R04-17-A-02

# CITY OF ATLANTA

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ATLANTA, GEORGIA 30303-0300
TEL (404) 330-6100

KASIM REED
MAYOR

December 9, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator, U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960

Dear Ms. Alfano:

On behalf of the citizens of the City of Atlanta, I have the privilege of submitting the U.S. Environmental Protection Agency Fiscal Year 2017 Brownfields Community-Wide Assessment Grant application for brownfields with both hazardous substances and petroleum contamination ($200,000 for Hazardous Substances and $100,000 for Petroleum). The City of Atlanta will act as the primary entity responsible for implementing the grant. The grant will support the efforts of the City in assessing parcels with the potential presence of hazardous substances and petroleum in target at-risk communities.

The target communities to be served by this grant are located along the Northwest -Southeast Atlanta Transect, including Groundwork Atlanta, the Proctor Creek Watershed, the Atlanta Area Wide and the Memorial Drive/DeKalb Avenue rail corridor. The Target Communities are struggling with a high unemployment, lack of private investment, limited retail and service options, high vacancy rates, and concentration of boarded-up abandoned structures with code violations. The Target Communities that stand to benefit from these funds include some of our most economically and environmentally distressed neighborhoods. With a rate of poverty well above that of the country and median incomes much lower than the nation's, these communities disproportionately suffer from the impacts long-term industrial decline, disinvestment and the consequent environmental impacts of brownfields. While Atlanta is prospering in many areas, those resources cannot possibly counter balance the existing need in these communities, which is why the EPA Brownfields Assessment funds are critical.

The following proposal includes our narrative and each of the required attachments. Additionally, please find the Regional Priorities Form and Other Factor Checklist that identifies our proposal's acknowledgment of mitigating factors supporting our request.

The City of Atlanta appreciates the opportunity to apply and hopes that the EPA will join with it in partnership to support environmental justice efforts and the restoration of economic vitality in its communities through an award. Should you have any questions or require additional information, please do not hesitate to contact my office or the Project Director at the contact information provided below.

| Required Information | |
|---|---|
| **a. Applicant Identification** | City of Atlanta, 55 Trinity Avenue, Atlanta, GA 30303 |
| **b. Funding Request: $300,000** | i. Grant Type – Assessment<br>ii. Assessment Grant Type- Community-Wide Assessment<br>iii. Federal Funds Requested - $300,000<br>iv. Contamination: $200,000 Hazardous substances and $100,000 Petroleum |
| **c. Location:** | City of Atlanta |
| **d. Property Information:** | Not Applicable – Community Wide |
| **e. Contacts:** | **i. Project Director:**<br>Jessica Lavandier<br>Assistant Director, Office of Zoning and Development<br>Department of Planning and Community Development<br>City of Atlanta<br>55 Trinity Avenue SW, Suite 3350<br>Atlanta, GA 30303-00331<br>Phone: 404-865-8522<br>jlavandier@atlantaga.gov |
| | **ii. Chief Executive/Highest Ranking Elected Official:**<br>Mayor Kasim Reed<br>55 Trinity Avenue, Suite 2500<br>Atlanta, Georgia 30303<br>Phone: 404-330-6100<br>mkreed@AtlantaGa.Gov |
| **f. Population** | ii. 463,878 US Census 2015 Population Estimate |
| | iii. The City of Atlanta has experienced persistent poverty over the past 30+ years. The poverty rate was in 1990- 27.3%, in 2000 – 24.4%, in 2010- 22.6% and in 2014- 25.2% |
| **g. Regional Priorities** | See attached checklist |

Sincerely,

Kasim Reed

## 1. COMMUNITY NEED

### a. Target Area and Brownfields

i. Community and Target Area Descriptions:

Founded in 1836 at the junction of three rail lines in the Georgia piedmont, Atlanta became known for its central role in transportation. Sawmills, textile mills, brickyards, foundries, machine shops and manufacturing facilities sprang along the rail lines fueling growth of the Target Areas and the entire City. Mills and factories were built along the rail lines, and mill villages were built adjacent to these sites. Workers of the day were living amid pollution, and today's residents are living amid debris. After the destruction of the rail network during the Civil War, rail lines were reestablished and extended further. The cornerstones of the economy through World War II were auto plants and manufacturers of agricultural, textile implements and communications equipment. Starting in the 1950s, the construction of the interstate system and the use of trucks for freight transport negated the need for industry to be located solely along rail lines. Industrial buildings became outdated as a result of changes in manufacturing processes. Companies abandoned buildings and jobs left. In once stable areas, the decline and disinvestment continued through the 1970s to 1990s. Shuttered businesses and decaying industrial buildings affected adjacent neighborhoods. Without livable wages provided by blue collar jobs, the social and economic fabric that sustained families and neighborhoods frayed. Families were left without incomes; homes soon fell into disrepair; stores and neighborhood services closed. Starting in the 1960s, many neighborhoods became predominantly African American. The decline of commercial revenues resulted in decreased maintenance, value, security and occupancy of business properties, which led to the loss of commercial and property tax revenues. Today, the City of Atlanta is the economic engine of the region due to its transportation infrastructure centered on the world's busiest airport, three interstates and two main line rail lines and multi-modal yards linked to the Port of Savannah. Despite opportunities elsewhere in Atlanta, these Target Areas suffer disproportionately from challenges related to brownfields: economic disinvestment, unemployment, poverty and blight.

With this grant, the City of Atlanta will focus on historic industrial corridors identified through multiple planning initiatives, preliminary Environmental Site Assessments (ESAs) and ongoing work with local agencies and residents. The four Target Areas are Groundwork Atlanta, Atlanta Area-Wide Plan area, Proctor Creek and Memorial Drive/DeKalb Avenue rail corridor - all on the extensive rail system that built Atlanta. Groundwork Atlanta covers NPUs C&G. A plan developed in partnership with Groundwork USA, EPA and the National Parks Service has a vision for a more sustainable, equitable Northwest Atlanta. Proximity to the largest railroad hub in the SE US and the Chattahoochee River led to major industrial uses in this area, many of which are now brownfields. The Atlanta Area-Wide Plan (AWP) is a former rail-adjacent industrial area in SW Atlanta. The AWP Plan created a planning framework to advance economic development and job creation through the assessment, cleanup, and reuse of brownfields. Preliminary ESAs were completed for 14 catalyst sites. The Proctor Creek watershed in NW Atlanta is plagued with environmental and health issues such as illegal tire dumping, brownfields, impaired water quality, blighted sites, combined sewer/sanitary sewer overflows and pervasive flooding. Atlanta's Westside Promise Zone, designated in 2016 due to declining population, blight, poverty, unemployment, crime, distressed housing stock, limited commercial use, and lack of access to food and services, is in this area. The Memorial Drive and DeKalb Ave rail corridor parallels an active fright line with multiple active and abandoned industrial uses. It has been a priority economic development corridor for over 10 years.

ii. Demographic Information and Indicators of Need: The concentration of brownfields in proximity to sensitive populations, particularly low-income and minorities, coupled with resident and stakeholder input, building on past efforts and achievable and sustainable redevelopment plans cemented the selection of these Target Areas as the focus of this assessment grant. The Target Areas have much higher unemployment, vacancy and poverty rates and lower household incomes than the City of Atlanta, the state of Georgia and the US. Population in many of these tracts has been declining, but sensitive populations, such as children, elderly, and female-headed households have limited ability to move and are exposed to the adverse effects of brownfields.

