: The welfare of our sensitive, low-income population continues to be directly impacted by the plant closures. Occupying a large percentage of the available land for commercial or industrial redevelopment within the Town limits, the former Drexel Heritage Furniture Plant and its environmental issues continue to inhibit economic growth and investment in Town. Site cleanup is needed to bring living-wage jobs back to Drexel.

The site also seems to attract vagrants and trespassers, and its vacant, unsecured state enables illicit activities. Residents sharing a property boundary with the former plant have repeatedly expressed concerns regarding their personal safety due to ongoing illegal activities taking place at the site, and those concerns were further exacerbated by the discovery of the deceased, missing man on the site.

Drexel has a growing sensitive population of elderly citizens (21.2% in Drexel compared to 16.3% in North Carolina), who are particularly susceptible to environmental hazards and reside within close proximity to the site. Youth who routinely trespass on the property to skateboard at their make-shift skate park are also especially vulnerable to exposure to the contaminants present at the site. These sensitive, impoverished populations are at a higher risk of exposure to the ACM within the debris and contaminated site soils. Cleanup and redevelopment of the former Drexel Heritage Furniture Plant site will mitigate those exposures, attract the capital investment to

redevelop the site, and create jobs and economic growth in Town, thereby improving the health and welfare of our sensitive populations.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: A 2013 (most recent data available) Community Health Needs Assessment & Implementation Strategy for Burke County (data is unavailable at the town level), authored by Blue Ridge Healthcare, found that the county ranked 76th out of 100 counties in North Carolina for overall health. Cancer is cited as one of the top three health concerns. Additional data from the North Carolina State Center for Health Statistics (NCSCHS) reveal an increased rate of lung cancer in Burke County when compared to the state as a whole (70.6% in Burke County vs. 66.0% in North Carolina). The data also indicates elevated asthma rates (104.9 in Burke County) compared to surrounding counties (McDowell County 78.5 and Caldwell County 86.2). Left unabated, exposed asbestos at the former Drexel Heritage Furniture Plant site may increase the risks of lung cancer, and wind-blown dust from contaminated debris and site soils may exacerbate asthma conditions and expose residents of the target area or trespassers. Burke County also experiences a higher rate of birth defects. The NCSCHS 2015 (latest available) data reveal a birth defect rate of 455.04 per 10,000 live births in Burke County compared to 327.33 in North Carolina. Evidence suggests that exposure to PAHs, such as those found in soils at the Drexel Heritage Furniture Plant, may lead to birth defects.[2] Health conditions for the nearby population will be improved by the removal of the exposed ACM contaminated debris present across the site and by the removal of PAHs and heavy metal contaminated site soils.

(3) Disproportionately Impacted Populations: Poverty continues to be a priority concern for residents of the Town of Drexel and Burke County. A 2016 Community Health Needs Assessment (HNA) of Burke County ranked poverty as the third overall community health concern following mental health (1st) and substance use/misuse (2nd). The HNA, a collaborative project partnership between the Burke County Health Department, the Carolinas HealthCare System Blue Ridge, and organizations that make up the Burke Wellness Initiative, further noted that between 2010 and 2014, the total percent of Burke County residents living in poverty had increased by 13.6%. When compared to the state in 2010, Burke County had a higher percentage of the population living below the poverty threshold level in all age groups. The 2014 comparisons revealed that the percentage of young children living in poverty in Burke County (greater than 40%) was significantly higher than the rate for North Carolina (the overall rate had also risen significantly since 2010 data). This is reflected in current Town of Drexel census data, which shows residents continue to be economically impoverished and more than 1/3 of families with children currently live below the poverty threshold (2019 ACS 5-year estimates). The cleanup and subsequent redevelopment of the site into an industrial park will generate much-needed, living-wage jobs for residents of target area and, therefore, help reduce poverty levels in Drexel.

As a typical mill town, the former Drexel Heritage Furniture Plant was located in the geographic center – and the heart – of the Town. The mill village grew up around it during a time, when most walked to work. Almost every resident lives within one mile of the former plant, and many residents share a property line or live within just a couple of blocks of the site. While necessary at the time, this proximity has led to a disproportionate burden to now be borne by the disadvantaged population in Town. Once a source of pride in the community, the former plant is now a blight and a threat to the community. The operations at the former Drexel Heritage Furniture Plant, the former Drexel Knitting Mill, the railroad cutting through Town, and other historical industrial sites have left a legacy of environmental concerns that continue to challenge residents.

Cleanup of the former Drexel Heritage Furniture Plant and the subsequent redevelopment of

[2] https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4668225/

the property into viable industries will alleviate this burden by mitigating the potential exposure threats to the local residents' health and safety and providing the jobs needed to improve their economic outlook.

b. Community Engagement

i. Project Partners and ii. Project Partner Roles: Several key community groups are partnering with the Town of Drexel to support this project and the redevelopment of the site, including:

Partner Name	Point of contact (name, email & phone)	Specific role in the project
Drexel First Church of God	Pastor Jake Eldridge 828-437-1456	Assist with community participation, advertise public meetings, and share information with the public.
Drexel First Baptist	Pastor Michael Duncan 828-437-3351	Host public meetings and assist with sharing information with the community (church bulletins).
Drexel Garden Club	Ms. Diane Turner 828-584-0126	Communicate and encourage participation by community members, provide input on cleanup options, and participate in visioning sessions.
ElectriCities, Inc.	Mr. Carl Rees 919-760-6315	Smart Sites liaison. Promote redevelopment of the site, provide marketing assessments, and connect with potential developers.

iii. Incorporating Community Input: The Town of Drexel is a small, tight-knit community. Our past successful community outreach and public involvement activities have mostly taken place at Town Council meetings, which are well attended, targeted community stakeholder meetings, and through word-of-mouth communication among residents. When the Town began site acquisition efforts, we engaged our community stakeholders early on to determine the best potential future use of the site. While residential and recreational uses were considered, the need for jobs and economic growth ultimately led to the focus on repurposing the site for commercial and industrial reuse. For this cleanup project, we will continue engage our community stakeholders, and community briefings will take place at monthly Town Hall meetings in addition to a series of specific outreach events that will take place at key milestones in the cleanup project. These milestone outreach events will include a project kick-off to explain the site cleanup activities and what the community can expect (increased traffic, timing, noise, and precautions that will be taken to protect the community), a meeting prior to commencement of site work (to alert the community before work starts and to present another opportunity for the community to provide input and ask questions), and a meeting after site work is completed (to review the results and accomplishments). Input will be welcomed during these meetings and questions from the public will be answered. The project team will carefully consider and respond to any community concerns. In support of these community meetings, a marketing strategy will be deployed, including providing written notices for publication in the local newspaper, briefings in church bulletins (particularly Drexel Memorial Baptist Church, which shares a property boundary with the site), and electronic updates to the Town's and Burke County's social media. This combination of outreach methods will effectively reach all facets of the affected target community. In light of the COVID-19 pandemic, community meetings will be held both virtually and in limited capacity, in-person meetings, where appropriate social distancing guidelines will be employed to ensure the safety of all citizens, town staff, and contractors.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan:

The ACM comingled with demolition debris and site soils with PAHs and heavy metals are the media and contaminants of concern (COC) for this project. The site assessment identified localized, limited soil contamination along the length of the former manufacturing area footprint,

totaling an estimated 200 cubic yards (CYD). Additionally, an estimated 17,343 CYD of ACM contaminated building debris and 616 CYD of "other" debris and residual coal piles are scattered across 3.5 to 4.5 acres of the site. Due to the nature of the contaminants and the hazards they present in their current exposed state, ACM abatement and remediation of site soils are needed to ensure the site can be safely reused.

The Town is seeking funding from the EPA to combine with the CDBG funding already secured to excavate and properly dispose of the limited soil contamination identified and to remediate the approximately 18,000 CYD of comingled ACM debris. The Town has enrolled the site into the NCBP and negotiated a BFA with the NCDEQ that reflects the recommendations of the Analysis of Brownfield Cleanup Alternatives (ABCA). The ABCA recommends excavating and properly disposing of the 200 CYD of contaminated soils in a Subtitle D Landfill. The Town and consultant worked with the Solid Waste Division (Division) of NCDEQ over the last six months to develop and agree to the recommended option in the ABCA – consolidating the approximately 13,500 to 14,000 CYD of ACM debris in two separate "basement" areas within the former footprints of the buildings, where the material can then be safely covered by an engineered cap. Approximately 4,000 CYD is proposed to be removed from the site and disposed of in an appropriate landfill facility. During the consolidation process, all material that can be effectively recovered/salvaged for reuse (e.g. sections of concrete or brick that are free of ACM) will be segregated for subsequent recycling. The proposed capped consolidation areas will be recorded on the BFA plat with the appropriate institutional and engineering controls put into place. The Town will work with the Division and NCBP through the BFA to ensure that all cleanup activities meet NCDEQ requirements, including State Solid Waste Regulations in NCGS 130A-301.3.

b. Description of Tasks /Activities and Outputs

Task 1 – Project Management:
i. The Town's Project Manager will be responsible for the overall execution and management of the project. She will track the project tasks, schedule, and budget; oversee the work of the Qualified Environmental Professional (QEP) and remediation subcontractors; and report on project activities and accomplishments to the stakeholders. The QEP will provide support with the reporting activities and will develop a Final Cleanup Report to document all project activities completed. The Town will competitively procure a QEP prior to the planned October 1st start date so that the project can begin immediately upon award, and then work with the QEP to competitively procure and oversee the remediation subcontractors.
ii. Schedule: October 1, 2021, to September 30, 2024
iii. Lead: Town of Drexel Project Manager
iv. Outputs: 12 Quarterly Reports, 3 Disadvantaged Business Enterprise (DBE) reports, 3 Federal Financial Reports (FFRs), 1 Final Cleanup Report
Task 2 – Community Outreach:
i. The Town's Project Manager will lead the Community Outreach activities. The Town will plan and conduct a series of community meetings at key milestones throughout the project as described above. Additionally, the Town will establish an information repository at Town Hall and will communicate project information through Town Council meetings, local newspapers, church bulletins, social networking platforms, and other electronic means. A Community Involvement Plan will be prepared in the 1st Quarter of the project to guide outreach efforts that will continue at planned intervals (section 2.b.ii).
ii. Schedule: October 1, 2021, to September 30, 2022 with key public meetings in January 2022 (kickoff), July 2022 (prior to cleanup start), and September 2023 (after cleanup)
iii. Lead: Town of Drexel Project Manager
iv. Outputs: Signs, posters, fliers, 4 Public Meetings, 4 Articles or Outreach Collateral
Task 3 – Cleanup Planning

i. Cleanup planning efforts will be led by the QEP consultant. Activities will include finalizing the ABCA document after a 30-day public review and comment period, responding to and incorporating any public comments, submitting any revisions to EPA and NCDEQ for approval, preparing the Quality Assurance Project Plan (QAPP) for confirmation soil sampling, negotiating and receiving any additional necessary regulatory approvals, and preparing bid documents for the solicitation of cleanup contractors.
ii. Schedule: January 1, 2022 to March 31, 2022
iii. Lead: QEP
iv. Outputs: 1 Final ABCA, 1 QAPP, 1 Health and Safety Plan (HASP), 1 Set of Bid Documents, 1 set of cleanup plans/permits
Task 4 – Site Cleanup
i. The Town will use the majority of the grant funds for the actual site cleanup activities. The Town will competitively procure a remediation subcontractor, who the Project Manager will oversee with the assistance of the QEP. Subcontractor will implement the cleanup plan. The QEP will work with NCDEQ to certify the cleanup is complete under the NC BFA. Funds for cleanup activities will be matched with $100,000 in funding from the CDBG grant as the cost share in order to complete all of the recommended remediation activities.
ii. Schedule: Subcontractor Procurement May 1, 2022, Cleanup Activities beginning July 1, 2022, Certificate of Completion September 30, 2023
iii. Lead: Town of Drexel Project Manager and QEP
iv. Outputs: CYD of material removed, 1 Certificate of Completion

c. Cost Estimates

Task 1-Project Management: The Town is asking for $31,100 from the EPA to complete this task.

Travel: $5,000 for Town of Drexel staff members to attend relevant training or conferences Trip=flight($500)+hotel(3 nights x $150=$450)+meals(3 days x $100 =$300)=$1,250 2 Trips(2x$1,250=$2,500) x 2 staff = $5,000

Contractual: $26,100 for the following:

- 36 project team meetings (36x$250=$9,000);
- 12 Quarterly Reports (12x$450=$5,400);
- 3 annual reports (3x$900=$2,700);
- 1 final summary report ($6,000); and
- Quarterly ACRES updates (12x$250=$3,000).

In-kind Personnel: The Town will provide an estimated average of 16 hours per quarter for the Project Manager to provide oversight (16 hrs x 12 quarters x $50/hr = $9,600).

Task 2-Community Outreach: The Town is asking for $10,000 from the EPA to complete this task.

Supplies: $1,000 to print posters, site signage, mailings, and graphics for outreach materials.

Contractual: $9,000 for the QEP to support outreach activities. Costs associated with community involvement activities planned for the project include:

- Community Involvement Plan – development of a community participation plan that will best meet the needs of the Town of Drexel ($2,500);
- Public Meetings – meetings will occur at the beginning of the project, at significant milestones, and at project closeout (4 x $1,000 each = $4,000); and
- Media outreach including development/maintenance of a social media platform; preparation, printing, and distribution of outreach materials and articles ($3,500).

In-kind Personnel: The Town will provide an estimated 150 hours of Project Manager support for community outreach (150 hrs x $50/hr = $7,500). In addition, the Town will track the volunteer hours of community members and stakeholders supporting the outreach and redevelopment planning activities with the goal of achieving at least 700 in-kind volunteer

hours (700hrs x $25/hr = $17,500).

Task 3-Cleanup Planning: The Town is asking for $103,500 from the EPA to complete this task.

Contractual: $103,500 for the consultant to complete:

- Finalization of ABCA document, including incorporation of comments from public notice and regulatory review (20hrs x $125/hr=$2,500).
- Preparation of a Confirmation Sampling/Air Monitoring QAPP (40hrs x $125/hr=$5,000);
- Preparation of a NESHAP and OSHA specific HASP (20hrs x $125/hr=$2,500);
- Development of bid documents (Request for Proposal) for site cleanup activities, evaluation of bids, calling references, coordination of a pre-bid onsite meeting, and selection of subcontractors (100hrs x $125/hr = $12,500); and
- Preparation of cleanup plans/permits based on quoted figures and NCDEQ requirements including: pre/post cap surveying (78hrs x $125/hr=$9,750); required NCDEQ consolidation plan (160hrs x $150/hr=$24,000); engineered cap design, engineering drawings, erosion control plan, and as-builts (315hrs x $150/hr=$47,250); Total = $81,000.

In-kind Personnel: The Town will provide an estimated 60 hours of Project Manager support for cleanup planning (60 hrs x $50/hr = $3,000).

Task 4-Site Cleanup: The Town is asking for $355,400 from EPA to aid in completing this task.

Contractual: $455,400 for the consultant and contractor to complete:

- Excavation, transportation and disposal of 200 CYD of contaminated soil: 200 CYD x $60/CYD ($12,000);
- Excavation, transportation and off-site disposal of approximately 4,000 CYD of ACM debris: 4,000 CYD x $102/CYD ($440,000)
- Consolidation of approximately 13,343 CYD of ACM debris to the on-site disposal locations: 20 Days x $9,000/day ($180,000); and
- Implementation and installation of 7,000 tons of clay cap: 7,000 Tons x $21.64/ton ($151,500).
- Total Cost: $783,500 *($355,400 in EPA share; $100,000 in CDBG cost share match; and $328,100 in CDBG leveraged funds.)*

In-kind Personnel: The Town will provide an estimated 40 hours of Project Manager support for cleanup activities (40 hours x $50 = $2,000).

In summary, the total cost of EPA-funded project activities is estimated to be $500,000. Project tasks are scheduled to be completed well within the three-year timeframe of this grant.

Budget Categories	Task 1 PM	Task 2 Comm. Outreach	Task 3 Cleanup Planning	Task 4 Site Cleanup	Total :
Travel	$5,000				**$5,000**
Supplies		$1,000			**$1,000**
Contractual	$26,100	$9,000	$103,500	$455,400	**$594,000**
EPA Share	**$31,100**	**$10,000**	**$103,500**	**$355,400**	**$500,000**
Cost Share				$100,000	$100,000
Total	**$31,100**	**$10,000**	**$103,500**	**$455,400**	**$600,000**

All cost estimates are based upon costs incurred on Burke County's EPA Brownfields Assessment Project and information provided by Burke County's QEP from similar brownfield cleanup projects in consultation with qualified asbestos remediation contractors.

d. Measuring Environmental Results:

The Town's project team will meet monthly to track the project's progress in fulfilling the scope of work, goals, and objectives. Each Quarterly Report submitted to the EPA will include an update of project expenditures and will track activities and expenses against the project's schedule. Corrective action and work plan modification requests will be identified, as appropriate. Specific performance metrics detailed in the Work Plan will be used to summarize project

accomplishments. Additionally, site-specific information will be routinely entered and tracked in the online ACRES database. The outputs to be tracked are listed in the tables above; and, the outcomes to be tracked include community participation, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure and ii. Key Staff: The Town of Drexel has the requisite capacity to administer the EPA grant funds based on a combination of previous experience in federal and state grant management and partnerships with organizations who have experience in implementation of EPA Brownfield grants. Ms. Sherri Bradshaw, Town Manager, Finance Director, and brownfields project manager for the Town of Drexel, holds a bachelor's degree in Business Administration from Elon College and a Masters of Public Administration from Appalachian State University. She has been the Town Manager for the Town of Drexel for the past seven years, where she has provided leadership and financial oversight for all Town grants. She will be supported by Ms. Erin Schotte with the Western Piedmont Council of Governments (COG). Ms. Schotte, has over four years of project and grant management experience with local governments, including land use planning, grant writing, and federal funding administration. She currently manages reporting and federal compliance documentation for the Town of Drexel's existing CDBG grant. The COG staff will work closely with the Town to ensure compliance with all EPA funding requirements. Ms. Sherry Dula, Town Clerk will also assist with administrative duties throughout the grant period. Should the need arise, the Town will also seek additional support from Burke County, who has just completed an EPA Brownfield Assessment Grant.

iii. Acquiring Additional Resources: Following Town procurement procedures in compliance with state and federal requirements (2 CFR 200 and EPA's rule at 2 CFR 1500), the Town will procure an experienced brownfields consultant (QEP) to provide the technical services for the project management, cleanup planning, and cleanup oversight. Once the bid requirements (technical scope) are developed by the QEP, the Town will then competitively procure a contractor to complete the site cleanup activities.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements.

(1) Purpose and Accomplishments: While Town has not been the recipient of an EPA Brownfield Grant, it has received funds from other organizations as noted.

Assistance Program	Awarding Agency	Amount Awarded	Funds Remaining	Year Awarded	Grant Accomplishments
CDBG-ED	NC Dept of Commerce	$500,000	$490,000	2018	Funds have been awarded for ACM debris removal and demolition of structures and foundation. Ongoing w/NEPA review and period reporting completed.
Town Infrastructure Field Assessment	NCDEQ	$150,000	$0	2016	3,254 water, 2,434, wastewater, and 5,511 were surveyed and identified along with 74 system drawings digitized, georeferenced and uploaded into GIS.
Downtown Park	NC PARTF	$141,855	$0	2010	Drexel Downtown Park – completed. An old parking lot was transformed into a beautiful park used mostly for special events. The area has an arbor, picnic tables and a small amphitheater and sits in the center of town.

(2) Compliance with Grant Requirements: The Town met all of the requirements and conditions of the grant funding described above, including constant and open communication with the granting agencies project managers, completing the projects according to the work plans and schedules, achieving and reporting the expected results, and submitting all required reports in a timely manner.

Drexel Heritage Furniture Plant
FY21 EPA Brownfield Cleanup Grant
Threshold Criteria

1. **Applicant Eligibility:**
   The Town of Drexel (Town) is a general-purpose unit of local government as defined under 2 CFR 200.64.

2. **Previously Awarded Cleanup Grants:**
   The Town of Drexel has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. **Site Ownership:**
   The Former Drexel 1 site was donated and deeded to the Town by Drexel Property, LLC on May 5, 2017. The Town of Drexel is shown by the Burke County Tax Assessor as the owner to the site.

4. **Basic Site Information:**
   a. Former Drexel Heritage Furniture Plant I
   b. 101 North Main Street, Drexel, North Carolina 28619
   c. The site is currently owned by the Town of Drexel

5. **Status and History of Contamination at the Site:**
   a. The Site is contaminated by hazardous substances. Asbestos containing materials (ACM) have been identified in demolition debris piles across the site along with soils contaminated with SVOCs, hindering further redevelopment plans.
   b. The site formerly contained the first plant for the Drexel Furniture Company, Drexel 1. Drexel Furniture continued to serve as a leading furniture manufacturer in North Carolina in the same location before being purchased by U.S. Plywood Champion Papers in 1968, and becoming Drexel Heritage Furnishings, Inc. The Drexel 1 site continued operations for Drexel Heritage Furnishings, Inc. through the turn of the 21st century, before ultimately closing and ceasing operations in the early 2000s. The former mill structure at the subject property was demolished in 2013, leaving building demolition debris in place. The foundation of the former main area of operations is mostly visible beneath the demolition debris. Currently, three (3) structures remain on the subject property: a small two-story building of unknown use (< 500 ft2) on the eastern property boundary with North Main Street, a small supply building (< 500 ft2) in the northwestern portion of the former main area of operations, to the east of Butler Hill Road, and a former dust collection silo. The site is currently vacant.
   c. The site has documented asbestos containing materials (ACM) with greater than one-percent asbestos that is comingled within the demolition debris atop the former main mill foundation. This ACM requires abatement prior to continued renovations. In addition, soil contamination along the length of the former manufacturing area footprint was identified.

d. A Phase I Environmental Site Assessment (ESA) was completed at the site in February 2016 prior to property transaction. No recognized environmental conditions were initially observed as a result of the 2016 Phase I ESA.