| | Groundwork Atlanta | Atlanta Area-Wide Plan | Proctor Creek | Memorial Dr /DeKalb Ave | Atlanta | Georgia | US |
|---|---|---|---|---|---|---|---|
| **Population** | 23,326 | 29,863 | 43,390 | 11,383 | 440,641 | 9,907,756 | 314,107,084 |
| **Unemployment** | 11.50% | 22.20% | 23.25% | 9.29% | 12.90% | 10.80% | 9.20% |
| **Poverty Rate** | 28.35% | 39.90% | 41.37% | 22.24% | 25.20% | 18.50% | 15.60% |
| **%Minority** | 62.00% | 93.75% | 90.76% | 46.68% | 63.59% | 45.01% | 37.23% |
| **MHH Income** | $49,041 | $23,850 | $26,594 | $17,906 | $46,439 | $49,342 | $53,482 |
| **Vacancy rate** | 18.67% | 27.03% | 36.66% | 13.46% | 19.87% | 13.95% | 12.45% |
| **% Children** | 20.74% | 22.03% | 17.51% | 15.53% | 18.80% | 25.20% | 23.50% |
| **% Elderly** | 9.09% | 11.23% | 11.20% | 6.45% | 10.10% | 11.50% | 13.70% |
| **% Fem 15-49** | 31.81% | 24.92% | 29.53% | 31.92% | 28.40% | 24.71% | 30.38% |

Source: Source: American Community Survey 2014 5 year estimates

iii. Brownfields and Their Impacts: Multiple brownfields were identified the Brownfield Stakeholder Advisory Committee (BSAC), impacted communities, community plans and preliminary Environmental Assessment conducted in the AWP. The following priority sites were identified based on community priorities, proximity to sensitive populations, the nature and extent of the brownfields, redevelopment potential and the real negative environmental impacts associated with the brownfields. Residents near these sites are concerned over the health and welfare effects of living next to contaminated and abandoned sites.

Groundwork Atlanta: The Chattahoochee Brick property, a 75-acre site, 55 of which are in the flood plain, adjoins the Chattahoochee River, the region's main drinking water source, Proctor Creek, a rail line and the Whittier Mill neighborhood. After of 100 years of brick manufacturing, the soil and water may be contaminated by heavy metals such as lead and other constituents. Lead can cause adverse health impacts such as impaired kidney function, high blood pressure, nervous system and neurobehavioral effects, especially among children.

Atlanta Area-Wide Planning Program (AWP): One priority site is a 2-acre site that contains the remains of a former sealants manufacturer contaminated with VOCs and petroleum products form fueling activities. A second site is an 8.52-acre parcel used for battery manufacturing dating to 1948. The preliminary ESA identified both on-site and offsite recognized environmental and lead soil contamination. Residents of homes located adjacent to the south and west of the site are concerned about contamination, impact on their property and negative effects of living next to a vacant building. See above for adverse health impacts from lead.

Proctor Creek: Priority sites are in the Promise Zone and include a dilapidated former gas station adjacent to homes; a 1.4-acre site in use as a junk car lot/auto repair facility dating from the 1940s and across the street from single family homes; and a 1.3-acre abandoned chemical manufacturing facility with numerous elevated storage tanks.

Memorial Drive and DeKalb Ave Rail Corridor: Priority sites are two boarded up gas stations on Memorial Drive and the 26-acre Pratt-Pullman yard. The Pullman site, in operation from 1904 to 1970s, was a repair and maintenance facility to manufacture locomotives, train parts and cars. Petroleum, oil, and cleaning solvent, which can affect the central nervous system, may have contaminated the soil. Vacant since the 1990s, redevelopment of this site has been a priority for the Kirkwood neighborhood. Toomer Elementary School borders the south property line.

**b. Welfare, Environmental, and Public Health Impacts**

**Welfare Impacts:** The Target Areas have multiple challenges, such as crime, food insecurity, and poverty, which impair the well-being and prosperity of the people that live and work there. The *2016 Distressed Communities Index: An Analysis of Community Well-Being across the US*[1] scores Atlanta as the 2nd most unequal of the 100 largest US cities with an Inequality Score of 23.3, a Distress Score of 62.3, and 39.9% of the City's population living in distressed zip codes. AWP and Proctor Creek have Distress Scores in the 90-100 range indicating very high economic distress. Groundwork scored 69.9 and Memorial Drive 46.2. The Atlanta Regional Commission developed an Equitable Target Area (ETA) Index to identify environmental justice communities within the 18-county area. Minority and poverty status percentage ranges by census tract are indicated by three categories medium, high and very high. The Target Areas align closely with the ETAs, with the AWP, Proctor Creek and part of Groundwork having large overlap with very high ETAs. The Memorial Drive Corridor contains medium and high ETA tracts[2]. Residents in the Target Areas have difficulty accessing basic daily needs, particularly grocery stores. Census tracts in Proctor Creek, Groundwork and Memorial Drive were identified by the USDA as having low income and low access to food.[3] According to Atlanta Police, crime rates in all four Target Areas were above the City-wide rate of 3,286 per 100,000 for 2015, and in the AWP and Proctor Creek Target Area, violent crime was well above the City average. The amount of blighted and abandoned properties, plus crime and insecurity in the area, has contributed to disinvestment and movement out of the area. The Pullman Rail Yard is contiguous with Toomer Elementary School and its playground where pre-k- 5th grade children run, play and walk. At Toomer Elementary, 73% of children receive free or reduced lunch (an indicator of poverty). The deteriorated, open and vacant Pullman site creates potential for drug and gang activity and increased crime. Police have increased patrols around the site to deter trespassing and vandalism.

ii. Cumulative Environmental Issues: The Target Areas have the highest concentration of active and abandoned industrial uses in the City of Atlanta. Numerous environmental issues have been identified in several studies. *The Patterns of Pollution - A Report on Demographics and Pollution in Metro Atlanta,* conducted by Green Law in 2012, analyzed eight types of air, water, and land pollution points in metro Atlanta and mapped sites of concern: permitted air pollution facilities, National Pollution Discharge Elimination System (NPDES) permitted facilities, Hazardous Site Inventory (HSI), Toxic Release Inventory (TRI) sites, Comprehensive Environmental Response Compensation and Liability Act (CERCLA) sites, Resource

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[1]. The Economic Innovation Group's *2016 Distressed Communities Index: An Analysis of Community Well-Being Across the US*[1] uses data from the American Community Survey 2014 5-Year Estimates, the U.S. Census Bureau's County and Zip Code Business Patterns programs to determine Distress Scores, calculated based on 7 equally weighted variables (no high school degree, housing vacancy rate, not in work, poverty rate, ratio of a geography's median income to its state's median income, % change in the number of jobs from 2010 to 2013, % change in the number of business establishments from 2010 to 2013).

[2] http://documents.atlantaregional.com/The-Atlanta-Region-s-Plan/rtp/eta.pdf

[3] https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas

Conservation and Recovery Act (RCRA) hazardous waste storage sites, Active solid waste landfills and Permit violations and enforcement actions taken by EPA or the GA Environmental Protection Division (EPD) for the violation of environmental laws.[4] A concentration of squares in the top quintile (most polluted) overlaps with the Target Areas. The Target Areas, which represent less than 0.1% of the land area, contain 20% of the environmental justice hot spots (10 hot spots out of 52) in the 14-county area. Grove Park, in the Proctor Creek area, ranked #4 due to high number (37) of pollution points and demographic characteristics that reveal high minority rates, language isolation and depressed economic conditions. Proctor Creek communities are especially vulnerable to flash flooding due to the large area of impervious surface and are subject to continual sewage spills. From 2008-2012, an average of 26 major spills occurred each year (atlantawatershed.org). Proctor Creek is on the Georgia EPD's 303(d) list for failing to meet State water quality standards.

High traffic volumes reduce air quality in the Target Areas. Engine exhaust leads to high volumes of atmospheric particulate matter (PM2.5) concentration: the annual average concentration for Fulton County is 13.8 ($\mu g/m^3$) and for DeKalb County the rate is 13.6 ($\mu g/m^3$) (both counties cover the Target Areas) compared to the US median of 10.7 (cdc.gov). The percentage of the population living near a highway in Fulton is 5.9% compared to 1.5% across the US (cdc.gov). With a large number of rail lines, interstates (I-20, I-75 and/or I-85) and multiple highways running through each of the Target Areas, the % of population and particulate matter are much higher in the Target Areas. With multiple compounding types of pollution, in many areas sensitive populations cannot escape the effects of environmental contamination.

iii. Cumulative Public Health Impacts: According to the World Health Organization (WHO), social determinants of health are the circumstances in which people are born, grow up, live, work and age, and the systems put in place to deal with illness. The social determinants of health are mostly responsible for health inequities. Two recent studies confirm that the residents in the City of Atlanta with the most public health impacts live in the Target Areas. The CDC led 500 Cities Project—Local Data for Better Health, (https://www.cdc.gov/500cities/) provides high quality small area estimates for the population over 18 years of age (this includes women of childbearing age and people over 65) for chronic disease risk factors, health outcomes, and clinical preventive service use for the largest 500 cities in the US. The research for the City of Atlanta shows unhealthy behaviors, poor health outcomes and low rates of preventive services in the Target Areas, particularly compared to rest of the city. Specifically, unhealthy behaviors that plague the Target Areas are: a high percentage of the population has no leisure-time physical activity (25% to 42% of the population), high obesity rates (37 to 58%) and sleeping less than 7 hours (42% to 59%). Examples of poor health outcomes prevalent in the Target Areas include current asthma prevalence among adults (10 to 14% of the population), high blood pressure (38 to 72%), diagnosed diabetes (12 to 23%), and stroke (4 to 8%). Target Areas also have low participation in preventive services such as lack of health insurance aged 18-64 years (25 to 50%), low participation in clinical preventive services (13 to 27%) and visits to dentist (18 to 55%).

[4] The pollution scores were mapped and divided into equal categories representing 20% segments. The demographic characteristics, specifically sensitive population qualifiers, were also examined. Demographic indicators (minority population, housing – value, occupancy, income/poverty median family income, percent living below poverty line, educational attainment, etc.) were measured within the same grid system described above. Each block was assigned a score ranging from 1 to 5 with 5 representing the most at-risk population. All pollution point values were summed, resulting in a total "pollution score" ranging 0-55. The blocks that ranked in the top quintile for both pollution source and demographic scores were identified as environmental justice hot spots.

The Community Health Needs Assessment (CHNA) conducted in 2016 by Grady Hospital- a non-profit safety net hospital serving Fulton and DeKalb Counties shows those areas in its service that have a higher level of risk and disease burden and are in greatest need for intervention (https://gradyhealth.org/static/community-benefit-summary/). The analysis identifies the Target Areas as having some of the greatest needs. According to the Community Need Index (CNI)[5], zip codes in the Target Areas have a high score, showing they have a high barrier to health care. Zip codes in Proctor Creek (30314) and in the AWP (30310) scored 5 (5 indicates the highest barrier to accessing healthcare), a zip code in Groundwork (303018) scored 4.8, a zip code in Memorial Drive (30312) is 4.6 and a zip code in Proctor Creek is 4.4. This Assessment also shows that Groundwork and Proctor Creek are in a health professional shortage area and have the highest percentage of asthma discharge by census tract from 2010-2014. An AWP census tract has among the highest percentage of death from heart disease from 2010-2014. Neighborhood Nexus, a regional information system, mapped Georgia Department of Public Health Maternal Data by neighborhoods. Compared to all neighborhoods in the City, women and newborns in the Proctor Creek neighborhoods have low birth weights, high rate of pre-term birth rate and high teen birthrate, all factors that lead to poor outcomes for children. (http://www.neighborhoodnexus.org/project_coa). The children at the local elementary school have low test scores. 70% of third graders scored below grade level for ELA.

Proctor Creek's Boone Blvd Green Street Project Health Impact Assessment (HIA) states that the "neighborhoods have experienced multiple environmental and public health issues, particularly stemming from flooding conditions, such as West Nile Virus, mold, and allergen-induced asthma (from mold and mildew), as well as an overburden of blighted and abandoned properties, ageing infrastructure, illegal dumping, persistent flash flooding, impaired water quality from CSO releases, stormwater, and run-off over contaminated brownfields sites." Without redevelopment that addresses these issues, these areas will continue to languish. The implications of these health studies in the Target Areas, and in particular the sensitive populations living there, are of great concern, which makes this assessment project critical.

**b. Financial Need**

i. Economic Conditions- Atlanta was hit hard by the Great Recession, particularly industrial sector jobs which are concentrated in the Target Areas. According to the US Census Quarterly Workforce Indicators (QWI), the number of industrial jobs has declined by 33% or almost 30,000 jobs from 2000-2015. Construction fell by 26%, manufacturing by 44%, wholesale by 27% and transportation by 31%. From 2007-2009, the City was forced eliminate 347 vacant positions and laid-off 400+ employees to cover a budget shortfall of $140M. The resultant losses in property taxes drastically cut the City's revenues. The City is reducing its workforce again, with lay-offs in DPCD in December 2016. While other areas of the US have begun to recover, inner-city Atlanta lags behind. City priorities are public safety and a $900 million backlog of deferred maintenance of City infrastructure and assets. In the City's budget, 52% is allocated to public safety, compared to 4% for Parks. Revenues from property tax account for 32% of the budget. These limited resources and property tax base on which to draw leave the City unable to address brownfields, beyond the providing the 20% match for the Brownfield Revolving Loan Fund (BRLF). These financial constraints require the City to seek additional support for ESAs in

[5] The Community Need Index (CNI) ranks each Zip code in the U.S. against all Zip codes on five socioeconomic factors that are barriers to accessing healthcare: income, culture, education, insurance, and housing. Each factor was rated on a scale of 1 to 5 .

the Target Areas. The Target Areas have a weak market so a no-cost ESA can make the difference between investing in a site or not.

ii. Economic Effects of Brownfields: The Target Areas have significant numbers and types of brownfield properties. These properties and the blight created on adjacent properties add to the costs of municipal services including costs to enforce codes, protect residents from hazards, and address crime attracted to these abandoned sites. The cost to provide services is more than the taxes collected in these sites. The private sector has proven hesitant to take on the risks of brownfield redevelopment without adequate incentives. The impediment brownfields present to reinvestment necessitates additional resources. The hardest hit areas of recent and long-term economic downturn coincide with the Atlanta's chronically distressed neighborhoods and those impacted by long-term industrial decline. A 2011-2012 residential conditions survey performed by the City, revealed a band from the northwest to the southeast of high concentrations of vacant and blighted properties, the worst of which were located in the Target Areas, and as the Demographic Table (pg. 2) confirms, poverty, unemployment and vacancy rates in the Target Areas remain double or triple that of the US. The Distressed Communities Index (pg. 4) shows the Target Areas are in economic distress. Residents of Target Areas are disproportionately employed in low and middle wage jobs paying under $40,000 annually. A section of Proctor Creek targeted for improvements qualified for a HUD Choice grant and Promise Zone designation. This program requires focus on one severely-distressed HUD-Assisted Housing project, which assumes a majority of poverty-level residents, and the area the project is located in must also be distressed. The Groundwork Atlanta Feasibility report notes that there is significant tax delinquency, absentee ownership of tax liens, and lack of code enforcement on abandoned properties and unsecured vacant homes, and associated challenges of vandalism, theft, squatting and illegal dumping due in part to the brownfields. The AWP report found a limited number of businesses and jobs in the area and most were low paying service jobs.