   Subsequent to the Phase I ESA, and using funds from Burke County's Community-wide Brownfield Assessment Grant, ACM surveys were completed at the site in February 2018. As a part of the asbestos sampling, 50 samples were collected among the comingled debris and the two-story building. The report revealed the presence of asbestos above one percent in black mastic, tar and black mastic on corrugated transite roofing panels, tar/weatherproofing material on foundation walls beneath plaster, vinyl floor tile and mastic, and vinyl sheet flooring. Additionally asbestos was detected above one percent in pipe insulation and vinyl floor tile within the two-story building. At the conclusion of the February 2018 ACM Survey, it was determined that if ACM found within comingled debris could not be separated from non-ACM, then all 4.5 acres of comingled demolition material would be considered contaminated with Category I non-friable, Category II non-friable, and friable materials.

   An Environmental Data Resources (EDR) Radius Map report was also obtained for the site in February 2018. The report identified the historical presence of six (6) total underground storage tanks (USTs) used to store gasoline, diesel, paint thinners, and adhesives used in the furniture-making process. As of the time of the EDR report, all tanks had been closed via removal from the ground.

   In August 2018, during a site walk, the following potential contaminants of concern (COCs) were identified: asbestos, volatile organic compounds (VOCs), Semi-volatile organic compounds (SVOCs), heavy metals, total petroleum hydrocarbons (TPHs), gasoline range organics (GROs), diesel range organics (DROs), polychlorinated biphenyls (PCBs), paint thinners/naphthas, pesticides, herbicides, and aldehydes.

   A December 2018 Phase II ESA at the site confirmed the presence of the following COCs: SVOCs were detected above regulatory criteria in two (2) soil sampling locations, total analyte list (TAL) metals were detected above regulatory criteria in ten (10) soil sampling locations, and TAL-Metals were detected above North Carolina 2L groundwater standards in one groundwater sampling location. The findings of the December 2018 Phase II ESA indicated that site soils and groundwater have not been impacted to a degree that prevents the site's reuse as a light industrial/commercial development; however, the widespread presence of comingled ACM in debris piles across the site hinders further redevelopment plans.

6. Brownfields Site Definition:

a. The Site is not listed or proposed for listing on the National Priorities List.
b. The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA
c. The Site is not subject to the jurisdiction, custody, or control of the U.S. Government.

7. **Environmental Assessment Required for Cleanup Grant Applications:**
Phase I and II ESAs were completed at the site between February 2016 and December 2018. While not a defined REC in the Phase I, they also reported observing suspect asbestos containing material (ACM) comingled with demolition debris across the site. Based on this information, an ACM survey was conducted by Burke County's Brownfield Program. Additionally, a soil and groundwater investigation was completed in a Phase II ESA completed in December 2018.

8. **Enforcement or Other Actions:**
The Town is not aware of any ongoing or anticipated environmental enforcement or other actions related to the subject site. The Town is not aware of any inquiries or orders from federal, state, or local government entities on the subject property.

9. **Sites Requiring a Property-Specific Determination:**
The Former Drexel I Site does not require a property-specific determination.

10. **Threshold Criteria Related to CERCLA/Petroleum Liability:**
EPA followed the Region 4 Brownfield Grant Site Eligibility Determination Outline and approved the site eligibility on December 15, 2011. A copy of the approval is attached.

(a) Property Ownership Eligibility – Hazardous Substances Sites

iii. LANDOWNER LIABILITY PROTECTIONS FROM CERCLA §107 Liability

(1) Bona Fide Prospective Purchaser Liability Protection

The Town is NOT potentially liable for contamination at the site under CERCLA §107. The Town acquired the site on May 5, 2017, after performing an AAI compliant Phase I ESA in February 2016. The Town meets the definition of a Bona Fide Prospective Purchaser for the Site. The Town did not own or operate the facility at the time of disposal of a hazardous substance, has never arranged for the treatment or disposal of hazardous substances at the site, nor has accepted hazardous substances for transport for disposal or treatment at the site. The Town has limited the potential for exposure by securing the site via padlock and fencing, and only allowing access to potentially hazardous areas to qualified professionals.

a. Information on the Property Acquisition

i) The Town was deeded the site as a donation from Drexel Property, LLC.

ii) May 5, 2017

iii) The Town holds fee simple title to the property subsequent to the donation. No other entities own the property.

iv) The Site was acquired from Drexel Property, LLC.

v) There are no known additional familial or corporate relationships or affiliations with the previous owners, Drexel Property, LLC.

b. Pre-Purchase Inquiry

i) An AAI compliant (ASTM 1527-13) Phase I ESA, an ACM survey, and a Phase II ESA were completed for the Town.

These assessments were completed between February 2016 and December 2018: Phase I ESA – February 2016; ACM Survey – February 2018; Phase II ESA – December 2018.

ii) The AAI compliant (ASTM 1527-13) Phase I ESA was completed by West Consultants, PLLC for use by the Town prior to property ownership transfer. West staff were fully qualified to complete the Phase I ESA and met the definition of the Environmental Professional (E.P.) as defined by the standard.

iii) The Phase I was completed in February 2016 and the Site acquisition occurred on May 5, 2017.

c. Timing and/or Contribution Toward Hazardous Substances Disposal

The site formerly contained the first plant for the Drexel Furniture Company, Drexel 1. Drexel Furniture continued to serve as a leading furniture manufacturer in North Carolina in the same location before being purchased by U.S. Plywood Champion Papers in 1968, and becoming Drexel Heritage Furnishings, Inc. The Drexel 1 site continued operations for Drexel Heritage Furnishings, Inc. through the turn of the 21st century. During this time, the furniture company operated the site and maintained the ACMs identified to exist. The Town is not responsible for the current state of the site and the use of ACMs. The Town also affirms that at no time have we arranged for the disposal of hazardous substances on the site or transported hazardous substances to the site.

d. Post-Acquisition Uses

Subsequent to property acquisition from Drexel Property, LLC, the site has remained vacant. The Town has secured the site via padlock with fencing, only allowing qualified personnel to enter the site, limiting potential exposure to contaminants by unauthorized personnel.

e. Continuing Obligations

i) No on-going releases of hazardous substances were discovered on the site and the Town took every reasonable step to stop any known releases.

ii) The Town took all reasonable steps to prevent any future releases by securing the site via padlock with fencing, only allowing qualified personnel to enter the site

iii) In order to prevent and/or limit exposure to remaining ACMs, the Town has taken measures to secure the site via padlock with fencing, only allowing qualified personnel to enter the site. The public in general and site users do not have access to the hazardous debris piles on the site.

The Town confirms and affirms its commitment to:

i) Comply with all land-use restrictions and not impede the effectiveness or integrity of any institutional controls.

ii) Assist and cooperate with those performing the cleanup and provide access to the property.

iii) Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property.

iv) Provide all legally required notices.

11. Cleanup Authority and Oversight Structure

a. The Town is in the process of negotiating a Brownfield Agreement (BFA) with the North Carolina Brownfield Program (NCBP). Additionally, the Town is working with the Solid Waste Division of NCDEQ on approving a waste consolidation plan in accordance with North Carolina Statute NCGS 130A-301.3. The BFA, NCBP, and the Solid Waste Division will have authority and oversight of the cleanup activities. During site cleanup activities, the Town will comply with all applicable federal and state laws and ensure that the cleanup is protective of human health and the environment. The Town wishes to continue with the redevelopment of the site into mixed commercial and/or light industrial redevelopment. In order to proceed with their plans, identified ACMs need to be abated and/or mitigated at the site. Asbestos abatement in the state of North Carolina is regulated and overseen by the Asbestos Hazard Management Program of the Health Hazards Control Unit of the Department of Health and Human Services (DHHS). They are governed by NCGS 130A-444 through 452 – Asbestos Hazard Management Program (AHMP). Additionally, this work must be performed in accordance with OSHA asbestos regulations 29 CFR 1910 & 1926 and the National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos regulations 40 CFR 61, subpart M.

   The Town will seek the technical expertise of a brownfield/environmental consultant to manage, oversee, and complete the cleanup activities at the site property. The Town will select the qualified consultant with brownfields experience through a competitive process in accordance with the competitive procurement provisions of 2 CFR 200, EPA's rule at 2 CFR 1500, and our own procurement requirements.

b. It is unlikely that impact has occurred on adjacent properties. However, if off-property access is necessary for any of the proposed removal activities, the Town's personnel know and have a good working relationship with the adjacent property owners. Additionally, during cleanup activities, the Town will monitor the property boundaries in order to ensure to off-site migration of ACMs.

12. <u>Community Notification</u>

a. Draft Analysis of Brownfield Cleanup Alternatives
   A copy of the Draft ABCA – Revision 01 is attached. Cleanup alternatives and a recommended solution were presented in the public meeting held on October 6, 2020.

b. Community Notification Ad
The Town placed a Legal Notice in the *Morganton News Herald* on October 2, 2020 to provide the community with notice of its intent to apply for cleanup grant funding. A copy of the notice is attached.

c. Public Meeting
Two public meetings were held in Drexel to discuss the brownfield cleanup grant application and ABCA. The first meeting where the plan was discussed was held on August 4, 2020 at the Board of Alderman meeting held at the R.O. Huffman Center. The Huffman Center is a larger facility that allows for social distancing due to Covid-19 protocols established by the Town (copy of the minutes documenting the discussion is attached). The second meeting was held on October 6, 2020 at the Board of Alderman meeting to allow any additional discussion or public comment on the proposed application and/or cleanup plan (copy of the minutes are attached). Again the meeting was held at the Huffman Center to allow for social distancing per the Town's Covid-19 protocols. Mr. Brian Kvam, PG, of Cardno, Inc. presented the findings of the ABCA and was available to answer any questions regarding the ABCA or the cleanup project at the site. Other than general discussion with elected officials, no specific comments were received from the public during the public meetings or via any other communication method advertised regarding the brownfield project at the site. A copy of the sign-in sheet is attached.

d. Submission of Community Notification Documents
The following are attached (unless otherwise noted):
- Copy of the Draft ABCA – Revision 01, Cardno, Inc., October 1, 2020
- Copy of the Legal Notice in the *Morganton News Herald* from October 2, 2020
- Other than general discussion during the public meeting, no specific comments or questions needing to be addressed in writing were received during the comment period ending on October 26, 2020.
- Copies of the public meetings via the clerk's minutes (August 4 and October 6, 2020)
- A copy of the public meeting sign-in sheet

13. <u>Statutory Cost Share</u>

The Town is not requesting a Hardship Waiver.

DRAFT - Analysis of Brownfield Cleanup Alternatives (ABCA) – Revision 01

Former Drexel 1 – Drexel, NC

October 1, 2020

Cardno

Contact Information

Cardno
1812 Lincoln Street
Suite 301
Columbia, SC, 29201, USA
Telephone: 803.929.6060
www.cardno.com

Author(s) Peter Whitehouse
Geologist I

Approved By Brian Kvam, PG
NC #2144
Senior Principal

Document Information

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1.0	1/07/2019	Draft - ABCA	Peter Whitehouse	Brian Kvam, PG
2.0	10/1/2020	Draft – ABCA – Revision 01	Peter Whitehouse	Brian Kvam, PG

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Appendix A Preliminary BFA Subdivision Plat

Common Abbreviations

ABCA	Analysis of Brownfield Cleanup Alternatives
ACM	Asbestos-Containing Material
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
COC	Contaminent of Concern
EPA	The Environmental Protection Agency
ESA	Environmental Site Assessment
GIS	Geographic Information Systems
LBP	Lead-Based Paint
MCL	USEPA Maximum Contaminant Level
NC	North Carolina
NCDHHS	North Carolina Department of Health and Human Services
OSHA	The Occupational Health and Safety Administration
REC	Recognized Environmental Condition
RSL	USEPA Regional Screening Level
TSCA	The Toxic Substances Control Act of 1976
US	United States of America
USEPA	United States of America Environmental Protection Agency
UST	Underground Storage Tank

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1 Introduction and Background

Cardno, Inc. (Cardno) has prepared this Analysis of Brownfield Cleanup Alternatives (ABCA) on behalf of the Town of Drexel, Burke County, North Carolina (Burke County) and Burke Development, Inc. (BDI) for the former Drexel Heritage Furniture Plant #1 (Former Drexel 1, site/subject property). The site is an abandoned former furniture plant at 101 North Main Street in a commercial and residential area of Drexel, Burke County, North Carolina (**Figure 1**). The approximate center of the site has geographic coordinates of 35 degrees, 45 minutes, and 34.22 seconds north latitude and 81 degrees, 36 minutes, and 19.82 seconds west longitude.

Parcel data provided by the Burke County GIS website (http://www.burkenc.org/departments/gis) indicates that the site is made up of one parcel (Tax PIN: 2724623042) totaling approximately 62.5 acres. This ABCA focuses on the a portion of the subject property. The Town intends to subdivide an approximately 29.83-acres portion of the site to be entered into the NC Brownfield Program (NCBP) with NC Department of Environmental Quality (NCDEQ). A copy of the preliminary subdivision plat is included in **Appendix A**. The former furniture plant is shown in its current condition as **Figure 2**. **Figure 3** displays an aerial photograph of the site during operations.

Largely due to the historical presence of Drexel Knitting Mills and Drexel Furniture Factory, the Town of Drexel was incorporated in 1913 as an industrial community. Historically, the town also served as a railroad depot for Norfolk Southern Railroad.

Established in 1903, the Drexel Furniture Company was a leading furniture manufacturer in North Carolina for nearly 60 years, eventually becoming Drexel Enterprises, Inc. in 1960. The first plant for the furniture company, Drexel 1, was located along North Main Street in Drexel, NC, at the subject property. Drexel Enterprises Inc. continued to serve as a leading furniture manufacturer in North Carolina in the same location before being purchased by U.S. Plywood Champion Papers in 1968, and becoming Drexel Heritage Furnishings, Inc. The Drexel 1 Plant continued operations for Drexel Heritage Furnishings, Inc. through the turn of the 21st century, before ultimately closing and ceasing operations in the early 2000s.

The former building structure at the subject property was demolished in 2013, leaving building demolition debris in place. The foundation of the former main area of operations is mostly visible beneath the demolition debris. Currently, three (3) structures remain on the subject property: a small two-story building (< 500 ft^2) of unknown use, presumably an office building, on the eastern property boundary with North Main Street, a small supply building (< 500 ft^2) in the northwestern portion of the former main area of operations, to the east of Butler Hill Road, and a former dust collection silo near the southern property boundary and rail line.

According to the NC Underground Storage Tank Database (NCDEQ UST Database), six (6) USTs of approximately 1,000-5,000-gallon capacity were formerly registered on the subject property, and at the time of this report all six (6) tanks have been closed via removal from the ground.

The Town of Drexel, Burke County, and BDI have identified the subject property as a potential target for mixed commercial and light industrial, rail served uses. This ABCA has been developed in conjunction with a 2017 US EPA Brownfield Assessment Grant awarded to Burke County, North Carolina (BF-00D61017).

1.1 Environmental Resources Management (ERM) Reports, April 1997 & September 1998

According to an ERM Post-UST Closure Assessment Report for the Former Drexel 1 Plant, dated April 2, 1997, three (3) of the six (6) former USTs on the subject property were of 3,000-gallon capacity, and were located near the current location of the dust collection silo. According to the April 1997 ERM report, two (2) of the 3,000-gallon USTs contained naphthas and/or paint thinners used in the furniture manufacturing process, and were located approximately 10 feet to the northeast of the dust collection silo. Additionally, the April 1997 ERM report indicates that one (1) of the 3,000-gallon USTs contained an adhesive used in the furniture manufacturing process, and was located approximately 10 feet to the northwest of the dust collection silo, beneath the former boiler room. The April 1997 report found the presence of total petroleum hydrocarbons (TPHs) in soil collected near the three (3) 3,000 UST locations.

According to an ERM Report and Site Closure Request Addendum for the Former Drexel 1 Plant, dated September 21, 1998, the subject property was deemed eligible for post-UST removal site closure by ERM.

1.2 Phase I Environmental Site Assessment (ESA) – West Consultants, PLLC, February 2016

West Consultants, PLLC, of Morganton, North Carolina completed a Phase I ESA at the subject property in February 2016 to evaluate site conditions and identify recognized environmental conditions (RECs) present at the subject property. At the conclusion of the 2016 Phase I report, no RECs were identified in connection with the subject property.

1.3 Report for Asbestos-Containing Materials Survey - Duncklee & Dunham, February 2018

Under contract with Cardno, Duncklee & Dunham conducted a survey of asbestos containing materials (ACM) at the subject property in February 2018. As a part of the asbestos sampling, 50 samples were collected among the comingled demolition debris and the two-story building. The report revealed the presence of asbestos above 1% in the following materials, comingled with approximately 4.5 acres of demolition debris:

- Black mastic;
- Tar and black mastic on corrugated transite roofing panels;
- Tar/weatherproofing material on foundation walls beneath plaster;
- Vinyl floor tile and mastic; and,
- Vinyl sheet flooring

Additionally, asbestos was detected above 1% in the following materials found in the 2-story building:

- Pipe insulation
- Vinyl floor tile (friable)

Additionally, the report revealed the presence of asbestos below 1% found in asphalt shingles, comingled with demolition debris.

At the conclusion of their February 2018 ACM Survey, Duncklee & Dunham reported that if ACM found within comingled demolition debris could not be separated from non-ACM, then all 4.5 acres of comingled demolition material would be considered contaminated with Category I non-friable, Category II non-friable, and friable materials.

1.4 Environmental Data Resources (EDR) Radius Map Report with GeoCheck, February 2018

In addition to the three (3) USTs identified in the April 1997 ERM report, an EDR Radius Report dated February 2018 identified the historical presence of at least one (1) gasoline UST, one (1) diesel UST, and one (1) additional UST of unknown contents on the subject property, of approximately 1,000-5,000-gallon capacity each, for a total of six (6) USTs. Based on information provided in the EDR Radius Report and the NCDEQ UST Database, all USTs associated with the subject property have been closed via removal from the ground.

1.5 Site Visit – Cardno, August 2018

Prior to conducting a Phase II ESA, Cardno personnel conducted a site visit on August 2, 2018, and reviewed previous assessment reports and information to determine a scope of work appropriate for the site. Cardno personnel identified the following potential contaminants of concern (COCs) in connection with the subject property:

- Asbestos in soil media and demolition debris
- Volatile organic compounds (VOCs)
- Semi-volatile organic compounds (SVOCs)
- Heavy metals
- Total petroleum hydrocarbons (TPH)
- Gasoline range organics (GRO)
- Diesel range organics (DRO)
- Polychlorinated biphenyls (PCBs)
- Paint thinners/naphthas
- Pesticides
- Herbicides
- Aldehydes

1.6 Phase II ESA – Cardno, November 2018

Using funds from the Burke County Brownfields Assessment Grant (BF-00D61017), Cardno completed a Phase II ESA (dated December 31, 2018) at the subject property to determine if contaminants exist at the site as a result of historical uses identified

during previous assessments and the August 2018 site walk. At the conclusion of the Phase II ESA, the following contaminants were reported above applicable regulatory criteria:

- TCL SVOCs were reported above USEPA Residential Regional Screening Levels (RSLs) in soils from two (2) locations on the subject property. Namely, Benzo(a)pyrene, Dibenz(a,h)anthracene, and Indeno(1,2,3-CD)pyrene were found above their respective Residential RSLs along the spine of the former main building. Additionally, Benzo(a)pyrene was reported above its Industrial RSL along the spine of the former main building. These constituents are considered polynuclear aromatic hydrocarbons (PAHs) and are typically reported at similar sites in concentrations slightly above their respective regulatory limits. PAHs are generally the byproduct of combustion and in Cardno's opinion may not be caused by any one particular on-site source. Rather, distribution could have been caused by numerous on and off site sources; given the length of time the former site operated as an industrial facility.
- TAL-Metals were reported above residential RSLs in soils from ten (10) locations across the subject property. Namely, Aluminium was found above its Residential RSL in three (3) surface (0'-1' bgs) and seven (7) subsurface (2'-3' bgs) samples across eight (8) locations. Arsenic was found above its Residential RSL in two (2) surface and one (1) subsurface sample across three (3) locations, Cobalt was found above its Residential RSL in one (1) surface and two (2) subsurface samples across three (3) locations. Iron was found above its Residential RSL in four (4) surface and five (5) subsurface samples across six (6) locations. Additionally, Arsenic was reported above its Industrial RSL in both surface and subsurface samples from the area of the former transformer. However, soils in the Piedmont of North Carolina are generally anticipated to contain naturally-occurring metals, including Aluminium, Arsenic, Cobalt, and particularly Iron. Given this consideration and the site's currently vacant land use, it is likely that exposure would be limited to future construction activities at the subject property.
- Concentrations of Iron and Manganese were detected above North Carolina 2L Groundwater Quality Standards (NC 2L) in both of the two (2) of the groundwater samples collected. Namely, Iron was detected slightly above the NC 2L standard of 300 ug/l and Manganese was detected slightly above the NC 2L standard of 50 ug/l. The collected groundwater samples were slightly turbid. However, laboratory analysis of groundwater samples often results in elevated metals concentrations as a result of naturally-occurring metals dissolving off of soil particles entrained in the sample due to the interaction with acidic preservative. These suspended soil particles, such as silt and clay, are not indicative of dissolved concentrations of potential contaminants in the groundwater. There is potential that the metals identified in site groundwater were a result of sample turbidity. Metals detected in groundwater may also be attributed to Iron-rich soils and not fully indicative of dissolved concentrations. Groundwater is not in use at the site and municipal water is available and will be used during future site operations.