## 2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

### a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: The goals of the City's Brownfield Program are to improve the quality of life, revitalize neighborhoods and increase the City's tax base by encouraging sustainable redevelopment of brownfield sites; protecting human health and the environment; supporting the retention and attraction of jobs; maximizing the effectiveness of the Brownfield Program through collaborative efforts; and educating and engaging with the community to plan reuse and redevelopment that meets the needs of the Target Areas. With this grant, Atlanta will conduct about 10 Phase I ESA, 4 Phase II ESA, 1 Generic Quality Assurance Project Plan (QAPP), 4 Site-specific QAPPs, and 4 Analysis of Brownfield Cleanup Alternatives (ABCAs), develop a Community Involvement Plan (CIP). Assessment is necessary to determine the need for cleanup or to remove the stigma associated with these properties in order for potential buyers or developers to feel confident investing in these communities once again. Redevelopment of brownfields is an essential first step in any plan implementation. The brownfield goals and this project directly align with the Target Area plans. Groundwork Atlanta Feasibility Study lays out a framework for improved health; increased access to jobs, job training, fresh food, and prosperity; enhanced access to quality open space; educational opportunities; sustained civic engagement, community pride and stewardship. The plan calls for developing community-based partnerships to promote environmental, economic and social well-being. Redevelopment of the brick site along the Chattahoochee River will provide river access and greenspace. The AWP, funded by EPA in 2011, recommends strategies

to support the existing and potential commercial, industrial, residential, and greenspace opportunities. The plan's redevelopment strategies address conditions of blight and include prioritized brownfield sites. One of the sites has the potential to provide expansion for an adjacent building materials recycling business. The other site will be redeveloped for business use. The Westside Promise Zone Plan goals are to improve community infrastructure by addressing longstanding issues in the Proctor Creek watershed such as brownfields and to increase economic activity by strengthening commercial corridors, helping to stabilize existing businesses and attracting new ones. The Office of Housing works with numerous partners to implement the Promise Zone and Choice Neighborhoods plans in Proctor Creek. The Westside Future Fund, Invest Atlanta, Promise Zone partners, Park Pride, Proctor Creek Stewardship Council and neighborhood residents identified reuse and redevelopment priorities that include developing new amenities without displacing longtime residents and improving public transportation, walkability, greenspace, public safety, and access to healthy food. The priority properties are targeted for redevelopment with a mix of residential and commercial uses. In 2013, the Urban Waters Federal Partnership designated Proctor Creek as a priority Urban Waters location. The Partnership works to improve coordination and focus among federal agencies on problems in the watershed. Principles to promote clean urban waters, reconnect people to their waterways, use urban water systems to promote economic revitalization and prosperity, encourage community improvements through active partnerships are consistent with the proposed grant work. The Imagine Memorial Plans seeks to redevelop vacant, auto oriented uses with more dense walkable developments. The Kirkwood Neighborhood Policies, part of the Comprehensive Plan, has recommended uses, policies and guidelines for site redevelopment of the Pullman Yard. The site borders a MARTA transit rail and is near a station. The Pullman Preserve plan includes a 5-acre urban farm, neighborhood center, barns and food processing area, a 10-acre woodland, and 4 acre senior village.

Invest Atlanta, the City's Development Authority, is charged with implementing redevelopment plans through the use of 10 Tax Allocation Districts, which overlap all of the Target Areas. The Target Areas are served by existing infrastructure (water, sewer and transportation). Recent infrastructure bonds, approval of Special Purpose Local Option Sales taxes for education, water and sewer infrastructure, surface transportation and transit will ensure investment in the maintenance, replacement and increased services in the Target Areas. These adopted plans and planned infrastructure improvements in the Target Areas are in line with the HUD-DOT-EPA Livability Principles of supporting existing communities, valuing communities and neighborhoods, and providing more transportation choices.

ii.Timing and Implementation The Office of Zoning and Development (OoZD) will work diligently on the successful implementation and management of the Brownfields Assessment Grant over the grant period to insure work plan objectives are met and funds are spent in a timely manner. Upon notification of grant award, the project manager from OoZD will a draft work plan, prepare legislation for City Council to accept the grant (months 1-3). OoZD staff will work with the Dept. of Procurement (DoP) to issue a Request for Proposals to procure an environmental consultant and public engagement sub-consultant in a process that meets federal and city guidelines (months 2-10). Once the consultant team is under contract, the property nomination form, site access agreement and evaluation criteria for brownfield sites will be finalized. The consultants will prepare a Generic QAPP and a CIP (months 10-12). The Public engagement process will start by distributing and presenting information about the assessment program to City Council members, the BSAC, community organizations, Neighborhood

Planning Units (NPU)[6], and partner organizations (months 11-15). Site nominations for Phase I ESA will be accepted on a rolling basis and there will be quarterly deadlines for nominations (ongoing). The project manager will work with the consultant and property owners to gain access to sites (month 11 onwards). On selected sites, Phase I ESAs will be completed (ongoing). As needed, site specific QAPPs and Phase II assessments will be completed. OoZD staff will work with recipients of the Phase I and II ESAs to promote the Assessment program to their networks. ABCA and cleanup planning will be done for selected sites (ongoing). ESA work and community involvement activities will continue. Three months prior to the end of the grant period, all ESAs and ABCAs will be completed. Quarterly reports will be completed throughout the grant and property information will be updated on ACRES. A Final Report and financial reconciliation will wrap up the grant within the 3-year period.

(a) Contractor procurement: Atlanta's DoP will be responsible for the ensuring the procurement process meets all local, state and federal procurement requirements. Contracts will be fully consistent with new federal procurement requirements, 2 C.F.R. 200 and USEPA's rule at 2 C.F.R. 1500. DoP will issue a RFP to procure Brownfields consulting and environmental engineering services from a vendor capable of and experienced in the tasks outlined in this application. After the selection of a consulting firm, DoP will finalize the contract with them.

(b) Site inventory, identification process, and prioritization and selection process: Potential sites, identified through various plans, the Atlanta BeltLine brownfields inventory, Groundwork Atlanta Feasibility Report, AWP Plan, Proctor Creek studies and in several community-based organization and city planning documents, have been prioritized through activities from the City's 2013 assessment grant, studies and reports as well as input from the BSAC and community members. Nonetheless, nominations will continue to be solicited for additional sites in the Target Areas. To be a candidate for assessment, a nomination form for a property can be submitted by a property owner, prospective purchaser or community member. Nominations forms are available on the City's website www.atlantaga.gov/brownfields. To keep interest on the nomination submittal process, quarterly rolling submittal dates will be promoted. A review committee composed of OoZD, city staff and the consultant team will review and evaluate nominations. Nominations will be prioritized based on the criteria listed on the *Environmental Site Assessment Nomination Evaluation,* which are site access, site meets definition of a Brownfield, whether the site is located in the Target Area, previous use, redevelopment time frame, proposed use, consistency with the Comprehensive Development Plan, reuse of existing buildings, ability to leverage, and promotion of the Brownfields Program. Nominations will be scored from 1 to 100. The score for each nomination will determine if the site is a candidate for ESA according to the following scale: Strong possibility (76-100 points), Possible (50-75 points) and Not a suitable candidate site (0-49 points). The Nomination Evaluation was developed with input from the BSAC.

(c) Obtaining and securing site access: The project manager, consultant team and entity submitting the nomination will work with the property owner to obtain a signed site access agreement. Efforts will include educating property owners on the benefits of "free" assessment work under this Brownfields Program.