- No other constituents analyzed were reported above applicable regulatory limits.

The findings of the November 2018 Phase II ESA indicate site soils and groundwater have not been impacted to a degree that prevents the site's reuse as a light industrial/commercial development.

1.7 Aerial Site Survey – Cardno, April 2020

In order to get a better understanding of the distribution of ACM debris material at the site, BDI agreed to pay for an aerial drone survey of the site. The purpose of the survey was to determine the topography of the waste piles and therefore better calculate an estimated volume of material. Original visual estimates of material ranged between 31,000 – 35,000 CYD. The aerial survey used 9 control point elevations and then layered the topography from 600+ high resolution site photos to determination debris elevations. The difference in base elevations and the height of the debris piles were then measured within 18 different debris areas (Waste 1-14; and C&D 1-4). Volumes of each area could then be calculated. The aerial survey realized far less volume than visual estimates. **Figure 4** shows the calculated areas on the site.

- Approximately 17,343 CYD of ACM contaminated debris from 14 different debris areas (Waste 1-14)
- Approximately 616 CYD of non-ACM debris, including residual coal piles from 4 different areas (C&D 1-4)

1.8 Project Goal

The Town and other stakeholders intend to facilitate redevelopment of the property in order to help revive the economic engine of the community by remediating environmental impacts from the presence of ACM comingled with the construction debris across the site. Abatement and removal of the ACM in the debris on the property will be required to support this redevelopment strategy.

2 Applicable Regulations and Cleanup Standards

2.1 Cleanup-Oversight Responsibility

Asbestos abatement in the state of North Carolina is overseen by the North Carolina Department of Health and Human Services (NCDHHS) Division of Public Health.

The Town is also in the process of applying for a Brownfield Agreement (BFA) through the NCBP. The NCBP will have regulatory authority and oversight responsibility of cleanup activities at the site.

Contractors must be licensed and/or accredited in the state of North Carolina and must abide by all federal, state, and local laws, and regulations pertaining to Asbestos abatement to perform abatement and/or renovation work for this project. Qualified, licensed personnel should coordinate and supervise any planned ACM abatement and/or renovation activities and/or perform air monitoring and visual clearance to ensure

that the work is performed in compliance with applicable regulations, document the activities, and ensure that the area is clear prior to occupancy. Cleanup and abatement work will be overseen by NC licensed, qualified Professional Geologists and/or Professional Engineers.

2.2 Cleanup Standards for Major Contaminants

Soils

The site will be subject to the cleanup standards issued by the NCBP in the BFA. The remediation goals for the site will be based on the IHSB Remediation Goals and the EPA Regional Screening Levels (RSLs), in effect at the time of cleanup.

Groundwater

It is anticipated that through the BFA, a groundwater use restriction will be placed on the property by a restrictive covenant (RC) attached to the deed; and, therefore, groundwater cleanup standards do not apply to this ABCA.

ACM

ACM abatement and standards are governed by NC General Statute §130A-444 through 452 (Asbestos Hazard Management). Additionally, this work must be performed in accordance with OSHA asbestos regulations 29 CFR 1910 & 1926 and the National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos regulations 40 CFR 61, subpart M.

Solid waste is managed by the Solid Waste Section of NCDEQ. Debris waste at the site will be managed according to NCGS 130A-301.3.

2.3 Climate Change Considerations

The US EPA has directed grant recipients to “evaluate the resilience of the remedial options in light of reasonably foreseeable changing climate conditions (e.g., sea level rise, increased frequency and intensity of flooding and/or extreme weather events, etc.).

The climate of the Southeast is uniquely warm and wet, with mild winters and high humidity. Based on a regional analysis by the South Carolina Department of Natural Resources (SCDNR), the average annual temperature has exhibited natural variation for most of the past century; however during the past forty years annual average temperature has increased about 2° F. Changes in precipitation have occurred over the past three decades with increases in heavy downpours in many parts of the Southeast, even though much of the region has experienced moderate to severe droughts during the same period.

Current climate models predict continued warming across the Southeast with the rate of warming more than twice the current rate over the next seventy years. The frequency, duration and intensity of droughts are likely to continue to increase with higher average temperatures and a higher rate of evapotranspiration. Extreme weather events are of

concern and it is postulated that climate change can influence the intensity and number of storm events.

Although supporting data are not entirely conclusive, the physics behind models are well understood. Warmer ocean temperatures potentially can provide more energy to hurricanes, leading to more intense storms. Increased precipitation patterns could have an adverse effect on flooding issues. High intensity rainfalls could lead to greater flooding hazards and mud - or landslides.

3 Analysis of Brownfield Cleanup Alternatives

A discussion of the cleanup objectives and an evaluation of remedial alternatives for the site are provided below.

3.1 Cleanup Alternatives Considered

Asbestos-Containing Materials (ACM) and polycyclic aromatic hydrocarbons (PAHs) are the contaminants of concern (COC) for this project. The site assessment identified limited contaminated soils, estimated 200 cubic yards (CYD), in localized locations along the former spine of the former main manufacturing area. An estimated 17,343 CYD of ACM contaminated building debris is scattered across 3.5 to 4.5 acres of the site. Additionally, 616 CYD of “other” mixed debris and residual coal piles are located at the site. Because of the nature of the contaminants, ACM abatement and removal and additional remediation of site soils are needed.

Each of the following remedial alternatives is compared with respect to: effectiveness, long-term reliability, implementability, and general cost implications, within **Table 1**. More detailed comparison of potential costs to implement is provided in **Table 2**. The tables can be found attached to this report in the appendices.

3.1.1 Alternative 1: No Action

The No-Action alternative (Alternative 1) is included as a baseline comparison to the other remedial alternatives. The No-Action alternative assumes no action is taken and represents the current site conditions.

3.1.2 Alternative 2: On-site Debris Consolidation and Capping

North Carolina solid waste regulation NCGS 130A-301.3 allows for the burial of certain debris material within the existing footprint of previous structures on-site. Working with the Solid Waste Section and Brownfields Program at NCDEQ, the Solid Waste Section has agreed that a majority of ACM comingled debris can be left on-site within “basement” areas of the former building. **Figure 5** shows the proposed fill areas. Alternative 2 involves the design and execution of an ACM debris consolidation plan. The consolidation areas will then be finished with a 2-foot clay cap. Consolidation and burial of the contaminants eliminates potential long term exposure to any contaminants left on the surface in the former main area of operations. Institutional and engineering controls will be required for this option. Institutional controls will include deed restrictions

and location of the consolidation areas on the plat. Engineering controls will include, at a minimum, cap maintenance and access limitations on those areas of the site. This will allow the former manufacturing area (a prime rail served location) to be redeveloped.

Two "basement" areas (approximately 1.5 acres total) have been identified with a calculated fill volume of 13,389 CYD. The Solid Waste Section has informed the Town that not all of the remaining debris waste can be left on-site. Approximately 4,000 CYD may have to be removed and transported to an off-site disposal facility.

The estimated 200 CYD of contaminated soils would be excavated and disposed of at an off-site facility.

3.1.3 Alternative 3: Removal / Abatement and Off-site Disposal

Alternative 3 would involve the design and execution of an ACM abatement plan, to remove, transport and dispose of the comingled ACM debris and ACM from the two-story structure at an off-site facility. While this may be the most efficient method of contaminant removal, it becomes prohibitive because the high cost of implementation.

Additionally, contaminated site soils will be transported for off-site disposal.

3.1.4 Recommended Cleanup Alternative

The primary objective of site remediation is to reduce or prevent potential risk to human health and the environment from site contaminants by properly addressing the ACM, identified at the site. As seen from a review of **Tables 1 and 2**, the "No Action" option (Alternative 1) is not considered a viable option since it does meet the redevelopment objectives and does not protect the community from future exposure to site contaminants.

Alternative 3 would involve the removal and disposal of all ACM at an off-site facility. Removal of the contaminated debris would allow for the unlimited reuse of the site and while relatively easy to implement this alternative, the very high cost of transportation and disposal makes this option not feasible for the Town.

The recommended option is Cleanup Alternative 2. Consolidating the majority of the ACM debris in "basement" areas and managing it by capping will be the most cost effective solution that will still allow the vast majority of the site to be redeveloped. Future redevelopment plans will be able to easily work with the institutional and engineering controls required. While still an expensive plan, the project costs become potentially feasible for the Town.

4 References

Cardno, Inc. *Phase II Environmental Site Assessment (ESA), Former Drexel 1.* November 2018.

Duncklee & Dunham. *Report for Asbestos-Containing Materials Survey, Former Drexel Heritage Plant*. February 2018.

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United States Occupational Health and Safety Administration, *29 CFR 1926 – Safety and Health Regulations for Construction*.

United States Occupational Health and Safety Administration, *40 CFR 61 – Protection of Environment – National Emission Standards for Hazardous Air Pollutants.*

West Consultants, PLLC. *Phase I Environmental Site Assessment for Town of Drexel Property Located at 101 North Main Street*. February 2016.

Williams, Shane. North Carolina History Project. *Drexel Furniture Company*. May 2012. https://northcarolinahistory.org/encyclopedia/drexel-furniture-company/

Tables

Table 1 Brownfield Cleanup Alternatives Balancing Factor Evaluation

Remedial Alternative	Effectiveness	Long-Term Reliability	Implementability	Cost Implications
1. No-Action	Does not address potential risks.	Does not address potential risks	Not applicable for No-Action	No cost to implement. Potential cost implications on property value and future liabilities associated with contaminant exposure. ***Est. $0**
2. On-site Debris Consolidation and Capping	Consolidates ACM debris from across the site and concentrates it in 2 “basement” areas. Still allows the prime, rail served portion of the property to be redeveloped. Will leave an area of the property with buried debris material to be maintained via institutional and engineering controls.	A very reliable long term solution for the main area of the site. Long term, the disposal area will need to be maintained and controlled. This can be accomplished through deed restrictions and the BFA.	Given the quantities and comingled nature of ACM present, there is moderate difficulty for implementation. Abatement planning, oversight of execution, and monitoring is required.	High costs to implement associated with the volume of material to be moved. Minor costs associated with the soil disposal. Minor engineering costs associated with design of the cap. ***Est. $845,500**
3. Removal / Abatement and Off-site Disposal	Effectively removes contaminants from the site, allowing full redevelopment potential.	Removes ACM from the site, therefore no long-term monitoring or planning is needed.	Given the quantities of ACM present, there is moderate difficulty for implementation. Abatement planning, oversight of execution, and monitoring is required.	a very high cost to implement when compared to Alternative 2. Cost of transportation and tipping fees at an off-site landfill are not feasible to accomplish the Town’s goals. ***Est. $2,139,000**

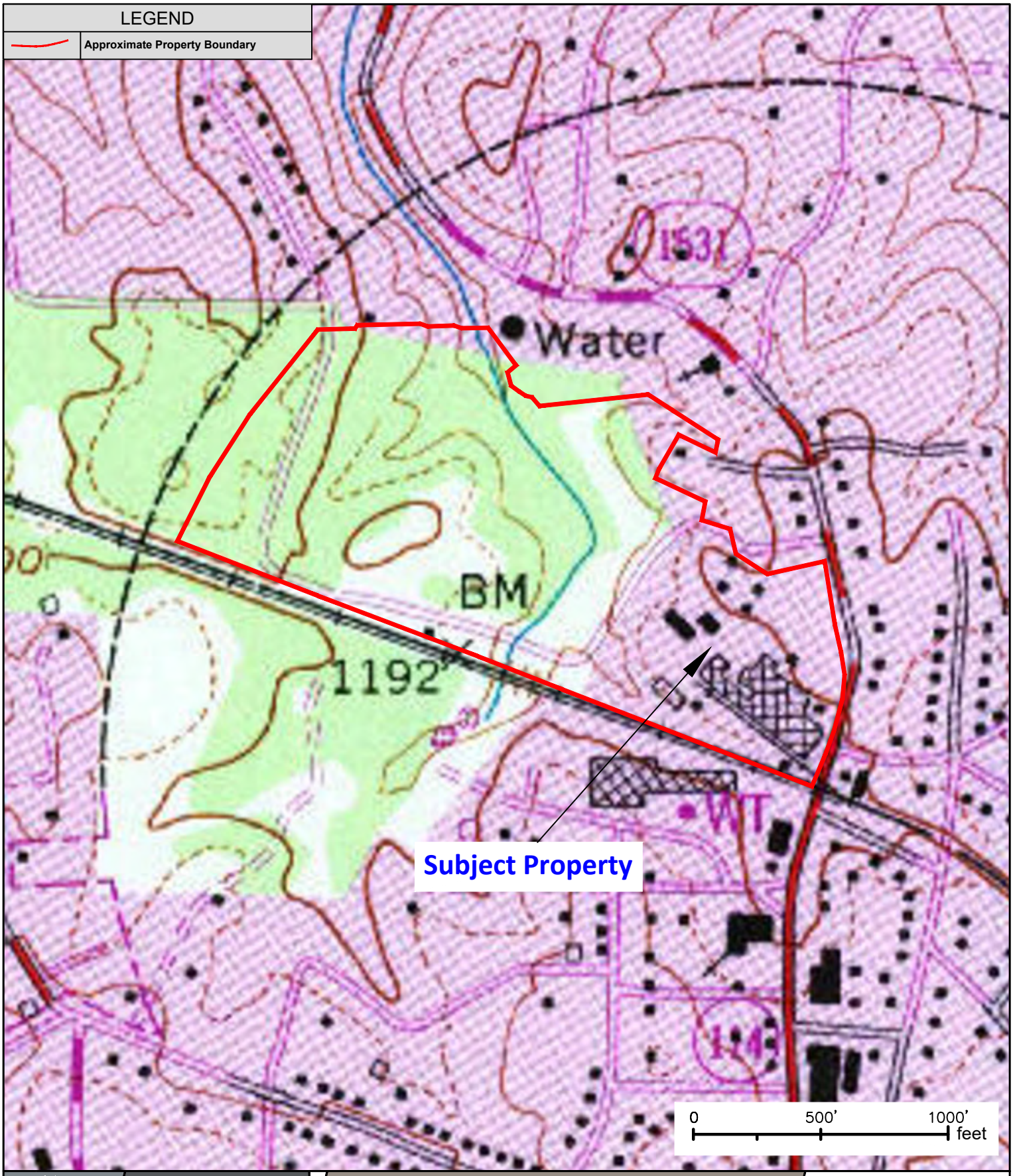
* - Estimate from **Table 2**

Table 2 Estimated Comparative Cost for Cleanup Alternatives

Cleanup Alternative	Estimated Cost	Notes
1. No-Action	**$0***	Not a viable option.
2. On-site Debris Consolidation and Capping	**$867,000**	Preliminary Engineering/Permitting Cost (NCDEQ Waste Management Plan), cap engineering: **$25,000** Excavation, transportation and disposal of 200 CYD of contaminated soil: 200 CYD x $60/CYD = **$12,000** Consolidation of 13,343 CYD of ACM debris to the on-site basement locations: 20 days X $9,000/day = **$180,000** Excavation, transportation and disposal off-site of 4,000 CYD: 4,000 CYD x $102/CYD = **$440,000** CAP design and implementation: 7,000 tons x $30/ton = **$210,000**
3. Removal / Abatement and Off-site Disposal	**$1,975,490**	Loading, transportation, and disposal of 17,959 CYD of ACM debris: 17,959 CYD x $102/CYD = **$1,975,490**

*- Figure does not account for potential future costs related to property value and liabilities associated with contaminant exposure.
- CYD = Cubic Yard

Figures



Notes:

FIGURE 1 - TOPOGRAPHIC SITE LOCATION

Former Drexel 1
101 N. Main St.
Drexel, NC

Cardno
1812 Lincoln St., Suite 301
Columbia, SC 29201
803-929-6060

Notes:

FIGURE 2 - SITE MAP

Former Drexel 1
101 N. Main St.
Drexel, NC

Cardno
1812 Lincoln St., Suite 301
Columbia, SC 29201
803-929-6060

Notes:
1. Not To Scale (N.T.S.)

FIGURE 3 - AERIAL PHOTO DURING OPERATIONS

Former Drexel 1
101 N. Main St.
Drexel, NC

Cardno
1812 Lincoln St., Suite 301
Columbia, SC 29201
803-929-6060

ACM Waste Volumes	
ID	Volume (yd3)
Waste 1	1369
Waste 2	2243
Waste 3	5419
Waste 4	1980
Waste 5	204
Waste 6	1805
Waste 7	634
Waste 8	69
Waste 9	1795
Waste 10	26
Waste 11	73
Waste 12	59
Waste 13	1622
Waste 14	44
Total:	**17343**

C&D Waste Volumes	
ID	Volume (yd^3)
C&D 1	245
C&D 2	86
C&D 3	88
C&D 4	198
Total:	**616**

Figure 4: UAV Volumetric Assessment of Waste Debris

N E S W

0 25 50 100 Feet

Town of Drexel North Carolina

Cardno

Avaliable Fill Volume	
ID	Volume (yd3)
Fill 1	11132
Fill 2	2257
Total:	**13389**

Figure 5: Fill Area Locations

N E S W

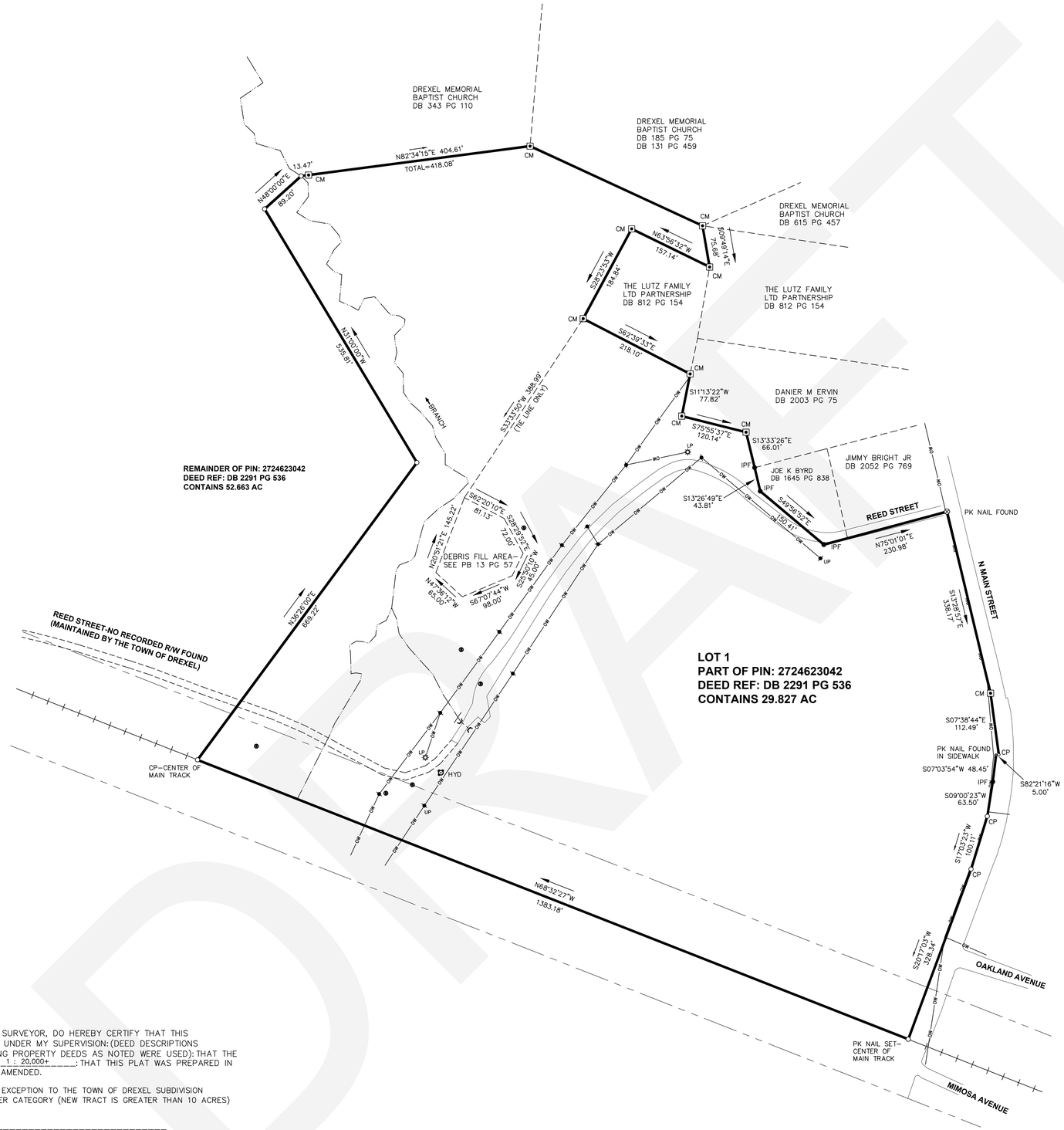
0 37.5 75 150 Feet

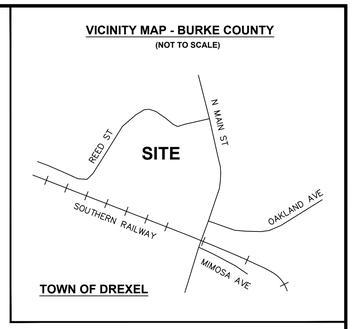
Town of Drexel North Carolina

Cardno

Appendix A

Preliminary BFA Subdivision Plat





PB 13 PG 57

N

BURKE COUNTY NORTH CAROLINA

FILED FOR REGISTRATION AT _____ O'CLOCK ___ M
THIS THE _____ DAY OF _____, 20____
AND RECORDED IN PLAT BOOK _____ AT PAGE ____.

_____
REGISTER OF DEEDS BURKE COUNTY

I,_____, REVIEW OFFICER OF BURKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUATORY REQUIREMENTS FOR RECORDING

_____
REVIEW OFFICER DATE

PRELIMINARY

I, DOLPHUS E HARMON, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY UNDER MY SUPERVISION:(DEED DESCRIPTIONS RECORDED IN DB 2291 PG 536 AND ADJOINING PROPERTY DEEDS AS NOTED WERE USED): THAT THE RATIO OF PRECISION BY LAT AND DEP IS ___1 : 20,000+_____: THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH NC GEN STAT 47–30 AS AMENDED.

I FURTHER CERTIFY THAT THIS SURVEY : IS AN EXCEPTION TO THE TOWN OF DREXEL SUBDIVISION ORDINANCE: (f)(11)d–THE SURVEY IS OF ANOTHER CATEGORY (NEW TRACT IS GREATER THAN 10 ACRES)

WITNESS MY HAND AND SEAL: _____

LEGEND
CM–CONCRETE MONUMENT
CP–COMPUTED POINT
IPF–IRON PIPE FOUND
LP–LAMP
OW–OVERHEAD WIRE
PL–PROPERTY LINE
PT–POINT
RF–REBAR FOUND
RS–REBAR SET
R/W–RIGHT OF WAY
UP–UTILITY POLE

NOTES :
1 – ALL DISTANCES ARE HORIZONTAL
2 – AREA BY COORDINATE GEOMETRY

SCALE IN FEET
200 100 0 100 200 400

DREXEL TWSP – BURKE COUNTY – NORTH CAROLINA

PROPERTY OF: TOWN OF DREXEL

CAD BY DEH	PROJECT DATE NOV 08 2018	WEST CONSULTANTS PLLC P-0210
FILE DATA REED ST.DWG	SCALE 1" = 200'	405 SOUTH STERLING STREET MORGANTON, NORTH CAROLINA 28655 828–433–5661 FAX: 828–433–5662
PROJECT NUMBER 18109	PROJECT MANAGER DEH	

DRAFT

Please Respect the Environment

About Cardno

Cardno is an ASX-200 professional infrastructure and environmental services company, with expertise in the development and improvement of physical and social infrastructure for communities around the world. Cardno's team includes leading professionals who plan, design, manage, and deliver sustainable projects and community programs. Cardno is an international company listed on the Australian Securities Exchange [ASX:CDD].

Cardno Zero Harm

Cardno ZERO HARM EVERY JOB. EVERY DAY.

At Cardno, our primary concern is to develop and maintain safe and healthy conditions for anyone involved at our project worksites. We require full compliance with our Health and Safety Policy Manual and established work procedures and expect the same protocol from our subcontractors. We are committed to achieving our Zero Harm goal by continually improving our safety systems, education, and vigilance at the workplace and in the field. Safety is a Cardno core value and through strong leadership and active employee participation, we seek to implement and reinforce these leading actions on every job, every day.

Order Confirmation

Order# 0000676313

PO Box 27283
Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad

Town of Drexel
Former Drexel 1 Site Cleanup Project
Public Notice: Submission of EPA Brownfields Cleanup Grant Application and Review of Analysis of Brownfields Cleanup Alternatives (ABCA)

The Town of Drexel (Town) intends to submit a Brownfields Cleanup Grant Application to the U.S. Environmental Protection Agency (EPA) to conduct cleanup activities at the former Drexel 1 Site (Site) located in downtown Drexel, Burke County, NC. Brownfields are real property where the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The grant amount requested will be a total of $500,000. If funded, the grant will be used for cleanup and abatement of asbestos containing materials (ACM) and community outreach activities. The cleanup work will be performed in accordance with one of the alternatives outlined in the Analysis of Brownfields Cleanup Alternatives (ABCA). The purpose of the ABCA is to evaluate various cleanup/management alternatives for contamination. This notice is to inform the community of the preparation of the grant application and the Draft ABCA. The Draft ABCA is available for review and public comment prior to the grant application submission deadline of October 28, 2020. Upon request, a draft of the application will be available for review beginning October 6, 2020 up until October 23, 2020. Community input is an integral part of brownfields cleanup and community-based organizations are encouraged to review the draft grant application and ABCA and provide comments. Interested citizens are invited to provide comments and/or show support for the application. Please contact or send any comments about the grant application and/or draft ABCA to one of the following:

Sherri Bradshaw
Town Manager
Ph: 828-437-7421
Email: sbradshaw@townofdrexel.net

Brian Kvam
Senior Principal, Cardno
Ph: 803-929-6071
Email: brian.kvam@cardno.com

Publish: October 2, 2020

The regular meeting of the Board of Aldermen was held on Tuesday, August 4, 2020 at 6:00 pm at the R.O. Huffman Center to be able to accommodate everyone with social distancing.

The following members of the Governing Body were present:

Mayor: Danny Ritchie
Alderman: Dennis Anthony
Alderman: Matt Johnson
Alderman: Rick Cline
Alderman: Terry Yount

Others present:

Town Manager: Sherri Bradshaw
Town Clerk: Sherry Dula
Attorney: Rod Willcox

Mayor Ritchie opened the meeting and led the Pledge of Allegiance followed by a moment of silence.

Approval of Minutes: The Council voted unanimously to approve the June 23rd minutes by a motion from Alderman Anthony, seconded by Alderman Johnson.

Petitions and Communications – Brenda Bjorkland – Code Enforcement Issue – Mayor Ritchie allowed Ms. Bjorkland 3 minutes to speak to the Board concerning her code enforcement issue. Ms. Bjorkland is concerned about the letter that was sent to her from our code enforcement officer, Todd Justice concerning the mobile homes located on her property that are in violation of our ordinance. She is upset that if the town should take action to remove the mobile homes then a lien would be placed against her real property. She states that the owners of the mobile homes should be contacted concerning this matter and a lien should not be placed on her property when the mobile home owners are keeping the taxes paid on the mobile homes. Attorney Rod Willcox made Ms. Bjorkland aware that her time was up. Mr. Justice addressed the Council and Ms. Bjorkland stating that her next step would be to make an appeal to the Board of Adjustment and have a meeting with them.

2020 Charge to the Tax Collector – A motion was made by Alderman Cline, seconded by Alderman Yount to authorize Chelsea Carswell to collect taxes set forth in the tax records for the 2020-2021fiscal year and the vote was unanimous.

Burke Business Park Water Tank Interlocal Agreement – Manager Bradshaw explained that this is an agreement between all the owners of the Burke Business Park. The agreement is related to a water tank being constructed on the park property. Grants were received to build the water tank. Burke County would handle administration and oversee the construction of the tank and then revert to the City of Morganton who would then own and operate the tank. Once the project is completed and in operation, any income generated from add-on usage of the water tank would be divided among the 5 entity owners. A motion was made by Alderman Johnson, seconded by Alderman Yount to approve the agreement and the vote was unanimous. A copy of the agreement is attached as part of the minutes.

Drexel Properties Update – Brian Kvam with CARDNO was present to update the Board on the Brownfields Cleanup Project. He reminded the Board that we were not awarded the EPA Grant this round and that we were 3 points short of being funded. He stated that one of the reasons we weren't funded was because we didn't have a set plan for what we were going to do with the debris. NCDEQ was on-site on July 8th to help us in building a better plan for removal. Mr. Kvam stated that Burke Development Inc. helped pay for a drone to fly over the property to take pictures and help with a data survey. In this effort, they found 14 areas of asbestos on the site. He stated that NCDEQ was happy with the new calculations yielded by using the drone. He said that now we have approximately 17,500 cubic yards of asbestos contaminated material on the property which is considerably lower than original findings. The preferred clean up plan would be to consolidate the material and bury some of the waste on site and remove the remaining debris. Mr. Kvam showed us three potential fill areas on the property for burial of the debris. Once buried, then the site would either need a 2 foot clay cap placed over the debris or would need asphalt placed over the site. He stated they found one area with a large quantity of wood debris which cannot be left on the site but he did say this did not contain asbestos so therefore it could possibly be put in a wood chipper and spread as mulch. One of the fill areas could hold a little over 11,000 cubic yards and another area could hold a little over 2,000 cubic yards. This would leave approximately 5,000 to 6,000 cubic yards for offsite removal from the property which will still be expensive but not as bad as before. He stated they will submit another EPA Cleanup grant application due in September or October with notice of award around May or June of 2021. Alderman Anthony asked if there was anything the Board could do to put pressure on them to move quicker and Mr. Kvam said that there is nothing else we can do at this time and he thinks we have the right person in place from NCDEQ that he feels will help a lot. Mayor Ritchie stated that he feels the onsite meeting helped a lot and he also feels that if we push too hard we could end up digging a bigger hole for ourselves. Mayor Ritchie also said that if the town could see something happening on the site they would feel more like we were making some progress. Mr. Kvam said that NCDEQ did not say we couldn't start working some on the property but we must stay within their allowable limits.

Drexel Police Department – Chief Treadway was present to review the June and July reports. A copy of each report is attached as part of the minutes.

Departmental Reports – The Council reviewed the financial and tax reports for July, 2020. A copy of each report is attached as part of the minutes.

Attorney Report – Nothing to report at this time.

Miscellaneous –

- Next meeting will be September 1, 2020 at 6 pm

Adjournment – A motion was made by Alderman Anthony, seconded by Alderman Cline to adjourn the regular meeting at 7:00 p.m. and the vote was unanimous.

TOWN CLERK _____

MAYOR _____

ALDERMAN _____

ALDERMAN _____

ALDERMAN _____

ALDERMAN _____

The regular meeting of the Board of Aldermen was held on Tuesday, October 6, 2020 at 6:00 pm at the R.O. Huffman Center to be able to accommodate everyone with social distancing.

The following members of the Governing Body were present:

Mayor: Danny Ritchie
Alderman: Dennis Anthony
Alderman: Matt Johnson
Alderman: Rick Cline
Alderman: Terry Yount

Others present:

Town Manager: Sherri Bradshaw
Town Clerk: Sherry Dula
Attorney: Rod Willcox

Mayor Ritchie opened the meeting with the Pledge of Allegiance followed by a moment of silence.

Approval of Minutes: The Council voted unanimously to approve the August minutes by a motion from Alderman Johnson, seconded by Alderman Yount.

Public Power Week - The week of October 4-10th is Public Power Week across the nation. A proclamation is presented for approval by the Board which emphasizes the asset of public power and the excellent service and commitment provided to our community. This week promotes North Carolina's public power cities and towns for their contributions to their communities. A motion was made by Alderman Anthony, seconded by Alderman Yount to approve the Public Power Week proclamation and the vote was unanimous. A copy of the proclamation is attached as part of the minutes.

Resolution Establishing Standards For Interconnecting Small Generator Systems – Manager Bradshaw explained that in the past few months we have had several inquiries as to our policies for Solar Panels and we have recently had one resident that has installed solar panels and the company involved with this installation has contacted us with questions concerning how the town compensates electric customers that decide to install a solar system. The resolution is the first step toward implementing a program for solar activity. The resolution adopts the standards created by ElectriCities and those standards are a modified version of the FERC and North Carolina Utilities Commission interconnection procedures, forms and agreements. In the Buy-All/Sell-All program the customer usage will still be metered through the town and the customer will need to install their own meter to monitor their solar usage. Manager Bradshaw states it benefits us to have some language in place to be sure the town would be absolved from any liability. Mayor Ritchie asked the attorney to look into the liabilities the town could encounter by entering into these agreements with the customers. He also asked if the resolution could be amended in the future if needed and yes it could be amended. A motion was made by Alderman Yount, seconded by Alderman Johnson to approve the above-mentioned resolution and the vote was unanimous. A copy of the resolution is attached as part of the minutes.

Drexel Properties Update/EPA Grant Application – Manager Bradshaw explained that the Brownfield Grant Application process required the town to have a public meeting for citizen input which was advertised for this meeting. Bryan Kvam, WPCOG was present with updates on the Brownfield EPA Grant. He stated the grant application is our third attempt at submitting and the deadline is October 28th. As in the past, the grant is for clean-up of the Drexel Properties in the amount of $500,000. He stated that the technical approach is being amended in this grant application to give more details on the removal and burial of the debris on the site. As was discussed in a previous meeting, the grant will include details of the burial and capping of some of the debris and removal of some debris also. He discussed the possibility of applying for the Golden leaf Application to help with some of the clean up also but there are no guarantees that we would receive it. He stated they don't usually give clean-up monies in this grant but they seemed very encouraged by the fact that the property could be a great prospect for industry, jobs and a rail spur. Mayor Ritchie said that the air quality issues in the area due to the debris should be added to the Golden Leaf Grant Application.

Renewable Energy Credit Rider – Manager Bradshaw explained the need for the renewable energy credit rider relating to the potential of solar customers wanting to sell any solar produced kilowatts. She stated that the customer would pay normal rates which are included in our budgeted rates but the sell back rate would be $0.028. Also, an additional meter would need to be installed at the customers' expense. She also stated that we may never need to use this rate code but it is part of the process that needs to be in place. A motion was made by Alderman Anthony, seconded by Alderman Johnson to approve the Renewable Energy Credit Rider and the vote was unanimous.

Drexel Police Department – Chief Treadway was present to review the September report. A copy of the report is attached as part of the minutes.

Departmental Reports – The Council reviewed the financial and tax reports for September, 2020. A copy of each report is attached as part of the minutes.

Attorney Report – Nothing to report at this time.

Planning & Zoning Report – Teresa Kinney, Planner was present to review any planning and zoning issues from August and September. She discussed the letter sent to Jason Ramsey at 2775 US 70 E and how she has noticed some visible improvement but may take time to reach compliance. Also, she mentioned the stop work order for unauthorized structure on the side yard at 207 Mt. View St.

Miscellaneous –

- Next meeting will be November 3, 2020 at 6 pm
- Alderman Anthony mentioned the need for maintenance to the property at the house at the end of Woodman St. near Alta Vista. Manager Bradshaw states that it is on the code enforcement list but we have been told the house is in foreclosure at this time
- Alderman Cline mentioned the need for something to be done at the intersection of Mimosa Ave and South Main St. He states the visibility is very limited. It was discussed that this issue has been brought to the attention of the NC Department of Transportation and it was denied because there hasn't been enough accidents or fatalities at the intersection. Chief Treadway stated that we have also asked about changing the speed limit on Main St. and Mimosa Ave and that has been denied also
- Manager Bradshaw mentioned that the Greenway Public Transportation is providing free transportation to voting sites during early voting from October 15-31 and also on election day, November 3
- Alderman Anthony asked when we were planning to reopen recreation and Manager Bradshaw said she felt like we shouldn't take the risk and we really didn't have enough staff to cover all the areas needed to keep everyone safe. She stated we would revisit the issue after the Governor's next COVID announcement on October 23rd
- NCDOT project at Drexel Exit 107 of I-40 has been pushed out to 2029

Adjournment – A motion was made by Alderman Johnson, seconded by Alderman Anthony to adjourn the regular meeting at 6:44 p.m. and the vote was unanimous.

TOWN CLERK Sherry Dula

MAYOR _____

ALDERMAN _____

ALDERMAN _____

ALDERMAN _____

ALDERMAN _____

BROWNFIELDS

SIGN IN

BRIAN KVAM	CARDNO	BRIAN.KVAM@CARDNO.COM
Sherri Bradshaw	Town of Drexel	sbradshaw@townofdrexel.net
Teresa Kinney	WPCOG	teresa.kinney@wpcog.org
Rod Willcox	Drexel Atty	rwillcox@willcoxlaw firm.com
CHASE TREADWAY	DREXEL R.D	CTREADWAY@TOWNOF DREXEL.NET

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Town of Drexel

* b. Employer/Taxpayer Identification Number (EIN/TIN): 56-6001213

* c. Organizational DUNS: 0553779150000

d. Address:

* Street1: 202 Church Street
Street2:
* City: Drexel
County/Parish:
* State: NC: North Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 28619-0000

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:
* First Name: Sherri
Middle Name:
* Last Name: Bradshaw
Suffix:

Title: Town Manager

Organizational Affiliation:

* Telephone Number: 828-437-7421
Fax Number:

* Email: sbradshaw@townofdrexel.net

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-07

* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

Former Drexel 1 Cleanup Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant NC-11 * b. Program/Project NC-11

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	500,000.00
* b. Applicant	100,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: * First Name: Sherri

Middle Name:

* Last Name: Bradshaw

Suffix:

* Title: Town Manager

* Telephone Number: 828-437-7421 Fax Number:

* Email: sbradshaw@townofdrexel.net

* Signature of Authorized Representative: Sherri B Bradshaw * Date Signed: 10/28/2020

R04-21-C-016

CITY OF COLLEGE PARK

P.O. BOX 87137 • COLLEGE PARK, GA. 30337 • 404/767-1537

Narrative Information Sheet
College Park, Georgia
FY21 EPA Brownfields Cleanup Grant – Main Street Gas Site

1. Applicant Identification
   City of College Park
   3667 Main St.
   College Park GA 30337

2. Funding Requested
   a. Cleanup Grant Type – single site
   b. Federal Funds Requested
      i. $395,000.00
      ii. Not Applicable

3. Location
   a. College Park
   b. Fulton County
   c. Georgia

4. Property Information for Site-Specific Proposals
   Addresses: 3303, 3317, and 3321 Main Street and 1747 Mercer Avenue, College Park, GA, 30337

Parcel	Parcel Identification #	Acreage	Adjoining Street / Address
1	14 015900010512	0.3267	1747 Mercer Avenue & 3321 Main Street
2	14 015900010504	0.6988	3303 Main Street and 3317 Main Street
3	14 015900010520	0.079	0 North Main Street Rear

5. Contacts
   a. Project Director
      Mr. Artie Jones
      Economic Development Director
      ajones@collegeparkga.com
      404-305-2052
      3667 Main St.
      College Park GA 30337

b. Highest Ranking Elected Official

Bianca Motley Bloom, Mayor
bbloom@collegeparkga.com
404-767-2537
3667 Main St.
College Park GA 30337

6. Population

City of College Park GA – 14,360 (American Community Survey 2017)

7. Other Factors Checklist

Other Factors	**Page #**
Community population is 10,000 or less.	-
The applicant is, or will assist, a federally recognized Indian Tribe or United States territory.	-
The priority brownfield site(s) is impacted by mine-scarred land.	-
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	3
The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	-
The priority site(s) is in a federally designated flood plain.	-
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3

8. Letter from the State or Tribal Environmental Authority

See Attached

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Land Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-657-8600

October 5, 2020

VIA ELECTRONIC Mail tgarrison@collegeparkga.com

Ms. Tasha Hall-Garrison
Economic Development Program Manager
City of College Park
3667 Main St
College Park, Ga 30337

RE: State Acknowledgement Letter – Brownfield Cleanup Grant Application
City of College Park

Dear Ms. Garrison:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the City of College Park will be submitting an application to the U.S. Environmental Protection Agency ("EPA") for funding assistance under the federal Cleanup Grant. GA EPD understands that the City is applying for $500,000 to address hazardous substances and petroleum contamination in the Main Street Assemblage, which includes the following properties: 3303, 3317, & 3321 Main Street and 1747 Mercer Avenue.

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EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the City of College Park for this cleanup. A successful award would greatly assist this community in its redevelopment efforts. Thank you for your consideration.

Sincerely,

Shannon Ridley
Brownfield Coordinator

File: FFY 2021 EPA Grant Applicants, City of College Park-Cleanup

Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: The City of College Park, Georgia, population 14,360 (American Community Survey 2013-2017) is located nine miles south of downtown Atlanta. Originating from a land grant awarded in 1846, the City of College Park, Georgia was a historic destination for rail, chemical manufacturing, surface mining, and educational institutions. The City began taking on a new identify in 1925 when the City of Atlanta turned an adjacent race track into what is now the Hartsfield-Jackson Atlanta International Airport (Airport). In 1961, when the Airport underwent major expansion, the City of College Park boomed, and a vibrant educational, commercial, and industrial community flourished next to the Airport. By the early 1960s, the City's population had grown to 23,469 residents. However, by the 1970s the Airport was forcibly acquiring and demolishing neighborhoods in the City of College Park for expansions and noise abatement areas. Over the last five decades, the City has seen significant dips in population, correlating with large acquisitions by the Airport. Between 2000 and 2010, the City lost nearly 32% of its population, decimating its property tax base by 19% (City Finance Department). Residents looking for replacement housing left College Park due to the City's aging housing stock and lack of adequate affordable housing. The decline in resident population led to commercial businesses closing, loss of jobs, and a decrease of economic activity. Significant environmental justice issues have arisen as the overwhelmingly minority and low-income residents (85.9% minority and 35.1% poverty rate) have borne the brunt of the impacts from the Airport and its surrounding industry's growth, pollution, and congestion (American Community Survey 2013-2017). However, with new technology, aircraft have fewer noise and air polluting impacts, diminishing the nuisances of living next to the Airport.