**b. Task Descriptions and Budget Table**

*i. Task Descriptions: Assessment* – The consultant will conduct ESA activities at selected sites: Ten (10) ASTM-AAI compliant Phase I's @ $3,500 each for a total of $35,000; 1 Generic QAPP

[6] Neighborhoods in the City of Atlanta are grouped into 25 Neighborhood Planning Units. They meet monthly to make recommendations to the Mayor and City Council on zoning, land use, and other planning issues.

@ $7,000, four (4) SS-QAPPs @ $3,500 each for a total of $14,000; 4 Phase II's @ approximately $44,000 per site depending on complexity and chemicals of concern for a total of $176,000. Assessment total (approx.): $232,000 (@66% hazardous substances/33% petroleum).
*Remediation/Reuse Planning* – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in remediation/reuse planning. The number of ABCAs or reuse plans depends on complexity and proposed reuse of each site with $30,000 earmarked for this project task (@66% hazardous substances/33% petroleum). The total budget for this task will be split between 3 ABCAs for Hazardous Substances sites and 1 ABCA for a Petroleum site for an average cost of $7,500 each.
*Outreach*– Develop/maintain strategic partnerships and create a CIP; disseminate information/comments to/from community & stakeholders, meeting with applicants and property owners, host community meetings, hold 2 BSAC meetings a year. $6,000 in travel funds is budgeted for attendance at national/regional and state brownfields training conferences. The budget includes $2,000 for supplies and $15,000 for developing the CIP and hosting community-wide and BSAC meetings, and meetings with applicants, property owners, neighborhood, non-profits and community organizations – $23,000 (@66% hazardous/33% petroleum).
*Programmatic Support* – The project manager will direct grant implementation and administration, and the City will secure contractual support to ensure compliance with EPA cooperative agreement terms and conditions. The environmental contractor and the project manager will prepare EPA quarterly reports, MBE/WBE forms, EPA ACRES database and other programmatic support while providing oversight and review of the programmatic grant elements. $15,000 is budgeted for contractual program support. The City will consider time and efforts of its employees in the project as in-kind leveraged resources with a value of $50,000.
Budget Table

| **Hazardous Substances** | | | | | |
|---|---|---|---|---|---|
| **Categories** | **Project Tasks** | | | | |
| | Phase I/II Assessments | Remediation/ Reuse Plan | Outreach | Programmatic Support | Total |
| Travel | 0 | 0 | $4,000 | 0 | $4,000 |
| Supplies | 0 | 0 | $1,300 | 0 | $1,300 |
| Contractual | $152,700 | $20,000 | $11,000 | $11,000 | $194,700 |
| **Total** | **$152,700** | **$20,000** | **$16,300** | **$11,000** | **$200,000** |
| **Petroleum Substances** | | | | | |
| **Categories** | **Project Tasks** | | | | |
| | Phase I/II Assessments | Remediation/ Reuse Plan | Outreach | Programmatic Support | Total |
| Travel | 0 | 0 | $2,000 | 0 | $2,000 |
| Supplies | 0 | 0 | $700 | 0 | $700 |
| Contractual | $79,300 | $10,000 | $4,000 | $4,000 | $97,300 |
| **Total** | **$79,300** | **$10,000** | **$6,700** | **$4,000** | **$100,000** |
| **Grand Total** | **$232,000** | **$30,000** | **$23,000** | **$15,000** | **$300,000** |

**c. Ability to Leverage**
The City of Atlanta and its partners lead the Southeastern US in terms of leveraging investments

in Brownfields. The City of Atlanta's 2009 EPA BRLF allows the City to provide low-interest loans to property owners interested in remediating brownfields. A rail corridor assessed with a 2010 grant was awarded a BRLF loan and leveraged an $18M TIGER grant for construction of a 2.5-mile trail in the AWP. Atlanta Beltline Inc.'s leveraged dollars from the EPA's loans and grants for environmental testing and clean up, of over $1,000,000 have helped create over an estimated $2.0B in economic impact between 2012-2016 and will support at least another $540M in the Target Areas. State concern over Proctor Creek water quality standards has led to the establishment of federal consent decrees that require the development and implementation of Water Quality Improvement Plans. Efforts are underway to remediate environmental challenges including USEPA funding investigations and planning; Federal Highway Administration funds granted to study the infrastructure and ecological framework of the watershed; and the USACE watershed-wide study of the stormwater and flooding issues. The City intends to leverage these efforts with targeted brownfield cleanup and redevelopment to reduce impervious surfaces, create greenspace and provide greater connectivity of waterways and trails. A portion of the Proctor Creek Watershed is designated as a Choice Neighborhood. In September 2015, HUD awarded the City of Atlanta and its partners a $30M implementation grant. Invest Atlanta allocated $15M in Tax Allocation District funds towards plan implementation (see Westside TAD Development Commitment attached). The voter-approved Transportation Special Local Option Sales Tax allocated $11M for the Proctor Creek greenway.

The City of Atlanta partners with non-profits and city agencies to leverage brownfield funding. Invest Atlanta has tax credits, bonds and low interest loans to encourage redevelopment. TAD funds provide gap financing for private development. The chart shows ongoing and planned leveraged redevelopment efforts within Target Areas. The impact of leveraging dollars for assessment and remediation of commercial sites has the potential to generate a return investment of over $400-$500 every $1 in assessment funds expended. Several programs and projects such as the Atlanta BeltLine continue to contribute to the City's leveraging capacity and spillover effects from redevelopment lead to compounding social, economic and health benefits.

| Target Areas 2017 | Key Projects or Stimulus Initiatives | Leveraged Capital Investment (Public & Private) | Project Impact Projections |
|---|---|---|---|
| Groundwork | UPS Distribution Center | $150,000,000 | 400 Jobs Created, 30-acre site remediation. |
| Area Wide Plan | 5 Small batch manufacturers relocation into area | $35,000,000 | 40 new jobs, near Atlanta BeltLine, greenspace |
| Proctor Creek | MLK, Blvd. Street Scape, façade improvement grants. | $45,000,000 | Transp. improvements green infrastructure |
| Memorial Drive @ Decatur St. | Small batch manufacturers, 750 multi-family housing units and new retail | $300,000,000 | Affordable housing, 50 new jobs, transportation improvements |
| TOTAL ESTIMATED INVESTMENT | | **$530,000,000** | |

## 3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

### a. Engaging the Community

i. Community Involvement Plan (CIP): The CIP builds on existing activities and efforts. At least six presentations about the Brownfield program will be made at stakeholder and partner meetings in the Target Areas. Communities will have the opportunity to recommend/nominate sites for assessment and will have input on cleanup/redevelopment planning. Staff will work closely with the BSAC, a 50-member board with government, brownfield professionals,

community and non-profit representatives. The BSAC includes community members from each Target Area as their input is essential in informing redevelopment plans that best fits their needs. Advisors from non-profit, government and business are necessary to insure that projects are sound, achievable and create the desired outcomes. The networks of BSAC members help us reach deeper in the community. For example, the Atlanta BeltLine referred three and Central Atlanta Progress referred one prospective property owners to the program. The BSAC meetings will be held twice a year to provide information about the program, solicit feedback and assist with disseminating program information. Staff will work with organizations such as Groundwork Atlanta and the Emerald Corridor to educate the public about brownfields and resources available for brownfield assessment and remediation. Information about the program will continue to be available on OoZD website- www.atlantaga.gov/brownfields.

**ii.** Communicating Progress: The City of Atlanta will communicate progress on this project through a variety of mechanisms including the Brownfields website, fact sheets and social media[7]. The City will provide updates through stories on the City's cable TV channel and will work with the Office of Communications to issue press release and promote stories about the program. Staff will provide updates at BSAC meetings and regular briefings to City Council members. The project team will reach out to the partner community organizations to provide periodic updates on the status of the assessment projects. Recipients of the Assessments will be asked to promote the Brownfield Program through their websites, social media and reports. OoZD staff will provide information about the brownfield program, the nomination process and provide updates about assessments in their neighborhood at monthly NPU meetings.