The City's gateway to the downtown district is the specific target area for the proposed cleanup activities. This area was particularly impacted by the business closures associated with the airport expansion and the City has been struggling to revive it. The historic Main Street Gas assemblage site (target site) is the focus of this application. The site is located within Georgia's fourth largest urban historic district, with 867 structures on the Historic Register. Its prominent location along the main thoroughfare at the entrance to the City and its historical significance to residents make the redevelopment of this property a top priority for City leaders and citizens alike. Although initially proposed for demolition, City residents rallied to reuse the site and preserve the historical character of the existing structures. The City prioritized the site's assessment under its FY19 Assessment Grant and has worked to establish a redevelopment plan and partner over the last 12 months. Once remediation is complete, this site will be shovel ready with a public private partnership and development agreement in place. The City (leaders and residents alike) are ready to move forward through the next step of revitalization.

ii. Description of the Brownfield Site(s): The historic Main Street Gas assemblage site (target site) is located on Main Street at the entrance of the downtown district of the City, approximately 0.75 miles northeast of its downtown center. This historic property is comprised of three contiguous parcels, ranging in size from 0.079 to 0.6988 acres, under common ownership of the City. The target site includes a former retail petroleum outlet and automotive maintenance facility (3321 Main Street – parcel 1), a non-descript commercial building (3303 and 3317 Main Street – parcel 2) and a single-family residence (1747 Mercer Avenue – parcel 3). Historically, the target site was single-family residences as early as the 1920s until it was developed with retail and commercial businesses starting in the late 1940s. Parcel 1 was developed with a gas station and auto repair facility at 3321 Main Street as early as the late 1960s and operated until the late 1980s. Once gas operations ceased, it operated under a variety of commercial businesses until it was vacated in the late 2000s. A residence was also located at 1747 Mercer Avenue within Parcel 1 as early as the 1950s. Parcel 2 was developed with three commercial building as early

as 1949, including Harris-Stone Cleaners dry cleaning facility from 1960 until the early 2000s. This parcel was vacated in the late 2000s, with two of the structures razed. Assessments completed under College Park's previous assessment grant identified the following environmental issues: petroleum impacted soil and groundwater associated with the previous gas station; evidence of five underground storage tanks (USTs) remaining in ground and under the historic awning at the former gas station; dry cleaning solvents, including tetrachloroethylene (PCE) and 1,2-dichloroethene in the soil and groundwater associated with the historic dry cleaners; and asbestos containing materials (ACM) and lead-based paint (LBP) within the historic gas station and residence. These hazardous materials have the potential to impact the community, with single-family residences adjacent the site.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: The City is requesting funding to cleanup and to encourage sustainable development of the historic Main Street Gas site that is contained in the City's 1.8 square mile contiguous Tax Allocation District #1. **The redevelopment strategy for** the **Target Area** (TAD #1), consisting of the Downtown, Convention Center Area, and Six West districts, is to **transform the area into a cohesive, transit-oriented, pedestrian friendly, and sustainable community through infill development and pathway linkages.** Currently, the Downtown and Convention Center districts function independently of one another, segregated by the Six West District, a heavily blighted, mostly vacant 171-acre area with vagrancy and illegal dumping issues. In August 2017, the City of College Park, in conjunction with the Atlanta Regional Commission (ARC), updated the College Park Livable Centers Initiative (LCI) Study to develop a masterplan. The LCI plan incorporates previous planning efforts for the Target Area including the comprehensive plan. Through building off these plans and community input, a Master Plan was created for the Target Area capitalizing on existing infrastructure (sidewalks, roads, and utilities) that remain from Six West's previous development. The conceptual plan links the Downtown and Convention Center districts by developing the Six West district as a mixed-use, safe, walkable, and equitable area. A primary goal of linking these areas is to provide neighborhoods of high poverty (36.8% for Target Area), and unemployment (12.8% for Target Area) (ACS 2017; CT 106.03), with walkable opportunities to access the area's major employment centers: the Airport, Convention Center, rental car areas, major hotels, and downtown. The LCI Study's conceptual plan emphasized the Target Area's potential for mixed-use development and multi-modal transport.

The **redevelopment strategy for Main Street Gas (Target Site)** is as to create a mixed-use destination at the gateway to the City, incorporating residential, recreational, office, dining and retail components. These plans directly align with the Target Area's LCI Study, revitalization plans, Comprehensive Plan, and Land Use Plan. The plan, heavily influenced by community residents, intends to spur the local economy and infill development within the City's downtown district. Both public and project partners were involved in the development of the reuse strategy and the City will execute the redevelopment in partnership with a private, local developer.

ii. Outcomes and Benefits of Reuse Strategy: The historic Main Street Gas target site will be repurposed in partnership with a local developer to create an incubator venue. The project will include an open air courtyard with tables, a children's park with play equipment (a request by the local residents), pocket retail, cafes and an anchor restaurant (in the historic gas station, which preserves the historical awning for covered seating). The historic residence will be converted into flexible, communal office space, which is conducive to new business and start up enterprises requiring appropriate meeting space and pooled office resources. Mixed rate rental housing units are planned for the second floor surrounding the courtyard. A central outdoor courtyard with children's playground is also included and will provide a family-friendly entertainment destination for residents (a top priority identified by the community).

The revitalization plans for the target site are critical in spurring economic growth within Opportunity Zones. Although the target site is outside the boundaries, it is equitably sandwiched

between OZ 1000 & OZ 0603 (4 blocks from East Point OZ1000 and less than ½ mile from College Park Downtown District OZ 0603). The site is a gateway property at the entrance to the community along Main Street, the main thoroughfare through the City, sets the tone/impression for City visitors and provides a central location for social gathering (once safe).

The proposed project promotes the sustainable reuse of existing buildings or structures. Initially the buildings were slated for demolition, but neighboring residents, the Historic College Park Neighborhood Association, and the City's historic preservation society were adamant that the buildings be saved, restored, and returned to productive reserve. The City reversed plans and prioritized the site based upon this input. All structures on site will be remediated, hazardous materials abated and the building restored. While this is considerably more costly than demolition, it serves to preserve the site's historic character, reduce waste/burden on landfills, and reduce resource consumption in a new build scenario.

The proposed project will also incorporate several energy efficiency measures. These include high level energy efficient HVAC equipment throughout the individual buildings in addition to surpassing current mandated insulation systems for walls and windows. LED lighting will be the standard for all buildings. Solar rooftop arrays are being explored with battery modules. The feasibility analysis and pricing has not yet been received. Daylighting and passive energy designs will be included.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: The City has leveraged a variety of public and private funds for the proposed project. Tax Allocation District (TAD) funds are committed to provide necessary upgrades to site utilities as needed. The purchase cost of the subject property ($477,051.06) was provided through a cash closing by the City's development partner. The City utilized its FY2019 US EPA Brownfield Assessment grant funds to conduct a Phase I and II ESA, and additional delineation of soil and groundwater impacts at a cost of $52,750. An additional $4,500 was used for the draft Analysis of Brownfield Cleanup Alternatives (ABCA) and $1,500 on community engagement. The development partner has also conducted numerous community meetings. Additional environmental costs to date (does not include grant funds identified above) include $14,875 for a previous Phase I and II ESA (United Consulting) and $7,070.75 for entry into the Georgia Environmental Protection Division (EPD) Brownfield program and subsequent reporting (Cardno). Proforma Development for the proposed redevelopment of the site totaled $950. Conceptual Design has been completed by Aegeus Holding at a cost $5,000. The Georgia EPD Brownfields Application Fee of $3,000 was provided by the City's development partner. Property inspections ($1,494), property surveys ($2,250) and property insurance to date ($5,841) are also privately leveraged costs to date, provided by development partners. The development agreement that substantiates secured commitments of leveraged funding from the City's development partner is attached.

ii. Use of Existing Infrastructure: Major water/sewer lines, electric, gas, and internet are in place at and surrounding the project site and the City has committed the funds for needed upgrades. Bus/subway transport is available and is an integral part of plans for the area. Leveraging the property tax increases from the TAD and direct developer contributions will be used to fund the additional infrastructure needed to complete the vision for the Target Site.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: The City saw a significant decrease in population during the last 50 years, most dramatically between 2000 and 2010 (32% population loss and a 19% decrease in property tax base). The population has increased only slightly since then and the property tax base not yet fully recovered. **Current housing vacancy rates in the City hover at around 25.3% compared to 12.2% across the US** (ACS, 2018). The median value of homes in the City is $167,900 compared to a median value in the US of $204,900 (ACS, 2018). **The decreases in the property tax base due to declining property values and high vacancy rates, as well as decreases in sales tax revenues due to**

a declining business presence, means that the City cannot easily address blight issues. Meanwhile, the costs to provide local services continue to increase. For example, policing costs due to a significant crime rate and costs to address vacant and abandoned properties continue to climb. From 2016 until 2019, the annual public safety costs in the City rose by nearly $340,000. In the same period, there was 0% growth in ad valorem real estate taxes. Further, overall **City operating expenses grew by 14.6% overall from 2018 to 2019 alone.** With a population of less than 15,000 persons, the City has no remaining budget for environmental assessments; however, the City has a plan to move forward with remediation and subsequent reuse with the support of this proposed EPA grant and private developer investment. This grant is crucial, as remediation costs make the Target Site's redevelopment not economically viable otherwise.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Demographic data (American Community Survey, 2013-2017) demonstrate the Target Area's significant minority population (85.9% City and 99.3% Target Area, respectively), of which 78.9%/92.5% is African American and 5.1%/4.6% is Hispanic. 54.2%/48.8% of children in the City/Target Area live in poverty (28.7% of the City population is under 18 yrs.). This is further supported by College Park's County (Fulton County) being listed as having persistent child poverty by the Economic Research Service, USDA. As shown above, the sensitive, majority-minority Target Area's population is severely impacted by welfare issues including land acquisitions, safety hazards, blight, and lack of transportation. Between 2000-2010, land acquisitions and demolitions for noise abatement and planned airport expansions resulted in the loss of nearly 3,000 housing units within the Target Area. Illegal dumping is prevalent throughout the City. Vacant structures are in very poor condition and serve as attractive nuisances, encouraging youth and vagrants to explore vacant structures and creating ideal havens for crimes and drugs. Squatting is also problematic, especially in the colder months when the City's many homeless take shelter in abandoned buildings. This creates inherent health and safety issues due to the dilapidated nature of the structures and possible residual contaminants. The crime rate in the Target Area of College Park is more than 500% greater than the national average (Neighborhood Scout), and for the City as a whole, significantly higher for both violent and property crimes that State or national rates (FBI.gov). The City crime index is 4.2 times higher than the State average for violent crime and 2.6 times the State for property crime (FBI.gov/crimes-in-the-us-2017). Significant environmental justice issues have arisen as the overwhelmingly minority and low-income residents (85.9% minority and 35.1% poverty rate) have borne the brunt of the Airport and its surrounding industry's growth, pollution, and congestion (American Community Survey 2013-2017). Additionally, loss of population led to decreased business revenues, lending to closures and vacancies, further exacerbating blight within the community. The high crime rate and the large number of vacant storefronts and abandoned (many demolished) structures contribute to blight in the community and result in adverse public health outcomes (drugs, alcohol, mental health issues). This grant will help the City return one of these vacant storefronts to productive reuse in a high visibility corridor, in walking distance to many residents.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Breast cancer, prostate cancer, and low birth weight rates are significantly higher in Fulton County than state and national rates.

Incidence of Health Risks and Issues	ulton County	Georgia	United States
ercentage of Low Weight Births[1]	**0.9%**	.5%	.0%
reast Cancer Incidence Rate[2]	**35.0**	23.5	23.0
rostate Cancer Incidence Rate[3]	**88.4**	50.1	31.7
ifetime Asthma Incidence Rate[3]	3.2%	3.5%	2.9%
eavy Alcohol Usage[4]	**7%**	0.5%	4.6%
ealth data is unavailable at the city level for College Park, [1]Health Resources Services Administration, 2014, [2]CDC 2010, [3]CD 011, [4]Robert Wood Johnson Foundation, County Health Rankings, 2014			

Noting that the Target Area population is 92.5% African-American, for the State of Georgia (2016 data)

the infant mortality rate for the non-Hispanic black population is more than two times that of the non-Hispanic white population (Kaiser Family Foundation). Since most health data is only available at the County level, and Fulton County has a significant affluent, mostly white population north of the City of Atlanta, disproportionate impacts for the mostly poor and minority population of the Target Area can only be demonstrated by more gross statistics on minority vs. white population groups. The subject site has known contaminants (petroleum, asbestos, lead, and volatile compounds) within the soil and groundwater, with significant potential for vapor and lingering issues to impact neighboring residents. **Asbestos can exacerbate asthma** and cause **lung cancer**. Benzene in petroleum and dry cleaning solvents (such as PCE) are **known carcinogens**. Area residents can be exposed to benzene and PCE through inhalation of vapors or by trespassing through contaminated soils (atsdr.cdc.gov). The potential for **lead contamination also exists at the priority sites,** which can result in permanent damage to the brain and nervous system in children, leading to behavior and learning problems and anemia. Pregnant women are also highly vulnerable to lead exposure, which can result in **serious effects on the developing fetus** (toxtown.nlm.nih.gov). Elevated rates of associated disease in the target areas, suggest that environmental conditions may be negatively affecting area residents. This grant will directly reduce known cancer and disease-causing contaminants at the Target Site that abuts a neighborhood.

(3) Disproportionately Impacted Populations: 35.1% of all City residents live in poverty, 36.8% in the Target Area. The City's Median Household income at $29,087 ($29,066 in the Target Area) is less than 55% of the $52,977 in GA and $57,652 in the US. The community's pre-pandemic unemployment rates 12.1% (City), is significantly higher than the State (3.5%) or US (3.8%). (BLS, January 2020). COVID-19 shutdowns prompted a 9-percentage point increase in jobless rates with a disproportionate impact on minority workers, statistically twice as likely to experience unemployment during the pandemic (https://dol.georgia.gov/). 31% of households in the Target Area (a low access/low income food desert at 0.5 and 10 mile, USDA) have received food stamps (SNAP) in the past 12 months (Neighborhood Scout). In addition to environmental issues from individual brownfield sites, the residents of this community suffer from cumulative impacts to air, noise, land, and water from proximity to the world's busiest Airport, Interstate-85, a CSX rail yard, three CSX rail lines, and two MARTA rail lines. As a major transit hub, the Target Area's air is heavily impacted by emissions from cars, planes, and trains. Additionally, as a result of sprawl, the Atlanta Metropolitan area is the least dense major metro area in the U.S., lending to some of the worst traffic congestion in the Country. Fulton County is currently an EPA marginal nonattainment area for ozone standards as of 2015 letter from GA EPD to U.S. EPA. The City is in the 80th percentile for Diesel particulate matter and the 95th percentile for NATA Air Toxics Respiratory matter (EPA EJScreen, 2018). Based on City noise contours, approximately 20% and 80% of the Target Area is subjected to noise levels of or above 75 and 70 Day-Night Sound Levels (DNLs), respectively. Comparably, freeway traffic is about 70 DNLs. While this grant cannot remove all impacts to the Target Area's disproportionately impacted population, it is a step forward and can be used as an example of successful reuse of once contaminated properties.

b. Community Engagement

i. Project Involvement: College Park has had important successes engaging the community through recent planning initiatives like the Livable Centers Initiative (LCI) Plan and the ongoing Brownfields Community-wide Assessment grant. The City will build off existing community involvement efforts. The local business community, while small, is active with regular merchant meetings and outreach. Additionally, with the exception of the Historic College Park Neighborhood Association, official neighborhood associations do not exist but the City has had successes in gaining resident participation through communication through schools, non-profits, and word of mouth. Below are community organizations that have made firm commitments to planning and implementation of the EPA Brownfields Cleanup Grant; many are members of the Brownfields Steering Committee (BSC).

ii. Project Roles

Community Partner	Point of Contact	Role(s)/Commitment(s)
Historic College Park Neighborhood Assoc.	Reggie Wilkins, 678-984-0998; no e-mail	Member on BSC; Disseminate information between the Association and the BSC; Public outreach
Main Street Association	Renee Coakley, 404-305-2053 rcoakley@collegeparkga.com	Public outreach/input helping to find end users for the incubator space; Merchant Meeting networking events; Member on BSC
Woodward Academy	Mary Leslie Hardy 404-765-4011 maryleslie.hardy@woodward.edu	Meeting space for BSC; Member on BSC; Promotion of sustainable technologies; Student input at charrettes
Aerotropolis Atlanta Community Improvement District	Kirsten Mote 404-349-2211 x106 kmote@aerocids.com	Review project for potential infrastructure needs that the CID can fund; Member on BSC
ATL Airport District Visitors Bureau	Cookie Smoak, 404-334-7501 csmoak@atldistrict.com	Marketing site locally to make it a visitor destination; Provide platform for public outreach initiatives

iii. Incorporating Community Input: The City will build on the community involvement activities under its successful FY2017 and FY 2019 U.S. EPA Brownfields Assessment Grants to communicate progress and solicit input on cleanup/reuse plans. The existing Community Involvement Plan is designed to explain and communicate project activities to the target community as a whole, and appropriate interested parties, including its Hispanic population. While Covid-19 has changed the way community input occurs, it has not stalled resident engagement. Specific to the subject site, the City's local development partner presented to the community at large in person (pre-pandemic) and through virtual meetings. Additionally, the City and its development partner met with the immediate neighborhood, Main Street Business Association and Merchants Association, all through a series of Zoom meetings. A virtual Public meeting was held to discuss this proposal on Wednesday, October 7 from 5:30 – 6:30 pm through the Go to Meeting virtual platform. 15 attendees were present. Moving forward, the City will display meeting notices on the LED board along Main Street. Info will also be e-mailed, announced at neighborhood meetings, and updated on the City website and social media platforms (Facebook & Twitter) in English and Spanish. The City will use their committed partners and a variety of media (mailings, postings at transit stops, social media) to engage the local community throughout the grant cycle. Prior to conducting cleanup activities, the City will host a community-wide forum with the BSC (virtually as recommended/mandated by health guidance), where residents and stakeholders will have the opportunity to learn about proposed cleanup plans, and provide comment and input on the final cleanup decisions. Four community meetings/charrettes are planned for the project. The City, developer, and BSC will consider all suggestions, make decisions as a team, and will respond to the input.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan A draft Analysis of Brownfield Cleanup Alternatives (ABCA) was completed in September 2020. The document summarized the findings of assessment work completed and presented three environmental cleanup alternatives for each of the recognized environmental concerns identified. The following cleanup plan is recommended. **Non-Petroleum Soil Removal.** *Selected Action: Alternative 3 Soil Excavation, Disposal, and Backfilling.* Excavation: The documented PCE soil impacts are located in paved areas of the parking lot of the dry cleaning parcel. Two areas totaling approximately 475 square feet (SF) with depths ranging between 0 -12' below ground surface (bgs) were identified. The amount of PCE impacted soil to be removed will amount to approximately 150 cubic yards (CY). Post excavation confirmation samples will be collected along the sidewalls and from the floor of the excavation in accordance with EPD cleanup criteria. If impacted materials are detected, the excavation will be extended at least one additional foot and confirmation samples collected again until sampling confirms that the limits of the contamination have been excavated. Backfill and Soil Management (for both non-petroleum and petroleum impacted soils): It is anticipated that the soil

removed from the designated excavation areas will be directly loaded and transported offsite for disposal. Composite waste characterization samples should be collected prior to initiating the excavation to expedite the remedial process. Non-hazardous soil will be transported to a Subtitle D landfill. The backfill will be sampled at the source prior to initiating excavation to document no environmental impacts have been added to the site. The clean fill will be added to the excavation areas and compacted to a condition similar to that encountered prior to excavation. **Petroleum Impacted Media and Underground Storage Tank (UST) Management** *Selected Action: Alternative 2 UST Closure in Place and Engineering Controls.* UST Closure in Place: The USTs were chosen to be closed in place rather than removed in order to save the historic gas station's awning that provides the structure with its historic character, a key component of the redevelopment and desire of the residents. The removal of approximately 200 SF of asphalt and impacted soil on top of the USTs is required to determine the presence of the USTs, their construction materials, and capacity. It is anticipated that approximately two feet of impacted soil is located on top of the USTs, totaling approximately 15 CY that will need to be excavated. Upon confirmation and access, the USTs will need to be filled with an inert material, likely foam, to limit the potential for future releases and provide structural stability. An estimated 5,000 gallons of inert materials is needed. The excavated area will need to be filled with approximately 15 CY of clean fill material and an additional impermeable pavement or asphalt to act as an engineered cap. Once the cap and cover is implemented, an Engineering Control Maintenance Plan (ECMP) will be developed and institutional controls would be implemented to document the engineering controls and ECMP process. Soil sampling will be conducted in accordance with Georgia EPD UST Closure Guidance, which includes sidewall and base samples along the USTs, as well as on stockpiled soil. See Backfill and Soil Management description above for soil removal plans. **Abatement ACM** *Selected Action: Alternative 3 – Full Abatement:* The identified ACM will be abated by a licensed abatement firm in accordance with EPA AHERA and the OSHA regulations. Abatement will comply with approved EPA and OSHA regulations. Identified ACM will be disposed of at a landfill permitted to accept friable asbestos. **Removal of LBP**. *Selected Action: Alternative 3 – Full Abatement:* The approximately 2,800 SF of lead-based paint will be abated by a licensed lead removal firm in accordance with EPA and OSHA regulations. The LBP will be scraped to the substrate and any debris will be collected utilizing a Class H wet/dry shop vacuum equipped with a High Efficiency Particulate Air (HEPA) filter. Alternatively, the walls covered with LBP could be removed and disposed of as part of a renovation. A toxicity characteristic leachate procedure (TCLP) lead test will be performed on all waste to determine the proper disposal methods.

b. Description of Tasks/Activities and Outputs

Task 1: Programmatic Support
i. Project Implementation ▪ EPA-funded activities: City Project Director and Project Coordinator attendance at EPA National and EPA Region IV conferences; Kick-off Meeting with City staff and Qualified Environmental Professional (QEP), Georgia Environmental Protection Division (GEPD), and EPA; monthly status meetings (QEP/City); Quarterly reporting to EPA; ACRES entries; Final report and closeout documentation; Annual reporting including financial forms and WBE/MBE forms; Davis Bacon & Historic Preservation Division reporting ▪ Non-EPA grant resources: Oversight by the Project Director (*Artie Jones*) and City staff
ii. Anticipated Project Schedule: Pre-award through closeout in Month 15; National EPA Brownfields Conference is Sept. 2021 (pre-award); kick-off meeting in Month 1 (Oct 2021); monthly status meetings (Months 1-15); quarterly reports (Months 4, 7, 10, 13, 15); EPA Region IV Brownfields Conference in Oct 2022 (Month 13); closeout report in Month 15
iii. Task/Activity Lead(s): Project Director, assisted by QEP
iv. Output(s): 4 attendances at brownfields conferences (2 City staff at National conference and 2 City staff at Region IV Brownfields Conference in 2022); signed contract for professional environmental services (completed); 1 kickoff meeting; 15 monthly meeting summaries and action items; 5 quarterly reports to EPA;

ACRES data entry; annual financial and MBE/WBE reporting; Davis Bacon & Historic Preservation Division reporting; EPA financial drawdowns; 1 closeout report
Task 2: Cleanup & Reuse Planning
i. Project Implementation ▪ EPA-funded activities: *Cleanup Planning:* Final ABCA; Development of QAPP and HASP; Corrective Action Plan (CAP) for the Main Street gas station under GEPD UST Program and Compliance Status Report (CSR) on dry cleaning solvents for GEPD Brownfield Program review/approval, Asbestos & LBP Abatement Design; *Reuse Planning:* Revisions to existing site plan to incorporate additional community feedback and to ensure future building structures will not impact USTs closed in place. ▪ Non-EPA grant resources: Project Director/City staff oversight and coordination with GEPD
ii. Anticipated Project Schedule: *Cleanup Planning:* Months 1-4 (ABCA will be subject to public input). *Reuse Planning:* Months 1-15
iii. Task/Activity Lead(s): QEP will lead this task due to its technical nature, the Project Direct will support
iv. Output(s): *Cleanup Planning*: Final ABCA; QAPP and HASP; CAP for USTs and CSR for BF Program; Asbestos & LBP Abatement Design; *Reuse Planning:* Revised site plans per environmental and community input considerations
Task 3: Cleanup Activities
i. Project Implementation ▪ EPA-funded activities: Soil excavation, testing/confirmatory sampling; disposal at Subtitle D landfill; UST closure in place; soil backfill; ACM and LBP abatement of structures on site, compliance reporting. ▪ Non-EPA grant resources: Project Director/City staff oversight.
ii. Anticipated Project Schedule: Months 5-24; ACM and LBP abatement, soil excavations, backfilling, and UST closures are anticipated to be completed in month 5.
iii. Task/Activity Lead(s): QEP will lead due to technical aspects. City will support.
iv. Output(s): Removal of approximately 150 CY of soil impacted with PCE; Removal of approximately 15 CY of petroleum-impacted media (asphalt at soil) above the USTs; Closing 5 USTs in place using foam or similar inert product; Completion of an Engineering Control Maintenance Plan (ECMP) for UST area; Abatement of approximately 500 SF of ACM; Removal of approximately 2,800 SF of lead-based paint
Task 4: Community Outreach
i. Project Implementation ▪ EPA-funded activities: Completion of a CIP, Community meetings/charrettes; Preparation of Main St Gas Brownfields Brochure; ▪ Non-EPA grant resources: City staff time, meeting space, and procurement of consultant (completed); Invoice payments and EPA financial drawdowns; Tracking leveraged funding
ii. Anticipated Project Schedule: Pre-award through closeout in Month 15; The CIP and Brownfields Brochure will be created pre-award. The four community meetings/design charrettes are planned for Months 3-15.
iii. Task/Activity Lead(s): Project Director and Project Coordinator, supported by QEP
iv. Output(s): CIP; Main St Gas Brownfield Brochure; 4 community meetings/charrettes with responses to comments/documentation

c. Cost Estimates

Project Tasks ($) Direct Costs Only					
Budget Categories	Task 1: Programmatic Support	Task 2: Cleanup & Reuse Planning	Task 3: Cleanup Activities	Task 4: Community Outreach	Total
Travel	$6,000	$0	$0	$0	$6,000
Contractual	$23,500	$68,000	$359,574	$18,400	$469,474
Total	**$29,500**	**$68,000**	**$359,574**	**$18,400**	**$475,474.00**
Total Federal Funding					**$395,000.00**
20% Cost Share					**$80,474.00**
Total Budget					**$475,474.00**

(Note Personnel, Fringe Benefits, Equipment, Supplies, Other, and Indirect Costs not shown as amounts are zero.)

Task 1 –Programmatic Support $29,500: ***Travel: $6,000*** for two City staff members to attend one National Brownfields Conference (pre-award in Sept. 2021) and one Region IV Brownfields Conference (Oct. 2022) (2 staff @ 2 events @ $1,500 each - per event cost breakdown: registration $350; flight $400; ground transport/parking $100; 3 hotel nights at $150/night = $450; and 4 days per diem at $50 = $200). ***Contractual: $23,500:*** A kick-off meeting is planned for *$2,000* (16 hours @ $125 for meeting attendees and prep time); *$6,000* for 5 quarterly reports, including ACRES entries and annual forms as-needed (5 @ $1,200); Davis Bacon and Historic Preservation Division reporting at *$5,000* (40 hours @ $125); monthly meetings for project team updates at $7,500 (15 meetings @ $500 each); and a closeout report for *$3,000*.

Task 2 – Cleanup & Reuse Planning $68,000: ***Contractual:*** *Cleanup Planning:* Final ABCA $4,000 (32 hrs @ $125); QAPP and H&S Plan will be created by the Qualified Environmental Professional for *$5,000* (40 hrs @ $125); Corrective Action Plan (CAP) for USTs *$12,000* (96 hrs @ $125); Compliance Status Report (CSR) for GA BF *$10,000* (80 hrs @ $125); and ACM and LBP Abatement Design at *$7,000*. *Reuse Planning:* Updated site plans, including engineering considerations, will be produced for an estimated cost of *$30,000* (240 hrs @ $125).

Task 3 – Cleanup Activities $359,574: ***Contractual:***

- *Permitting, Planning, and Design Phase Investigation - $15,000* – In preparation of field work, the following will need to be completed: permitting, subcontractor coordination, and design phase investigation. This is estimated to take approximately 120 hours (120 hrs @ $125)
- *Non Petroleum Impacted Soil Remediation - $165,000* – Excavation, disposal and backfilling of approximately 475 SF with depths ranging from 0-12' bgs. Approximately 150 CY @ $1,000/CY = $150,000. Engineering Oversight and PCE Soil Confirmation Sampling $15,000.
- *Petroleum Impacted Media & UST Management - $77,000* - Excavation, disposal and backfilling approximately two feet of impacted soil located on top of the USTs, totaling approximately 15 CY @ $1,000/ CY = *$15,000*. USTs filled with an inert material, likely foam, approximately 5,000 gallons @ $5/gallon = *$25,000*. UST closure report and sampling *$12,000*. Corrective Action Report following tank closures, including required subsequent groundwater investigations *$25,000*.
- *Asbestos Containing Material (ACM) Abatement - $11,025* – Abatement mobilization & prep *$5,500* - ACM within historical structures on Main Street Gas will be properly abated by a licensed abatement firm. The following materials need to be abated: Joint compound 150 SF @ $10 = *$1,500*; floor tile & mastic 250 SF @ $2.50 = *$625*; window glazing & caulk 140 LF @ $10 = *$1,400*; roof flashing 200 LF @ $10 = *$2,000*.
- *Lead-Based Paint (LBP) Paint Abatement - $31,620* LBP within historical structures on Main Street Gas will be abated by a licensed abatement firm in accordance with EPA and OSHA regulations. The following materials need to be abated: 1,680 sf of interior paint @ $5.00 = *$8,400;* 1,120 sf of exterior paint @ $6.00 = *$6,720*. Engineering oversight & air monitoring will be needed during ACM & LBP abatement for 10 days @ $1,200/day = *$12,000*. An Abatement Closeout Report will be completed for the ACM & LBP materials for *$4,500*.
- *Contingency* (Approximately 20% of $299,645 the subtotal of above subtasks) - *$59,929;* This contingency budget will be available in the event additional remedial efforts are needed.

Task 4 –Community Outreach $18,400: ***Contractual: $18,400*** A CIP is planned at *$3,500* (28 hrs. @ $125/hr.); Creation of a brownfields brochure specific to the cleanup and reuse activities at Main St Gas for *$2,900*; Four community meetings/design charrettes at *$12,000 total* (4 @ $3,000 each) for making the community aware of ongoing cleanup activities and provide opportunities for valuable input into reuse planning activities.

d. Measuring Environmental Results City staff and the QEP will track progress on outputs against the schedule identified above via monthly project meetings and at completion of significant milestones.

This includes draft/final CIP, community meetings, final ABCA, selection of remedial subcontractors, completion of soil excavation including disposal, closing USTs in place, asbestos abatement including disposal, lead-based paint abatement including disposal, and overall cleanup completion. Outcomes to be tracked include community partners attending meetings, property (acres) made ready for reuse, and dollars leveraged. All outputs and appropriate outcomes will be entered into EPA's ACRES database and included in quarterly and final reports. In the event the project goes off schedule, the Project Director and Project Coordinator will work with the QEP to determine the best actions to get the project back on schedule. Fortunately, remediation of the target site is not anticipated to take the allowable 3-year grant period and is anticipated of being completed within 15 months of grant initiation, allowing extra time if unexpected situations occur.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure. The proposed grant will be jointly managed by Mr. Artie Jones, Economic Development Director, as its Brownfields Project Director, and Ms. Tasha Hall, as the Brownfields Project Coordinator. Under her role as Project Coordinator, Ms. Hall will complete financial requirements of the project and grant, including drawdowns from the ASAP system. Both have experience with real estate development, due diligence, community outreach/engaging stakeholders, managing grants and guiding consultants. Mr. Jones and Ms. Hall have worked together at the City for the last 6 years. They market and push properties to redevelopment and understand the importance of getting properties shovel ready. They have managed over 60 property transactions totaling more than $2,400,000 and undergoing proper due diligence within the last three years alone. For this cleanup, Mr. Jones and Ms. Hall will work with the developer and the qualified engineering/brownfields consultant to ensure development, environmental, and grant requirements (including timeline) are met and stay on a cohesive schedule.

ii. Acquiring Additional Resources. The City has procurement procedures in place and is well versed in federal governmental procurements. If determined necessary, the City will solicit and select additional consultants to assist with the project in compliance with Federal Procurement Standards in 2 CFR 2000.317 through 200.326. In the event that either Ms. Hall or Mr. Jones were assigned new roles or leave the City, additional economic development staff would assume responsibilities.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: College Park was awarded a 2017 Brownfields Community-wide Assessment grant of $300,000 that was fully expended. Phase I ESAs were completed on 26 properties and 4 Phase II ESAs and 3 cleanup/reuse plans were completed. Some Phase II ESA efforts were combined for various sites for cost savings. The City subsequently received a 2019 Assessment Grant that was fully obligated within 11 months. By September 30, 2020, $256,492.90 were drawn down through ASAP. 13 Phase I ESAs have been completed, with all remaining funds obligated to Phase II ESA efforts. Cleanup/reuse planning has been completed on 4 properties. Further, the City has a generic QAPP, CIP, and Brownfields Brochure. The site assessment tasks completed (outputs) and realized outcomes have been entered into EPA's ACRES database.

(2) Compliance with Grant Requirements: The City has one ongoing EPA Brownfields Community-wide Assessment Grant (started October 1, 2019). All remaining funds have been obligated and will be expended no later than February 2021. The City has complied with the EPA-approved work plan, schedule and terms and conditions for the FY 2017 and 2019 grants. Quarterly reports and grant deliverables were prepared and submitted to EPA and entered into the ACRES database. All funds were expended with the FY 2017 grant and all funds will be expended approximately 19 months in advance of the agreement closure date (9/30/22) for the FY 2019 grant.

Threshold Criteria Response

1. **Applicant Eligibility**
   The City of College Park is eligible to apply for an EPA Brownfields Cleanup Grant as a local government as defined under 2 CFR 200.64.

2. **Previously Awarded Cleanup Grants**
   The City of College Park or the Main Street Assemblage property have not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. **Site Ownership**
   The City of College Park affirms that it is the sole owner of the site as of October 27, 2020. This site is the subject of this cleanup grant proposal. The City further affirms that it will retain ownership of the site for the duration of time in which Brownfields Cleanup Grant funds are disbursed for the cleanup of the site.

4. **Basic Site Information**
   (a) Site Name – Main Street Assemblage; (b) Site Address – 3303, 3317, and 3321 Main Street and 1747 Mercer Avenue, College Park, Fulton County, Georgia, 30337; (c) Current Owner – City of College Park.

5. **Status and History of Contamination at the Site**
   a) This site is contaminated by hazardous substances and petroleum; b) The Main Street Assemblage was single-family residences as early as the 1920s until it was developed with retail and commercial businesses starting in the late 1940s. 3321 Main Street was developed with a gas station and auto repair facility in the late 1960s until the late 1980s when it operated as a convenience store and retail business until it was vacated 2000s. A residence is located at 1747 Mercer Avenue which was developed in the 1950s. The 3303 and 3317 Main Street properties were developed with commercial in the 1940s with a drycleaners on site from 1960 until the early 2000s when it was vacated. c) Environmental concerns at the site are the on-site underground storage tanks (USTs) from the historic gas station, known petroleum impacted soil and groundwater, known dry cleaning solvent impacts to the soil and groundwater; and asbestos containing materials (ACM) and lead based paint in the structures; and d) Site was contaminated with historic operations of the gas station and dry cleaners. Specifically, up to five USTs are still present adjacent the former dispenser island with significant benzene, toluene, ethylbenzene, and xylene impacts from three monitoring wells and 10 soil borings. Dry cleaning solvents, specifically tetrachloroetylene (PCE), was identified in the shallow soil and in the groundwater of the former dry cleaners in two locations totaling approximately 150 cubic yards. Additional dry cleaning compounds were identified in the groundwater throughout the assemblage, including 1,1,2-trichloroethane and 1,2-dichloroethane. Lead-Based Paint (LBP) was identified on approximately 1,200 square feet of wall surfaces and door/window trim within the residence at 1747 Mercer Avenue. LBP was also identified on approximately 1,600 square feet of wall surfaces and door/window trim within the former gas station at 3321 Main Street. Asbestos containing material (ACM) was identified from multiple materials, including the joint compound and drywall, floor tile and associated mastic, window/door glazing, and roof flashing of the former gas station located at 3321 Main Street.

Threshold Criteria Response

6. Brownfields Site Definition

The City of College Park affirms that the site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the United States government

7. Environmental Assessment Required for Cleanup Grant Proposals

A Phase II Environmental Site Assessment (ESA) was conducted at the site in accordance with American Society of Testing and Materials ASTM E1903-11 and the final report was completed on December 6, 2019 by United Consulting. Additional investigations were conducted by Cardno in accordance with ASTM E1903-11 to further delineate the identified impacts, including an Additional Site Characterization and Assessment Report dated April 30, 2020 and a Soil Delineation Report in September 8, 2020.

8. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the Brownfield site for which funding is sought. The City of College Park is not aware of any inquiries, or orders from federal, state, or local government entities regarding the responsibility of any party (including the City of College Park) for the contamination, or hazardous substances at the site, including any liens

9. Sites Requiring a Property-Specific Determination

The subject site does not require a property-specific determination in order to be eligible for funding.

10. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substance Sites

iii. LANDOWNER LIABILITY PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

The City of College Park is not potentially liable for contamination at the site as a bona fide prospective purchaser (BFPP).

(a) Information on the Property Acquisition

i. The City of College Park acquired ownership by quit claim deed.
ii. The City of College Park acquired the property on October 27, 2020.
iii. The City of College Park has fee simple title for the property.
iv. The City of College Park acquired the property from the Mr. Thomas Dalia.

Threshold Criteria Response

v. The City of College Park has no familial, contractual, corporate, or financial relationships or affiliations with the potential responsible parties of the property.

(b) Pre-Purchase Inquiry Describe any inquiry by you or others into the previous ownership, uses of the property, and environmental conditions conducted prior to taking ownership. Please include the items below in your description.

(i) An ASTM E1527-13 Phase I Environmental Site Assessment (ESA) dated October 5, 20202 was performed on the Main St Assemblage property. The Phase I ESA was performed on behalf of the City of College Park under the City's FY2019 EPA Brownfields Assessment Grant.

(ii) Ashton Smithwick, Cardno, performed the Phase I ESA. His qualifications to perform such work are shown in the Phase I ESA Report "Qualification/signatures of Environmental Professional(s)".

(iii) The assessment was conducted less than 180 days prior to the date the City acquired the property.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

The City of College Park affirms all disposal of hazardous substances at the site occurred before it acquired the property and further that the City of College Park neither caused nor contributed to any release of hazardous substances at the site. The City of College Park affirms that it has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site

(d) Post-Acquisition Uses

The property has been vacant and unused since the City acquired ownership.

(e) Continuing Obligations

The City of College Park has exercised the following specific appropriate care with respect to hazardous substances found at the site by taking reasonable steps to:

i.) stop any continuing releases. There are no continuing releases from the site and there were none at the time of property acquisition.

ii.) prevent any threatened future release. A future release is not threatened as the USTs are believed to have already leaked

iii) prevent or limit exposure to any previously released hazardous substance. The City is looking into securing the site to limit exposure

The City of College Park confirms its commitment to:

(i) comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;

(ii) assist and cooperate with those performing the cleanup and provide access to the property;

Threshold Criteria Response

(iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
(iv) provide all legally required notices.

b. <u>Property Ownership Eligibility – Petroleum Sites</u>

i. INFORMATION REQUIRED FOR PETROLEUM SITE ELIGIBILITY DETERMINATION

(1) <u>Current and Immediate Past Owners</u>
The Current Owner is the City of College Park. The immediate past owner is Mr. Thomas Dalia.

(2) <u>Acquisition of the Site</u>
The current owner acquired the property through a quit claim deed.

(3) <u>No Responsible Party of the Site</u>

The current and immediate owners have
(i) Not dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site;
(ii) Not owned the site when any dispensing or disposal of petroleum (by others) took place; and
(iii) Taken reasonable steps with regard to the contamination at the site.

(4) <u>Cleanup Up by a Person Not Potentially Liable</u>
The City of College Park have not dispensed or disposed of petroleum or petroleum product, or exacerbated the existing petroleum contamination at the site, and took reasonable reasonable steps with regard to the contamination at the site.

(5) <u>Judgement, Orders, or Third-Party Suite</u>
No responsible party, including the City of College Park, is identified for the site through (a) judgement rendered in a court of law or an administrative order that would require any person to assess, investigate, or cleanup the site; (b) an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or cleanup the site; or (c) a citizen suite, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.

(6) <u>Subject to RCRA</u>
The site is not subject to any order under §9003(h) of the Solid Waste Disposal Act

(7) <u>Financial Viability of Responsible Parties</u>
No responsible party has been identified.

11. <u>Cleanup Authority and Oversight Structure</u>

a. The non-petroleum soil cleanup at the site will be remediated under authority of the

Threshold Criteria Response

Georgia Hazardous Site Reuse and Redevelopment Act – Amended 2002, and the Brownfields Tax Incentive Law - Enacted 2003. The petroleum soil and groundwater impacts, and UST removal, will be managed by the Georgia Underground Storage Tank Management Program (USTMP), Enacted 1988. The asbestos and lead-paint will be remediated under authority of the Georgia EPD and EPA National Emissions Standards for Hazardous Air Pollutants (NESHAP) – Amended 1995, and the Toxic Substances and Control Act (TSCA) - Amended 1990. The City of College Park has contracted for the services of a qualified engineering firm experienced in Brownfields redevelopment to perform cleanup oversight activities and related services. The was procured in full compliance with the federal procurement provisions of 2 CFR 200.317 through 200.326. A draft Analysis of Brownfields Cleanup Alternatives (ABCA) was completed on October 5, 2020. A detailed scope of work for cleanup activities will be developed based on the ABCA results, previous assessment results, and upon notification of award of this grant. The City of College Park will develop a Generic Quality Assurance Project Plan (QAPP) as required by EPA Region IV prior to initiating any confirmatory sampling activities on the site. The City of College Park will provide general project oversight and environmental coordination through its selected, qualified environmental engineering firm. The Georgia EPD will also provide technical review of all remedial documents, upon request. The City of College Park will comply with all applicable federal and state laws and ensure that the cleanup protects human health and the environment.

b. Regarding potential impact to adjacent or neighboring properties, the City of College Park will continue to work closely with the community to develop a site access plan to minimize inconvenience to neighboring residents and businesses. The City of College Park will hold information meetings for surrounding businesses and residents prior to commencement of cleanup activities in order to receive input on site access issues and to receive recommendations on this topic. The subject property is located adjacent to a state highway with adequate site access and it is not anticipated that remedial activities or installation of remediation equipment will cause disruptions of business or lack of access to adjacent residential properties. Site access from adjacent property owners is not anticipated. The City of College Park will enter into site access agreements outlining locations of equipment and remedial activities and conditions agreeable to adjacent property owners, should such access be required. An OSHA health and safety plan will be developed to ensure that potential health and safety issues will be addressed for workers under OSHA 1910.120 and the surrounding community.

12. <u>Community Notification</u>

a. Draft Analysis of Brownfield Cleanup Alternatives

The community was offered an opportunity to comment on our draft proposal and the draft Analysis of Brownfields Cleanup Alternatives (ABCA) at our public meeting held on October 7, 2020, and through our Community Notification ad which stated these documents were available for review. The draft Analysis of Brownfields Cleanup Alternatives (ABCA) summarized information about the site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered, and the proposed cleanup. It also included information on the effectiveness, the ability of the grantee to

Threshold Criteria Response

implement each alternative, the ability of the applicant to implement, the resilience to address potential adverse impacts caused by extreme weather events, the cost of each proposed cleanup alternative and an analysis of the reasonableness of the various cleanup alternatives considered, including the proposed cleanup.

b. Community Notification Ad

A community notification ad was published on September 23, 2020 on the City's website; the City's Facebook page, and postings within the City. The ad clearly stated:

- that a copy of this grant proposal, including the draft ABCA, was available for public review and comment at College Park City Hall, 3667 Main Street, College Park, GA 30337;
- Comment on draft proposal will be via public engagement meeting or email/ phone
- The draft proposal will be available via email request; and
- The public meeting will be held on October 7, 2020, at 3:30 pm to 6:30 pm.

c. Public Meeting

d. The City of College Park held a public meeting to provide the community with notice of its intent to apply for this EPA Brownfield Grant and allow the community an opportunity to comment on the draft proposal on October 7, 2020 at 5:30 pm via an online platform, Go To Meeting.

e. Submission of Community Notification Documents

Attached are:

- a copy of the draft ABCA;
- a copy of the ad (or equivalent) that demonstrates notification to the public and solicitation for comments on the proposal;
- the comments or a summary of the comments received;
- the City of College Park's response to those public comments;
- meeting notes or summary from the public meeting; and
- meeting sign-in sheets (list of attendees from virtual meeting was typed under meeting comments).