**b. Partnerships with Government Agencies**

i. Local/State/Tribal Environmental Authority: The Georgia EPD Land Protection Branch-Brownfield is responsible administering the Georgia Brownfield Program and the Voluntary Remediation Program as specified in the Georgia Brownfield Act. The City works closely with EPD and EPD representatives are BSAC members. Reports are sent to EPD staff, and we request State review on assessment reports and ABCAs. The Fulton County Department of Health Services is responsible for public health, and a representative is on BSAC.

ii. Other Governmental Partnerships: Strong partnerships among City Departments and other government agencies are essential to the Brownfields Program's success. The OoZD will work with the Office of Housing, Office of Sustainability, Invest Atlanta, Atlanta BeltLine Inc., Fulton County Department of Health Services, Land Bank Authority and Metropolitan Atlanta Rapid Transit Authority (MARTA). *Office of Housing* is the lead agency for the Westside Promise Zone and will be involved with ESAs there. *MARTA* has established Transit-Oriented Development (TOD) policies, and in conjunction with the City, has made the creation of mixed-use, walkable communities a City-wide priority. The Target Areas include existing MARTA rail stations. *Mayor's Office of Sustainability* is leading the Proctor Creek Implementation Framework to identify key environmental and community development projects in Proctor Creek, including construction of a 7-mile trail. *Invest Atlanta*, the City's economic development authority, a partner in the BRLF program, administers incentives and will assist with financing redevelopment projects within TADs and BRLF loans for sites with completed ESAs, and will recruit property owners, and potential investors to these sites. The Business Development Division will identify business interested in working and investing in Target Areas. The Land

[7] The Pew Research Center determined that 62% of adults get news on social media, thus making it an important tool.

Bank Authority seeks to redevelop tax delinquent brownfield sites in the Target Areas. A representative from Emory's Health and Exposome Research Center is on the BSAC.

**c. Partnerships with Community Organizations**

i. Community Organizations Description & Role: Atlanta has a long history of working with community organizations on a wide range of initiatives. Addressing Brownfields is complex and requires strong partnerships working towards a common goal. A variety of community organizations, listed in the table below, have committed to partner on the Brownfield program.

| ORGANIZATION | DESCRIPTION and PROJECT ROLE |
|---|---|
| Atlanta Contact Point (ACP) | ACP is nonprofit organization that engages children and adults through the power of play. They are leading the effort to create the Pullman Preserve. They will provide educational materials about brownfields at the site and during events. |
| Groundwork Atlanta | A Brownfield redevelopment non-profit, it will identify target sites, assist with nominations, applications, be an intermediary in property transfers and coordinate volunteers as needed. The Exec Dir. and Board members are members of the BSAC. |
| Emerald Corridor Foundation | An environmental non-profit working to improve Proctor Creek, it will distribute information about the program, identify potential applicants and will work with them on nominations in the Proctor Creek. The Exec Director is a member of the BSAC |
| Life Cycle Building (LBC) | LBC, a non-profit that captures building materials from demolition and construction sites. LBC will reach out to existing and potential property owners in the AWP, will host meetings and provide educational material about Brownfields Program. The Exec Dir. is a member of the BSAC. |
| Atlanta BeltLine Inc. (ABI) | ABI, a redevelopment agency dedicated to building parks and trails in the Target Area and with a goal of brownfields remediation, will nominate its sites for assessments for development of greenspace and affordable housing and refer interested property owners to the program. ABI staff is a member of the BSAC. |
| Central Atlanta Progress /Memorial Drive Atlanta | Memorial Drive Atlanta, an organization within CAP, is working to make Memorial Drive safer, more efficient and more inviting. It works with property owners and developers and will work to identify sites for ESA. CAP is a member of the BSAC. |
| NPU G | NPU G is in Groundwork Atlanta. A representative in a member of the BSAC, they will reach out to property owners and identifying sites for ESA. |
| NPU L | NPU L is in Proctor Creek and in the Promise Zone. The NPU L chair is a member of the BSAC. NPU L will assist in identifying sites and reaching out to property owners. |
| 787 Windsor- Ric Geyer | Developer Ric Geyer will speak about what the brownfield programs have enabled on his brownfield site. |

ii. Letters of Commitment – see attachments for letters from the organizations listed above.

**d. Partnerships with Workforce Development Programs**

Entities with a contract with the City of Atlanta are expected to work with Atlanta's First Source Job Program operated by WorkSource Atlanta, which requires that contractors seek to fill 50% of new entry-level jobs, which arise from each project, with Atlanta city residents. The Outreach Coordinator will work with contractors to determine which candidates are from the target areas. IN the AWP, one of our partner's, the Life Cycle Building, has focus on Workforce Development and an Apprenticeship Pilot Program to execute various improvements to its warehouse facility. They provide valuable on-the-job experience for formerly unemployed individuals who have been trained through agencies such as Westside Works, Georgia Works and the Center for Working Families. In Proctor Creek, Westside Works is focused on creating employment opportunities and job training for residents. The organization offers construction training as one of the employment training opportunities. The City will also seek to work with the Georgia Department of Labor offices (north and south metro) to ensure that local residents have access to local job opportunities and will

promote such jobs that become associated with brownfield assessment, cleanup planning, and remediation/redevelopment.

## 4. PROJECT BENEFITS

### a. Welfare, Environmental, and Public Health Benefits

This assessment grant will continue the City's ongoing efforts to improve the health and welfare and will focus primarily on sensitive populations in Target Areas experiencing the most negative impacts of its industrial past and contaminated brownfields. The Target Areas were selected based in part on having large sensitive populations such as minorities, women, children, and the elderly. In terms of welfare benefits, brownfield redevelopment that results from this assessment grant will reduce blight; provide greenspace, and increase retail and job opportunities, all of which will have positive physical and mental health outcomes for area residents. Increased land available for parks, recreation, and trails will improve residents' quality of life by promoting recreation, exercise, and physical activity, bringing people into contact with nature, providing places for people to meet others and providing a respite. Increased confidence in the market strength of the area will entice investors and developers to move forward with projects that will reduce blight and vacancy, create jobs, and help to reduce crime and negative perceptions. Potential job creation is centered on transit stations, such as in the Pullman Preserve in the Memorial Drive/DeKalb Target Area. The City's focus on TOD and its partnership with MARTA create opportunity for the reuse of brownfields near transit to become healthy walkable, mixed-use and mixed-income communities and improved access to jobs. The Target Areas have high rates of zero-car households, so safe access to transit and trails is especially beneficial in these areas. Environmental benefits will include reduced contamination, improved water quality, and increased greenspace. Addressing the serious health and environmental issues concentrated in the Proctor Creek Target Areas will benefit the environment, public health, and safety and consequentially promote opportunities for redevelopment through the removal of related stigmas. The City will also collaborate with the Emerald Corridor Foundation to further increase greenspace. Public health benefits will result from improved water quality and access to greenspace, enabling safe, outdoor physical activity and reducing the incidence of chronic diseases such as asthma, cardiovascular disease, diabetes and obesity in communities that suffer from disproportionately high rates of these conditions. The 2016 Grady Community Health Needs Assessment recommends collaboration with key partners to promote policies and programs for increased physical activity and describes partnership with the Atlanta BeltLine as a way to increase access to safe parks, pathways, and health education. Brownfield work under this grant would enable further partnerships supporting healthy behavior.