13. <u>Statutory Cost Share</u>

a. The City of College Park will meet the required 20% cost share. The City of College Park entered into a development agreement to follow site remediation. The developer has committed the minimum 20% cost share. The City will pay with general funds as a back-up alternative. Additionally, the City of College Park has committed personnel labor and materials.

b. The City of College Park is not requesting a hardship waiver of the cost share.

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier: Choose State...

8. APPLICANT INFORMATION:

* a. Legal Name: City of College Park

* b. Employer/Taxpayer Identification Number (EIN/TIN): 5860000542

* c. Organizational DUNS: 0793788650000

d. Address:

* Street1: 3667 Main Street
Street2:
* City: College Park
County/Parish:
* State: GA: Georgia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 30337-2614

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:
* First Name: Tasha
Middle Name:
* Last Name: Hall-Garrison
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 404-305-2052
Fax Number:

* Email: tgarrison@collegeparkga.com

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-07

* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

FY21 College Park GA EPA Brownfields Cleanup Grant

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant GA-05 * b. Program/Project GA-05

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 09/30/2024

18. Estimated Funding ($):

* a. Federal	395,000.00
* b. Applicant	80,474.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	475,474.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: * First Name: Tasha

Middle Name:

* Last Name: Hall-Garrison

Suffix:

* Title: AOR

* Telephone Number: 404-305-2052 Fax Number:

* Email: tgarrison@collegeparkga.com

* Signature of Authorized Representative: Tasha P Hall-Garrison * Date Signed: 10/28/2020

R04-21-M-002

City of Marion Multipurpose Grant Proposal

NARRATIVE INFORMATION SHEET

1. **Applicant Identification**: City of Marion

2. **Funding Requested:**
   a. Grant Type: Multipurpose
   b. Federal Funds Requested: $800,000

3. **Location:**
   a. City: City of Marion
   b. County: McDowell County
   c. State: North Carolina

4. **Contacts:**
   a. Project Manager:
   Heather Cotton, Project Manager
   (828) 652-3551
   hcotton@marionnc.org
   PO Drawer 700
   Marion, NC 28752

   b. Chief Executive Highest Ranking Elected Official:
   Steve Little, Mayor
   (828) 652-3551
   slittle@marionnc.org
   PO Drawer 700
   Marion, NC 28752

5. **Population:** 7,891

6. **Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	N/A
At least 20% of the overall project budget will be spent on eligible site reuse or are-wide planning activities for priority brownfield site(s) within the target area.	2, 11

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

October 14, 2020

Heather Cotton
Planning and Development Director
City of Marion
194 North Main Street
Marion, NC 28752

Re: U.S. EPA Brownfields Multipurpose Grant – City of Marion

Dear Ms. Cotton,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the City of Marion's application for a U.S. EPA Brownfields Multipurpose Grant. We are aware that your grant will focus on continued cleanup activities at the former Drexel Furniture Plant. This grant would be a tremendous economic development achievement for the City.

We hope that the City is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4
Hayley Irick, DEQ

North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

Narrative Ranking Criteria

I. Project Area Description and Plans for Revitalization

A. Target Area and Brownfields

i. Background and Description of Target Area: The City of Marion (6.1 square miles) is a rural mill town located in western North Carolina and has served as the County seat since 1841. Marion (pop. 7,891) was first established as a textile and furniture manufacturing community located along the Norfolk Southern and CSX rail lines. During the late ninth and early twentieth century textile and furniture manufacturing dominated the local economy. This sector invested heavily in housing and infrastructure for their workforce, and was largely responsible for the town's growth and prosperity through the mid-twentieth century. By 2000, however, the last of the textile and furniture manufacturers had moved overseas leaving behind an unemployed and impoverish workforce; vacant, blighted, and functionally obsolete Brownfield sites; and a local government struggling to maintain public services an aging infrastructure.

After three decades of job loss and out-migration, the City is beginning to see a resurgence in the local economy. Marion has taken strategic measures to diversify its local economy. The City and its economic development partners have focused on attracting and retaining new industries in health care, advanced manufacturing, and outdoor recreation while also nurturing an environment conducive for small-business entrepreneurship. Marion has cultivated a robust entrepreneurial culture in the downtown resulting in over $3 million in private investment, 36 new businesses, and 82 new full-time jobs in the past three years.[1] For the first time in decades, Marion is outpacing the state average in retail sales.[2]

In an effort to maintain our momentum, Marion seeks to revitalize the West Marion Target Area (the "Target Area"). This area is within a federally-designated Opportunity Zone, but this designation has not yet attracted new invest. This project will be a catalyst for revitalization of the Target Area with focus on the following areas:

Drexel Heritage Site: A 15.29 acre Brownfield site located on the westside of downtown surrounded by the West Marion Neighborhood and Cross Mill Neighborhood. Drexel Heritage operated as a furniture manufacturing and finishing plant from 1902 until 2004. The City acquired the property in 2017 for the purpose of cleaning up the environmental contamination, which is having adverse impact on adjacent neighborhoods.

West Marion Neighborhood: A low-income minority community with a mixture of older housing stock and commercial businesses fronting along honorary Dr. Martin Luther King Boulevard "MLK Blvd" (West Henderson Street and Sugar Hill Road). The neighborhood is approximately 210 acres in size containing 228 households located adjacent to 3 large industrial sites including Drexel Heritage, and seven (7) sites identified on EPA NEPssist as being associated with hazardous waste activity.

Cross Mill Neighborhood: A 103-acre predominately white working-class community with an older housing stock and higher than average rental occupancy. There are 156 households in the neighborhood including Blue Ridge Terrace a 60-unit senior living housing development located directly across from Drexel Heritage. Blue Ridge Terrace is a Section 202 Supportive Housing

[1] Marion Business Association 2018 and 2019 Annual Reports
[2] https://www.ncdor.gov/news/reports-and-statistics/monthly-sales-and-use-tax-statistics

for the Elderly, which restricts residency to households earning 50% or less of the area median income.

ii. Description of the Priority Brownfield Site(s): The priority Brownfield site is the Drexel Heritage site. The City acquired the property after it had been abandoned and left exposed in a state of disrepair with conditions that posed a significant risk to public health and safety. Partially demolished walls stood two and three stories in height among large piles of brick and block rubble. Metal and plastic drums containing various quantities of unknown chemicals laid unsecure and precariously scattered around the site. The City, working with North Carolina Department of Environmental Quality (NCDEQ) and the Environmental Protection Agency (EPA) Office of Enforcement and Compliance Assurance (OECA), pursued code enforcement action against Marion Properties LLC. Our enforcement efforts were unsuccessful, and the City left with no other option, acquired the property and to begin cleanup.

In 2016, prior to taking ownership, the City received an EPA Targeted Brownfield Assessment (TBA) grant to complete a Phase I Environmental Site Assessment (ESA). The Phase I ESA revealed recognized environmental contamination (REC) including lead, Asbestos Containing Material (ACM), petroleum-based liquids, and mercury. The ESA report also noted the high probability of additional REC given the site's condition and limited access as a result of dilapidated conditions. The City applied to NCDEQ to enter the site into the Brownfield Recovery Now program. The site was accepted, securing a path forward for the City to acquire the property, complete remediation, and abate the public health and safety hazards.

Since acquisition in 2017, the City has successfully secured a total of $1.2 million in funding to begin remediation efforts (See 4.b.ii). A partial Phase II ESA was performed identifying the presence of lead, ACM, PCBs, mercury, and various VOCs. The City has removed and disposed of 2,522 tons (5,307 cubic yards) of lead-based and ACM co-mingled demolition debris, and has removed over 31,296 gallons of petroleum-based liquids from Underground Storage Tanks (USTs).

With the Site now free of debris, a complete Phase II ESA can be performed and the City can begin remediation to address four (4) USTS including 90 tons of known petroleum impacted soil; one (1) oil-water separator (OWS); 140 LF of rail spur containing approximately 100 +/- creosote railroad ties; and approximately 1,000 +/- tons of additional lead and ACM co-mingled demolition material found within sub-surface cavities.

It is the City's intent to market this site for redevelopment in order to place it back into productive. To accomplish this goal, the City would like to complete a revitalization plan to ensure that this goal is achieved.

B. Revitalization of the Target Area)

i. Overall Plan for Revitalization: The City will commit 20% of Multipurpose Grant funds for the development of a revitalization plan. The purpose of this Plan is to develop a shared vision for the Drexel Heritage Site; identify potential reuse of seven (7) sites involving hazardous waste activity; and measurable goals to achieve desired redevelopment that are shaped and validated through community participation from West Marion and Cross Mill residents. The planning efforts will involve community outreach, market research and analysis, infrastructure needs assessment, community branding, and land use planning for the Target Area. The Plan will serve as a guiding document that establishes groundwork for attracting new economic investments,

increasing employment opportunities, and improve health outcomes and quality of life within the Target Area.

The Plan aligns with Marion's Comprehensive Land Use Plan and the Marion Business Association's (MBA) Small Town Economic Prosperity Plan. Both of these plans provide community-wide recommendations for addressing local Brownfield sites that impede efforts to improve environmental, economic, and social conditions within the community. The Drexel Heritage site has created a large void on the western edge of town in the center of two neighborhoods, and has contributed to the areas decline. The Plan will give specific focus on how the redevelopment of Drexel Heritage can be best designed and utilized that make it more sustainable asset to the community. The Plan will also look beyond Drexel Heritage, and assess and make recommendation for seven (7) additional sites for which little is known.

The City has received multiple inquiries from the private sector interested in redeveloping the Drexel Heritage site. It is the City's intent to use the Revitalization Plan to accelerate redevelopment of the Target Area. The Plan will address the site's development readiness, identify clear economic and social objectives, and the desired development outcome that best addresses community needs. The Plan will serve as the foundation for an RFQ to solicit redevelopment proposals for Drexel Heritage. It is anticipated that this redevelopment will serve as a catalyst for additional revitalization of the Target Area, and will attract new economic investment that will complement the City's new municipal event center, create new job opportunities, increase access to safe and affordable workforce housing, and establish a new community center for West Marion.

ii. Outcomes and Benefits of Overall Plan for Revitalization:
Reduction of Danger and Blight: Drexel is located adjacent to densely populated residential areas thereby it increases public exposure to known environmental contaminants. The site is also physically unsafe due to previous demolition activities. Cleanup will reduce physical and environmental hazards adversely impacting residents.

Job Creation: Marion anticipates that revitalization will support job creation and business expansion. In July 2020, the North Carolina Office of Budget and Management released statewide retail sales figures showing Marion had an annual growth rate of 8.3%, outpacing the State by two percent (2%). State figures also indicated that local retail sales for June 2020 were 27.8% higher than for the same period in 2019. Since 2005, local retail sales have grown 82% in comparison to the Statewide growth rate of 54.2%. This trend is attracting commercial interest, but the lack of available land impedes our economic growth. Revitalization of Drexel Heritage will create a new marketable area for redevelopment.

Workforce Housing: Marion has a critical need for workforce housing. Jobs in all sectors have gone unfilled due to limited access to safe and affordable housing. Over half (68%) of homes in Marion were constructed prior to 1960 with 40% of those constructed prior to 1950[3]. New housing development has been stagnant for more than a half century. A recent housing market study by the Dogwood Health Trust and the Gateway Foundation found that Marion has a shortage of more than 500 housing units. This shortage represents 25% of the current housing stock in Marion. Revitalization would expand interest in residential infill development in the Target Area.

[3] http://marionnc.org//Marion/uploadsPlanning//Land%20Use%20Plan/Sec3Chapter2.pdf

Increased Property Values/Private Investment: Drexel Heritage is publicly owned, and does not generate revenue as it once did as a fully operational manufacturing facility. The cleanup and redevelopment of the site will result in a direct increase in real and personal property tax, utility collection, and sales and use tax revenue. It is also anticipated that it will create a multiplier effect, and spur additional private investment that will increase property values and generate additional public revenues though out the Target Area.

C. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: The City of Marion has a long history of leveraging resources to accomplish community goals. We have successfully completed initial debris removal at the Drexel Heritage site by leveraging $325 thousand in local funding to secure $925 thousand in state and federal funding to support our work. This initial investment was necessary to clear the site of contaminated demolition debris before moving forward with a Phase II ESA and completing remediation. McDowell County Government has pledged to match the City by providing $20,000 in support of this project, and private investors have expressed interest of redeveloping the site for housing and other compatible land use activity upon completion of this project.

Funding will allow the City to move forward with assessment and cleanup efforts by providing the financial resources to hire qualified firms and remediation contractors to complete the work that is required. The City intends to use funding to procure the following resources in order to successfully carry out tasks and complete the project in a timely manner:

- A qualified environmental professional (QEP) to complete the Phase II ESA and perform environmental monitoring and sampling during cleanup activities.
- An engineering firm to oversee construction phase services for cleanup activities including bidding and negotiation assistance, administering the remediation contract, reviewing change orders, and completing contract closeout documents.
- A planning and design consultant to facilitate community engagement workshops, collect data, and develop a revitalization plan for the Target Area.
- A remediation contractor to preform UST and OWS removal and hazardous waste removal at Drexel Heritage.

ii. Use of Existing Infrastructure: The Target Area is located on the western edge of downtown, and has direct access to existing infrastructure (water, sewer, and electric). Vehicular access to Drexel Heritage is maintained by North Carolina Department of Transportation (NCDOT). The thoroughfare in this area is oversized. This section of roadway along with the US 221 Bypass divided the West Marion Neighborhood into three isolated sections creating economic and social barriers reminiscent of mid-century urban renewal projects. The City plans to work with NCDOT on a road diet project along MLK Blvd to reduce the number of vehicular lanes and improve access to multi-modal transportation options (pedestrian, bicycle, and public transportation) between neighborhoods and Drexel Heritage. This infrastructure modification will allow for greater walkability, reduce social isolation, improve safety, and increase quality of life -all of which improve the health and safety of residents.

II. Community Need and Community Engagement

A. Community Need

i. The Community's Need for Funding: Marion has not recovered from the economic loss of the furniture and textile manufacturing industry, and has limited financial resources to carry out basic government services. The local government maintains a $7.5 million General Fund, and held $2.6 million in reserves available for appropriation as of June 30, 2019. The available reserves represent 38.31% of our annual expenditures. To remain in good financial standing with the State, the NC Local Government Commission requires every municipal government maintain 8% in available reserves, but also evaluates each local government based on its peers (population-based cohort 5,000 -10,000) and sets a benchmark. Our "benchmark" peers have an average of 43.5% available reserves.

In 2012, McDowell County Government changed sales and use tax distribution from ad valorem to per capita. This change resulted in an additional loss of approximately $1 million in annual revenue. The only method for recouping this loss and the economic loss of industry is to increase property taxes placing an even greater burden on low-income populations. The Median Household Income (MHI) in Marion is $35,277, and this is 42% less than the state and 52% less than the US, respectively.[4] The data also indicates that the Target Area (Census Tract 9705) has a poverty rate of 21.4% (17.3% overall in Marion), and rate that increases to 33% for children age 18 and younger.[3,5] Additionally, 20.5% of residents are classified as having one or more disabilities.[6] This results in higher medical costs resulting in a greater percentage of income dedicated to addressing health care needs.

ii. Threats to Sensitive Populations:

1. Health and Welfare of Sensitive Populations: Census Tract 9705 includes the largest cohort of sensitive and underrepresented population groups including Black/African-American (7%), Hispanic (10%), young (21%), and senior (21%).[7] These population groups are generally more vulnerable to environmental contamination and are at greater risk of exposure due to proximity and contact with environmental contamination. It is widely publicized that proximity to a Brownfield site can increase an individual's risks of cancer, non-cancer mortality, birth and developmental defects especially those within sensitive population cohorts as noted above.

Environmental contamination, either known or perceived, can also have a broader collective impact on the economic and social determinants of health such as housing, education, and public health and safety. Such conditions reinforce generational poverty, and make it more difficult for people and communities to overcome such disparities without outside intervention. The Target Area neighborhoods of West Marion and Cross Mill have property values less than half the city average (54% and 57% respectively).[8] Only 12% of Target Area residents have a college degree, and 17% of residents 25 and older have no degree.**Error! Bookmark not defined.** High income is generally commensurate with educational attainment, which correlates with access to better housing, education, child care, food, and health care.

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[4] https://www.census.gov/quickfacts/fact/table/marioncitynorthcarolina,US/PST045219

[5] U.S. Census American Community Survey 2014 -2018 ACS 5-Year Data Profile (Marion, McDowell County, North Carolina, and United States; FFIEC 2019 FFIEC Geocode Census Report Census Tract 9705 (accessed October 2020)

[6] https://data.census.gov/cedsci/profile?g=1600000US3741420

[7] https://censusreporter.org/profiles/14000US37111970500-census-tract-9705-mcdowell-nc/

[8] http://marionnc.org/Marion/uploadsPlanning//Land%20Use%20Plan/Sec6AppendixA.pdf

Revitalization of the Target Area can improve health outcomes for those who have been disproportionately exposed to Brownfield contamination. It can improve access to employment opportunities, safe and affordable housing, and bring job training, education and increase revenues to support social programs.

2. Greater Than Normal Incidence of Disease and Adverse Health Conditions:
Cancer is the leading cause of death in McDowell County followed by heart disease and chronic lower respiratory diseases. 2019 County Health Rankings ranked McDowell County 72 overall among North Carolina's 100 counties in health factors. Meaning that McDowell County residents faired 72% worse than those who live in other parts of the State.[9]

Cancer: The 2018 McDowell County Health Assessment (CHA) cites county-wide lung cancer incidence rates being 66.7% higher than that of the region.[10] Environmental contaminants such as asbestos, VOCs, and PCBs identified on the Drexel Heritage site, are widely known to be carcinogenic, and could be a contributing factor in the high incident rate.

Based on disposal manifest, 2,522 tons of co-mingled hazardous material was removed from the Drexel Heritage site containing asbestos, lead, and black mastic.[11] According the EPA EJ Screening and Mapping Tool, the Target Area ranked 89 percent higher than other locations in North Carolina, and 88 percent in EPA Region 4. Lead is toxic to human organs and tissues, and children are particularly sensitive to the damaging effects of lead due to greater susceptibility to exposure.

Drexel Heritage's entire top layer of soil is covered with pieces of lead and asbestos materials. Cross Mill includes sensitive population groups who live in close proximity to the site. While this site is fenced and signed, is an attractive location for children to play given its vase openness and opportunity for exploration, and fine particulate matter can easily be picked up in the air and cross property boundaries.

In 2019, petroleum fluid (31,296 gallons) and petroleum impacted soil (74.68 tons) were remediated during initial cleanup activities at Drexel Heritage. The QEP Monitoring Report determined that concentrations of compounds above the Protection of Groundwater, Residential, and Industrial/Commercial Health Based PSRGs remain in the northern, eastern, and western areas of the site. A soil and water sampling report at the time identified VOC's and PCBs, which are both known to contain carcinogen compounds. It is unknown at this time if the USTs and/ or contaminated soil are the source of contamination. Further assessment is required to make this determination.

Heart Disease/ Diabetes/Obesity: The same report indicates that more than 11% of residents have been diagnosed with heart disease (to include heart attack, angina, or coronary disease). The prevalence of these health conditions is 8% higher than the rest of the region.[10] High rates of diabetes, high blood pressure, and high cholesterol have all been reported, which are linked to heart disease. The average self-reported prevalence of McDowell County adults with diabetes was 20.7 in 2018, which is a dramatic increase from 8.3% in 2015.[10] The West Marion Neighborhood received a four-year $500,000 grant from the NC Blue Cross Foundation to

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[9] https://www.countyhealthrankings.org/app/north-carolina/2019/rankings/mcdowell/county/outcomes/overall/snapshot
[10] http://www.foothillshd.org/images/forms/1000/1120/cha/2018/RPM1120.001.2018-M.pdf
[11] James C. Bevers, PE, Lindsey B. Lucas, REM, and Don R. Marlor, City of Marion, LLP Letter of Project Oversight Abatement, July 1, 2019.

address childhood obesity. The summary stated, "the purpose of the grant is drive systemic changes to reduce obesity by working with historically excluded residents in African-American, Latinx, and low-income white communities focusing on food access, physical activity, transportation, and youth engagement." These are all social determinants of health that that correlate to the economic challenges, social isolation, and environmental conditions that exist within the Target Area.

Lower Respiratory Diseases: Poor air or water quality can be particularly detrimental to sensitive populations, including those with chronic health conditions. Clean air and water support healthy brain and body function, growth, and development. Air pollutants such as fine particulate matter (8.61 PM 2.5in $\mu g/m^3$) and Ozone (44 ppb) can have a negative impact on health.[12] In 2015, McDowell County ranked number 55 among 85 counties reporting Toxic Release Inventory with a total release of 54,890 pounds. Fine particulate matter at Drexel Heritage contribute can contribute to lower respiratory diseases such as asthma, COPD, chronic bronchitis, and emphysema, especially sensitive populations living within close proximity.