### b. Economic and Community Benefits

Priority sites in the Target Areas focus on employment and business growth. ESAs can remove the uncertainty that surrounds a site that is vacant, in poor condition and can be or appear to be contaminated. Information from ESAs and clean-up strategies will remove barriers for prospective purchasers, banks, and investors to finance brownfields redevelopment. Redevelopment will lead to new jobs, businesses, and services and an increased tax base. Proposed redevelopment plans for the Pullman Preserve includes a 5-acre farm, neighborhood center, food processing area, a 10-acre woodland, and senior village. The woodland will serve as a pollution barrier to the neighborhood from nearby rail and as a space for passive recreation. The project provides much of what the area is lacking, access to fresh foods, job training and permanent jobs as well as recreation, educational opportunities and affordable housing. Health and safety improvements and programming associated with the Pullman Preserve redevelopment

would be especially beneficial to the adjacent elementary school. In the AWP, redevelopment of the former sealant and battery manufacturer sites would reduce blight and provide employment opportunities in an area with high housing vacancy (27.0%), low number of jobs and unemployment (22.2%, ACS 2010-2014). The battery site has residential uses on two sides, and assessment and redevelopment would address the community's concerns about possible lead contamination and negative perception from the site. In Proctor Creek, redevelopment of the sites would address residents' concerns about contamination, impacts on their property and the negative impact of living next to vacant buildings and junked cars. ESAs in this area would help implement a goal of the Hollowell Redevelopment Plan to identify vacant/underutilized properties to prepare them for redevelopment. Redevelopment of the Chattahoochee Brick site, in Groundwork Atlanta, would provide access to greenspace along the Chattahoochee River, which has limited access and opportunity for increased physical activity in an area where up to 37% of adults report having no leisure time physical activity (pg. 5). With high poverty (28.35%) and unemployment (11.5%), free outdoor recreation opportunities would be especially beneficial. Redevelopment of this site with public use was recommended in the NPU G Community Plan. The effort to identify, assess, and ultimately clean up brownfield sites throughout the Target Areas is critical. Funding through this Assessment Grant will allow environmental justice activities to continue and the most vulnerable populations to be protected.

## 5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

**a. Audit Findings:** The City does not have any adverse audit finding relating to the administration of any grants. No adverse findings were reported with regards to grant awards/financial assistance programs, internal controls, compliance or any other matters.

**b. Programmatic Capability:** The City of Atlanta has extensive experience managing federal grants including several EPA Brownfields grants. This Assessment Grant will be managed by OoZD staff who will oversee day-to-day operations of the brownfield assessment work. Jessica Lavandier, Assistant Director, will be the project manager and will be responsible for preparing required legislation, drafting a scope of work, evaluating proposals, selecting and managing consultants, finalizing the CIP, evaluating nominations, reviewing assessments, writing quarterly reports, managing the grant budget, and staffing the BSCA. She manages the BRLF grant and has recently closed out the City's 2013 Brownfields Assessment Grant. She has twenty plus years of experience in planning including development of the Comprehensive Plan. She has a BA in Science and MA in City Planning. Julia Billings, Urban Planner with four years of planning experience and a Masters of Urban Planning, will be working on this grant. She has worked on federal grants, including a Strategic Highway Research Program 2 (SHRP2) Implementing Eco-Logical grant for Proctor Creek. Ms. Genet Prince, in the Finance Dept., will be responsible for all financial aspects of the project. She has worked in grant accounting, payments and fiscal reporting for over eight years. Connie Taylor, Grants Compliance Director will ensure grant compliance with Federal and local regulations. She will oversee internal reviews of the grant including reporting and grant closeout. She has 15 years of experience in grants management, including administration, and closeout. Jill Watkins, Procurement Officer for the DoP with 4 years of experience in this role, will oversee procurement activities. She will be responsible for ensuring the procurement process meets all local, state and federal procurement requirements, including that of retaining an environmental consultant to conduct all technical activities. DoP will issue a RFP to procure environmental engineering services to complete the tasks outlined in this application. Contracts will be fully consistent with new federal procurement requirements.

**c. Measuring Environmental Results: Anticipated Outputs/Outcomes**

The City will track, measure and evaluate progress in achieving project outcomes, outputs and project results. The City will continue to track progress and record project results through data entry and use of the EPA ACRES database.

i. Outputs: The proposed project will seek to coordinate and to offer a minimum of six public meetings that will include partner agencies and residents from the project areas during the three-year grant period. A minimum of six BSAC meetings will be held. Once sites are selected and access is granted, the environmental consultants will perform an estimated 10 Phase I ESAs; 1 generic QAPP; 4 site specific QAPPs; 4 Phase II ESAs; and 4 reuse plans. The project team will also strive for successful management of grant activities, reporting on all activities and responsible management of the grant funds.

ii. Outcomes: The purpose of engaging with the public, creating viable reuse plans, conducting assessment and cleanup plans is to provide clean and safe properties for reuse in these at-risk communities. The number of lots and acres will be determined, but the goal is to create economic, cultural and recreational opportunities for sensitive populations. Anticipated outcomes to be measured include increased number of jobs and acres of greenspace, improved water and soil quality, and decreased blight, crime, and health problems associated with contamination.

**d. Past Performance and Accomplishments**

**i.** Currently or Has Ever Received an EPA Brownfields Grant

1. Accomplishments: The City of Atlanta started working with USEPA Assessment Grants 20 years ago and has received 3 assessment grants (33 Phase I and 20 Phase II), an Area Wide grant and a BRLF Program Grant. With the BRLF grant, four loans ($955,000) have been made and three loans are pending. With the 2013 Assessment Grant, the City of Atlanta completed 10 Phases I and 6 Phase II ESAs, a generic QAPP, six site-specific QAPPs and 3 ABCAs. Information on the ESAs on these sites is reflected in ACRES. Since these ESAs were completed in the last 12 months, the redevelopment/reuse of these sites is just beginning and leveraged investments and number of jobs have not been calculated but show promise. For example, a the gas station will be redeveloped into a park and access for the Atlanta BeltLine; a car repair shop will house a non-profit that works with neighborhood kids to fix and donate bicycles; and an industrial building will house a building material reuse center non-profit. Atlanta and its partners have been able to leverage millions of dollars in public and private funds for remediation.

2. Compliance with Grant Requirements: The City has complied with work plans, schedule and terms and conditions for each grant. Quarterly reports and grant deliverables were prepared and submitted to EPA and required information was entered into EPA's ACRES database on-time. The table below has information on three closed grants. The FY 13 Assessment Grant activities came to close in September 2016 and final ACRES reports are pending.

**Closed Brownfield Grants**

| Type | Original | Year | Funds Remaining | Explanation & Accomplishments |
|---|---|---|---|---|
| Assessment | $400,000 | 2013 | $1,144 | 10 Phase I, 6 Phase II, 2 expanded Phase II and 3 ABCAs. |
| Assessment | $400,000 | 2010 | $18,000 | $17,999 not expended. Accomplishments: 12 Phase Is (plus 14 preliminary Phase I in AWP) and 7 Phase IIs |
| Assessment | $400,000 | 2005 | $62,751 | Funds for personnel ($20,000) supplies ($14,677) and contractual ($28, 074) were not expended due to pricing and negotiation. Accomplishments 11 Phase Is and 7 Phase IIs |

## Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: The City of Atlanta

### Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

To provide support to communities that have limited capacity or administrative infrastructure ro effectively manage brownfields program.