3. Economically Impoverished /Disproportionately Impacted Populations:
Environmental justice impacts are of significant concern due to the disproportionate number of sensitive and "historically excluded" population groups living within close proximity to seven sites associated with hazardous waste, toxic release, and air pollution activity and one known Brownfield.[13] Land area dedicated these sites represents 20% of total land area within the Target Area. The Marion Comprehensive Land Use Plan identified a total of 384 households in this area, and having property values less than half the city average (56%).[8] These neighborhoods are the most disadvantaged and represent largest segment of sensitive populations due to race, income, and age.

According to EPA's EJ Screening and Mapping Tool (EJSCREEN), the Target Area (Census Block Group 9705-02) has a higher than average percentile ranking in all eleven Environmental Justice Indexes in comparison to North Carolina, EPA Region 4, and national rankings with all values being 65% or higher.[12] The same report, also includes a Demographic Index (the average of percent low-income (63%) and percent minority (38%), which indicates 50% of the population within the Target Area are at 74% higher risk than the national average of being exposed to the environmental indicators. This is particularly true for children which represent the largest segment of the population (33%) living at or below poverty within the Target Area.[5]

Table: Census Tract 9507 Population Group by Age and Percent in Poverty[5]

Population Group	Percentile	Percent at or Below Poverty
Children	21%	33%
Adults	59%	17.9%
Seniors (65 and Older)	21%	14%

The following table demonstrates key demographic data for our Target Area (Census 9705) compared to local, state, and national data.[5]

Demographic	Census	City of	McDowell	NC	US

[12] https://ejscreen.epa.gov/mapper/
[13] https://nepassisttool.epa.gov/nepassist/nepamap.aspx?wherestr=marion+nc

	Tract 9705	Marion	County	('000)	('000)
Population	4,293	7,891	45,109	10,488	328,240
Minority population	14.95%	22.8%	8.9%	29.4%	23.7%
25 yrs > w/o HS diploma	X	23.7%	16.2%	11.4%	12.3%
Poverty rate	21.4%	17.3%	17.1%	9.6%	10.1%
MHI	$30,360	$35,277	$40,913	$57,341	$65,712
Persons w/o health insur. < 65 yrs	X	18.7%	11.4%	11.3%	9.4%
Persons w/ a disability < 65	18.3%	13.4%	21.1%	13.6%	12.6%

B. Community Engagement

i. Project Involvement: The City will leverage existing community partnerships in the design and implementation of its public outreach and engagement efforts for this project. These partners will form a community engagement team to help organize and host community meetings during the project lifecycle. Outreach efforts will focus on residents and businesses located within the Target Area. Particular time and attention will be given to engagement and outreach with sensitive, "historically excluded", and "hard-to-reach" populations.

The City will launch a project website and social media platform to disseminate project information, deliver updates, share community surveys, advertise public meeting notices, share project data, and recorded community meetings and workshops. The City will use these platforms to inform the community of the project, milestones accomplished such as consultant selection, assessment and cleanup results, community meeting announcements and minutes, community survey results, and access to the revitalization plan. All communication efforts will be provided in both English and Spanish.

ii. Project Roles:

Partner	**Contact Information**
West Marion Community Forum	Paula Avery, Executive Director Email: paula@westmarion.org Phone: (828)317-9729
Project Role: Representing the interest of residents who live within the target area. Assisting with public outreach and communication.	
Marion Business Association	Freddie Killough, Executive Director Email: freddiek@marionbiz.org Phone: (828)652-2215
Project Role: Representing the small business interests in the Target Area, workforce development and training for small businesses.	
McDowell Economic Development Association (MEDA)	Chuck Abernathy, Executive Director Email: Charles.abernathy@mcdowelleda.org Phone: (828)652-9391
Responsible for promoting the Target Area to outside investment interests and point of contact on Opportunity Zone.	
McDowell Chamber of Commerce	Kim Effler, Executive Director Email: keffler@mcdowellchamber.com Phone: (828)652-4240
Project Role: Promote the Target Area to businesses seeking relocation and expansion, and represent the interests of its membership.	
Centro Unido Latino Americano	Margarita Ramirez, Executive Director Email: Margarita@centrounidomcdowell.org

	Phone: (828)652-0727
Project Role: Support communication and outreach with LatinX community, and provide interpretation services for communication materials, workshops, and community meetings.	
McDowell Community Engagement Program (MTCC)	Ginger Webb, Community Coordinator Email: cepmcdowell@gmail.com Phone: (828)460-4511
Project Role: Aid in identifying hard to reach population and provide support communication and community outreach efforts to those populations.	

iii. Incorporating Community Input: The City will contract with a planning consultant who will be responsible for developing the revitalization plan. The Community Engagement Team will provide the Consultant with data and public feedback obtained during quarterly meetings. The Consultant will facilitate three community workshops in the development of the revitalization plan. The workshops will be hosted by the Community Engagement Team. The workshops will be structured in a manner that builds on the community engagement work led by the Team. This information will be used to develop a revitalization plan for the Drexel Heritage site that incorporates how the site will be bettered connected to the neighborhoods around it and how the site will serve residents needs. The community's collective voice will be woven into the goals, objectives, and recommendations of the Plan.

The City is dedicated to protecting the public health and safety of the community. All meetings will be held in compliance with state and CDC guidance for mass gatherings as a result of the COVID-19 pandemic. All workshops and community meetings, if held in person, will also be streamed live for the public to participate from the safety of their home. English and Spanish speaking moderators will actively engage with participants within the online platform to ensure everyone can hear and be heard. Discussions, questions, and all responses will be provided to the Consultant for incorporation into planning efforts.

III. Task Descriptions, Cost Estimates, and Measuring

A. Description of Tasks/Activities and Outputs

Task/Activity One: Cooperative Agreement Administration (CAA)
i. Project Implementation: The project manager will ensure compliance with the cooperative agreement; report grant expenditures and proper use of funding; and completing programmatic reporting requirements. The Project Manager will communicate regularly with EPA Region 4, NC Recovery Now Brownfield Program, and with hired consultants to ensure the grant timeline, and outputs are achieved. The project manager will be responsible for procuring qualified professionals to support program activities.
ii. Anticipated Project Schedule: Beginning: Q1-YR1 Ending: Q4-YR5
iii. Task/Activity Lead: Project Manager (City Staff)
i. Outputs: Prepare RFP for contract services in planning, environmental, construction management, and remediation. Prepare 20 quarterly reports; ACRES data entry; prepare annual financial reports; and final grant closeout report.
Task/Activity Two: Community Engagement
i. Project Implementation: Procure planning consultant to work with the Community Engagement Team, facilitate 3 community workshops, and develop revitalization plan. The project manager will meet quarterly with the Community Engagement Team and will connect with the community through a dedicated website, social media, and community meetings and

workshops. The community will be actively involved in determining the needs and priorities for the Target Area and for shaping the revitalization plan, The QEP will also assist with preparing information on Drexel Heritage and seven sites associated with hazardous land use activity to present to the community at each workshop.
ii. Anticipated Project Schedule: Beginning: Q1-YR1 Ending: Q2-YR5
iii. Task/Activity Lead: Project Manager (City Staff)
iv. Outputs: City to develop a website and social media platform for project information and engagement activities. Planning consultant to prepare a community engagement plan and work with Community Engagement Team who will hold quarterly meetings, prepare outreach and presentation materials, provide public notices, and provide minutes of each meeting.
Task/Activity Three: Assessment
i. Project Implementation: The QEP will complete a Phase II ESA for the Drexel Heritage Site, estimated at $35,000 (quote based). The QEP will perform the ESA and update the project work plan previously approved by the NCDEQ Recovery Now Brownfields Program. The ESA will be conducted in accordance with ASTM Standard E1903-19.
ii. Anticipated Project Schedule: Beginning: Q2-YR1 Ending: Q2-YR2
iii. Task/Activity Lead: Qualified Environmental Professional (Contracted Services)
iv. Outputs: QEP to complete one Phase II ESA and update work plan.
Task/Activity Four: Revitalization Planning
i. Project Implementation: The City will contract for planning services with a qualified firm. The panning consultant will work in tandem with the Community Engagement Team and the QEP to develop a revitalization plan for the Target Area. The consultant will be responsible for incorporating information obtained for the community engagement process and site evaluations and assessment completed by the QEP for the seven sites with known hazardous land use activities and Drexel Heritage priority Brownfield site.
ii. Anticipated Project Schedule: Beginning: Q3-YR1 Ending: Q2-YR5
iii. Task/Activity Lead: Planning Consultant (Contracted Services)
iv. Outputs: Planning consultant will facilitate three community workshops, and develop a revitalization plan for the Target Area that incorporates recommendations that address the needs of the community and addresses environmental issues that negatively impact sensitive populations.
Task/Activity Five: Remediation
i. Project Implementation: The City will hire an engineer to oversee cleanup activities completed by remediation contractor at the Drexel Heritage site per the methods of an updated and approved work plan. QEP will conduct environmental monitoring activities to ensure remediation activities align with NCDEQ approved work plan. The City will take all necessary mitigation measures during remediation activities and provide notice to the public on project updates. The City and QEP will work with NCDEQ and EPA to certify removal of USTs, OWS, and other hazardous waste remediation is complete.
ii. Anticipated Project Schedule: Beginning: Q3-YR2 Ending: Q4-YR4
iii. Task/Activity Lead: Civil Engineer (Contracted Services)
iv. Outputs: Cleanup of Drexel Heritage, and letter of cleanup and monitoring requirements from NCDEQ Brownfield Recovery Now program.

B. Cost Estimates: The City of Marion seeks $800,000 Multipurpose funding for this project. The budget was developed with input from a qualified firms and cost estimates prepared by contractors.

Budget Categories		Project Tasks ($)					
		Task 1 CAA	**Task 2 Community Engmt**	**Task 3 Assessment**	**Task 4 Revitalization Planning**	**Task 5 Remediation**	**Total**
Direct Costs	Personnel	$0	$0	$0	$0	$0	$0
	Fringe Benefits	$0	**$0**	$0	$0	$0	$0
	Travel	$0	$0	$0	$0		$0
	Equipment	$0	$0	$0	$0		$0
	Supplies	$0	$4,000	$0	$4,000	$0	$8,000
	Contractual	$0	$20,000	$35,000	$140,000	$637,000	$832,000
	Other	$0					
Total Direct Costs			$24,000	$35,000	$144,000	$637,000	$840,000
Indirect Costs		$0	$0	$0	$0	$0	$0
Total Federal Funding		$0	$14,000	$25,000	$134,000	$627,000	$800,00
Cost Share		$0	$10,000	$10,000	$10,000	$10,000	$40,000
Total Budget		**$0**	**$24,000**	**$35,000**	**$144,000**	**$637,000**	**$840,000**

C. Measuring Environmental Results: Marion with the assistance of the QEP will track and measure results, and document measurements consistent with objectives established in the approved work plan. The work plan will be reviewed by NCDEQ and EPA Region 4 to guide remediation activities. This will help to ensure that such activities take place in a timely manner. This process was effective during initial cleanup efforts that took place at the Drexel Heritage site. The project manager will document milestones achieved to ensure that project outputs and outcomes are being met, and will be responsible for entering data in the ACRES system. If the project is not on schedule, the reasons will be documents in a quarterly report and measures will be implemented to get the project back on schedule.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Structure and Experience: The City has extensive experience with successfully managing special projects utilizing federal funds. The City will use a team approach to carry out the work to ensure compliance with the administrative and reporting requirements of the grant contract. This will be done by contracting additional resources to successfully complete each task using both paid and in-kind resources. A detailed work plan with clear milestones and responsibilities will be developed to track project progress and to ensure that each task is completed on schedule.

City staff have the experience necessary to manage the project having successfully completed similar work in the past. The Planning and Development Director will serve as the City's project manager who will have direct oversight over each task of the project.

ii. Description of Key Staff:
City Manager, J. Robert "Bob" Boyette: 27 years of experience in local government, and serving as Marion City Manager for last 20 years. Bob has been responsible for the direct oversight of more than $3.5 million in federal grant projects. He will provide overall direction for the project and serve as point of contact between the staff and elected officials.

Planning and Development Director, Heather Cotton, AICP: A certified planner with 20 years' local government experience. Heather has a successful track record managing numerous grant funded projects, including 8 federal projects in the total amount of $1.4 million. Heather has managed the assessment and cleanup work of Drexel Heritage, and will manage this project. She will be supported by contract staff and other interdepartmental staff to assist as needed to carry out specific tasks.

Finance Director, Julie Scherer, CPA, NCCLGFO: A certified public accountant with 26 years of local government experience in public finance. Julie manages the City's General Fund, and has provided fiscal oversight for over $22.6 million in federal projects in her career. Julie will oversee the competitive procurement standards process outlined in 2 CFR 200.317-326, budget monitoring and prepare financial reports for the project.

iii. Acquiring Additional Resources: Marion does not have staff resources to carry out all of the work required to complete this project, as is the case with most city projects. Historically, the City contracts for professional services on large projects, and assigns staff to manage the project. This is a more efficient use of city resources and a successful model for competing projects. The City will contract services in planning, environmental, construction management, and remediation to successfully complete the project (See Sec. 1.c.i.). These services will be solicited using standard competitive procurement methods in 2 CFR 200.317-326 when hiring contractors. Professionals with previous EPA Brownfield experience and successful completion of project work will be considered favorably. The NC Brownfields Recovery Now program will continue to provide technical assistance and review cleanup plans.

B. Past Performance and Accomplishments
ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: The City of Marion has received three federal and state grants for assessment and cleanup activities at the Drexel Heritage site, and expended a total of $1,266,634 in assessment and cleanup efforts. The City received a $500,000 Small Cities CBDG grant (14-E-2697), and two NC Department of Commerce Rural Economic Development Division grants for $150,000 (#2016-072-3213-2587) and $300,000 (#2019-030-1257-15340). The City successfully managed all three grants to complete initial assessments, develop a work plan, and complete site clearance of 2,522 tons of lead and ACM contaminated demolition debris and remove 31,296 gallons of petroleum. The City completed all of the grant activities in compliance with the work plan, on schedule, and under the terms and conditions of the agreements.

All performance and technical reports were submitted in a timely fashion including closeout reports for each grant. The City was able to expend 100% of the funds that were received. Approximately 95% of project expenditures were spent on assessment and cleanup, and the remaining 5% was spent on planning and grant administration.

THRESHOLD CRITERIA FOR MULTIPURPOSE GRANT

III.B.1. Applicant Eligibility

The City of Marion is a unit of local government, and a political subdivision under the laws of the State of North Carolina.

III.B.2. Community Involvement

The City will leverage existing community partnerships in the design and implementation of its public outreach and engagement to encourage community involvement. These partners will form a community engagement team to help organize and host community engagement meetings during the project lifecycle. Outreach efforts will focus on residents and businesses located within the Target Area. Particular time and attention will be given to sensitive population groups and "hard-to-reach" populations.

The City will launch a project website and social media platform to disseminate project information, deliver updates, share community surveys, advertise public meeting notices, share project data, and recorded community meetings and workshops. The City will use these platforms to inform the community of the project, milestones accomplished such as consultant selection, assessment and cleanup results, community meeting announcements and minutes, and community survey results, as well as access to the revitalization plan. All communication efforts will be provided in both English and Spanish.

III.B.3. Target Area

The Target Area is located in in Census Tract 9705 in Marion NC. This Target Area includes the priority Brownfield site known as Drexel Heritage site, and two residential neighborhoods containing 384 housing units that surround the 15.29 acre Brownfield site. It is located in an Opportunity Zone, and has a number of sensitive population groups that have been adversely impacted by conditions at Drexel Heritage. According to FFIEC 2019 Geocode Census Report for Tract 9705, the poverty rate in this Census Tract is 21.4 percent.

The City acquired the Drexel Heritage site after it had been abandoned and left exposed in a state of disrepair with conditions that posed a significant risk to public health and safety. Partially demolished walls stood two and three stories in height among large piles of brick and block rubble. Metal and plastic drums containing various quantities of unknown chemicals laid precariously and unsecured around the site. The City, working with North Carolina Department of Environmental Quality (NCDEQ) and the Environmental Protection Agency (EPA) Office of Enforcement and Compliance Assurance (OECA), pursued code enforcement action against Marion Properties LLC. The City acquired the property after attempts at enforcement compliance were unsuccessful, and have been working to remediate unsafe conditions.

III.B.4. Affirmation of Brownfields Site Ownership

The 15.29 acre Drexel Heritage site is located with the Target Area and affirm the following:

- The Site is <u>NOT</u> listed or proposed for listing on the National Priorities List;
- The Site is <u>NOT</u> subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and

- The Site is NOT subject to the jurisdiction, custody, or control of the United States government.

The City of Marion is NOT potentially liable for contamination as the site under CERLA 107 because it did not cause or contribute to contamination. All disposal of hazardous substances and petroleum at the site occurred before the City took ownership of the property. The City has not been responsible for any future release of contaminants at the former Drexel Heritage site, and no disposal of hazardous substances at the site or transported hazardous substances to the site have occurred.

The City reached an agreement with the former owner for the donation of the property after receiving acceptance into the North Carolina Brownfields Program project number 20072-16-056. The City acquired the property on July 31, 2018 as recorded in the office of McDowell Count Register of Deed Book 1019, Page 455.

Since acquisition, the City has completed a Phase I ESA, and under the guidance of the NC DEQ Brownfields Recovery Now Program has removed and disposed of 2,522 tons of surface level contaminated material and approximately 31,296 gallons of petroleum contained within USTs.

III.B.5. Use of Grant Funds

The City of Marion intends to use grant funds for the following purposes:

- Conduct community engagement and public outreach (2% funding)
- Complete an environmental phase two assessment (4% funding)
- Develop a revitalization plan for the Target Area. (9%)
- Remove three (3) USTs and one (1) OWS from the site, and approximately 1,000 tons of co-mingled hazardous debris. (85%)

A description of tasks associated with assessment, cleanup, and revitalization planning activities can be found in the Narrative on page 10. A cost estimate of the project in located on page 11 of the Narrative.

III.B.6. Required Cost Share

The City of Marion will provide $40,000 in local cash match to support all tasks outlined in the five (5) tasks outlined in the Narrative including Cooperative agreement administration, community engagement, assessment, revitalization planning, and remediation. See attached resolution of support and commitment adopted by the Marion City Council.

RESOLUTION FOR THE CITY OF MARION APPLICATION FOR EPA MULTIPURPOSE GRANT FOR THE DREXEL REMEDIATION AND REUSE PROJECT

WHEREAS, the City of Marion City Council is committed to enhancing economic prosperity community-wide;

WHEREAS, the City of Marion and McDowell County acquired a 15.29 acre site known as the former Drexel site for the purpose of revitalizing a blighted area of the community and placing the target area back into a productive use that benefits the community;

WHEREAS, as joint owners, the City of Marion and McDowell County entered the former Drexel site into the North Carolina Brownfields Program known currently as project number 20072-16-56.

WHEREAS, the City Marion applied for and obtained $925,000 in state and federal grant funding to complete an environmental phase one assessment, environmental phase two assessment, and cleanup of demolition debris caused by previous property owners;

WHEREAS, a limited phase two environmental assessment and cleanup of surface-level contaminated demolition debris was completed in May 2019;

WHEREAS, the City of Marion seeks additional funding to complete the phase two environmental assessment of areas inaccessible at the time of cleanup, complete remediation of underground storage tanks (USTs), and remove subsurface demolition materials remaining on site;

WHEREAS, the U.S. Environmental Protection Agency (EPA) plans to award approximately eight million in grant funding to eligible applicants to carry out environmental assessment, remediation, and reuse planning of Brownfield sites.

WHEREAS, the City Council is in support of applying for the EPA Multipurpose Grant under and certifies it will meet all federal regulatory and statutory requirements if awarded; and

WHEREAS, the City of Marion in partnership with McDowell County Government will commit $40,000 in local match funds if awarded funding from the EPA.

NOW, THEREFORE BE IT RESOLVED, by the Marion City Council does hereby

Section 1. Authorize City staff to submit a Multipurpose Grant Application to the EPA in the amount of $800,000 for the purpose of assessment, remediation, and reuse planning of the former Drexel site for the future benefit of community members who live within the target area.

Section 2. The City of Marion in partnership with McDowell County is committed to providing the required $40,000 local match toward the project.

Adopted this the 6th day of October, 2020 by the City Council of the City of Marion, North Carolina.

Stephen R. Little, Mayor

ATTEST:

Landdis A. Hollifield
City Clerk/Public Information Officer

Resolution Number: R-20-10-06-1

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Marion

* b. Employer/Taxpayer Identification Number (EIN/TIN): 56-6001607

* c. Organizational DUNS: 0305170800000

d. Address:

* Street1: 194 North Main Street
Street2:
* City: Marion
County/Parish: McDowell
* State: NC: North Carolina
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 28752-3726

e. Organizational Unit:

Department Name: City of Marion

Division Name:

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

Prefix: Mrs.
* First Name: Heather
Middle Name:
* Last Name: Cotton
Suffix:

Title: Planning and Development Director

Organizational Affiliation: Departmental Director

* Telephone Number: 828-652-3551
Fax Number: 828-652-1983

* Email: hcotton@marionnc.org

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-05

* Title:

FY21 GUIDELINES FOR BROWNFIELD MULTIPURPOSE (MP) GRANTS

13. Competition Identification Number:

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

City of Marion EPA Multipurpose Grant Proposal

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant NC-011 * b. Program/Project NC-011

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021 * b. End Date: 10/01/2026

18. Estimated Funding ($):

* a. Federal	800,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	40,000.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	840,000.00

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

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

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

Prefix: Mrs. * First Name: Heather

Middle Name:

* Last Name: Cotton

Suffix:

* Title: Planning and Development Director

* Telephone Number: 828-652-3551 Fax Number: 828-652-1983

* Email: hcotton@marionnc.org

* Signature of Authorized Representative: Heather Cotton * Date Signed: 10/28/2020