Page Number(s): 6

### Assessment Other Factors Checklist

Please identify (with an *x*) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| **Other Factor** | **Page #** |
|---|---|
| *None of the Other Factors are applicable.* | |
| Community population is 10,000 or less. | |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| Target brownfield sites are impacted by mine-scarred land. | |
| Project is primarily focusing on Phase II assessments. | X Pg 8-9 |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | X Pg 9-10 |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | X Pg 5 |
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic | |

| | |
|---|---|
| Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.** | X<br>Pgs 2, 6, 7, 9, 10 |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | X pg 1-2 |

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

December 1, 2016

Ms. Barbara Alfano
U.S. Environmental Protection Agency
Region 4
Atlanta Federal Center
61 Forsyth Street (SNFC, EPA Mail Rm)
Atlanta, GA 30303

RE: City of Atlanta Community-Wide Hazardous Substance and Petroleum Assessment Grant Application

Dear Ms. Alfano:

The City of Atlanta has asked the Georgia Environmental Protection Division (GA EPD) to provide a letter pursuant to the threshold eligibility criteria for funding under the U.S. Environmental Protection Agency's Small Business Liability Relief and Brownfields Revitalization Act. The City of Atlanta is seeking grant funding for community-wide assessment of brownfields contaminated with hazardous substances and petroleum.

The City of Atlanta has used previous years' brownfield assessment grant funding to identify an estimated 950 brownfield properties within the city and perform environmental site assessments. The city has used its current 2013 assessment funds to perform 9 Phase I Environmental Site Assessments (ESAs), 5 Phase II ESAs, 2 expanded Phase II's (of the 5 original Phase II ESAs) resulting in UST removal at one site and additional assessment at another site, and 1 Redevelopment and Reuse Concept Planning. Sites on which the city has performed environmental site assessments can now be positioned for cleanup and redevelopment through the City's Brownfield Revolving Loan Fund Program for which they were recently awarded $300,000 in supplemental funding.

As a member of Atlanta's Stakeholder's Advisory Committee, the GA EPD is prepared to continue to assist and support the City with the assessment and clean-up of their brownfields. Along with the US EPA and the City's environmental consultant, GA EPD can advise the City on assessment of their brownfields to better position these properties for possible clean up under Georgia's Brownfield Program or Voluntary Remediation Program.

Additional brownfield assessment grant funding would assist the City with performing environmental site assessments on properties in their thirteen priority areas, which most notably includes the Proctor Creek Watershed, bringing them closer to their ultimate goal of creating a sustainable brownfield program. I am pleased to express support for the City of Atlanta's application for assessment grant funding.

A copy of this letter has been provided to the City of Atlanta's representative for inclusion in the grant application package. If you have any questions, please contact me at 404-657-8616.

Sincerely,

Shannon Ridley
Brownfields Coordinator

cc: Jessica Lavandier, City of Atlanta
File: EPA FFY 2017 Grant Applicants, City of Atlanta-Assessment

OMB Number: 4040-0004
Expiration Date: 10/31/2019

# 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: 12/22/2016

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 Atlanta

* b. Employer/Taxpayer Identification Number (EIN/TIN): 58-6000511

* c. Organizational DUNS: 0653725000000

**d. Address:**

* Street1: 55 Trinity Avenue
Street2:
* City: Atlanta
County/Parish:
* State: GA: Georgia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 30303-3700

**e. Organizational Unit:**

Department Name: Planning & Community Deve

Division Name: Office of Zoning & Development

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

Prefix:
* First Name: Jessica
Middle Name:
* Last Name: Lavandier
Suffix:

Title: Assistant Director

Organizational Affiliation: Land Use Division

* Telephone Number: 404-865-8522

Fax Number:

* Email: jlavandier@atlantaga.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-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

NONE

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 Atlanta Community Wide Brownfields Assessment FY17

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: 10/01/2017

* b. End Date: 09/30/2020

**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: Kasim

Middle Name:

* Last Name: Reed

Suffix:

* Title: Mayor

* Telephone Number: 404-330-6614

Fax Number:

* Email: cmtaylor@atlantaga.gov

* Signature of Authorized Representative: Connie Taylor

* Date Signed: 12/22/2016

R04-17-A-02

**MEMBERS OF COUNCIL**
Phyllis Bynum-Grace
Riley Hunt
William R. Jackson
Robert Jones
Willie King
Randall Walker

Perry

**Where Georgia comes together.**

**MAYOR**
James E. Faircloth, Jr.

**CITY MANAGER**
R. Lee Gilmour

**CITY ATTORNEY**
David G. Walker
P.O. Box 1770
Perry, GA

December 5, 2016

Barbara Alfano
Atlanta Federal Center
61 Forsyth Street, S.W. 10th FL
Atlanta, GA 30303-8960

**RE: Submission EPA Fiscal Year 2017 Community-Wide Brownfield Assessment Grant Proposal/Application for both Hazardous Substance and Petroleum Contaminated Sites in the Downtown Development District of the City of Perry, Georgia (DUNS Number: 080940869000)**

Dear Ms. Alfano:

As Mayor of the City of Perry, I am pleased to submit this U.S. Environmental Agency (EPA) Fiscal Year 2017 Brownfields Community Wide Assessment Grant application for both hazardous substances and petroleum contaminated sites located within the General Courtney Hodges / Main Street Corridor here in Perry. The City will be the responsible agency for the receipt of EPA funds. Said funds will be administered through Perry's Economic Development Office located in City Hall at 1211 Washington Street in Perry, GA 31069.

Based upon the need established in the attached application package, we respectfully request a total of $300,000.00 under this joint application; with $150,000.00 for site assessments for Brownfields contaminated with hazardous substances and $150,000.00 for site assessments of Brownfields contaminated with petroleum. It is understood that the duration of the project will be three years. However, based on the plan provided in the application, the leadership team in place, and the sites that have been tentatively identified for assessment noted in our proposal, the City plans to complete the work within 15 to 20 months of issuance of the final cooperative agreement so that we can leverage the assessment work and apply for Cleanup monies following the completion of this project.

The City of Perry is an ethnically diverse and economically challenged community of roughly 16,396 people. Within the targeted project area, there are 101 households with 254 people living in them. 61.8% of these people are minorities. Unfortunately, the rate of poverty amongst these households is 44.2%, more than double the rate found city-wide, in the State of Georgia, and nationally. Similarly, the low median household income of $35,330 is well below the same comparisons. There are also a significant number of vulnerable persons in the project area with many children, elderly persons, and disabled persons.

The Project Director will be Mr. Robert Smith, Economic Development Director. Mr. Smith will be assisted by Catherine Edgemon, the City's Main Street Coordinator. Together, Robert and Catherine will be responsible for the implementation of the City's Brownfield Grant. Their offices are located in City Hall at the address provided above, and they can be reached by email at Robert.Smith@perry-ga.gov and Catherine.Edgemon@perry-ga.gov, or by phone at (478) 988-2757 or (478) 988-2758, respectively. Alternatively, you may contact me, Mayor James Faircloth, Jr.at city.government@perry-ga.gov or by phone at (478) 988-2700.

Like many communities, Perry is currently struggling to encourage the redevelopment of Brownfields and revitalize and redevelop many of our older, previously developed portions of the community, including our Historic Downtown. In many instances, the redevelopment of properties within our downtown have either been impacted or perceived to have been impacted by the previous commercial and industrial uses. EPA Brownfield Funding will allow the City to take a pro-active community wide approach to addressing the existing environmental concerns and facilitating the redevelopment and revitalization of these portions of the community.

Grant funds will be used to conduct community outreach, prepare a prioritized Brownfield site index, perform a prescribed number of Phase I and Phase II Environmental Site Assessments, and develop clean-up plans for selected developable site under the State of Georgia's Brownfield and Voluntary Cleanup Programs. As noted in the application, the City has identified a number of sites which can and will become catalysts for growth within the City. These sites include a number of vacant gasoline filling stations, drycleaners, and former industrial properties.

The City of Perry is determined to develop a Brownfield Program which will build on itself. We look forward to being a true partner with EPA and Georgia EPD, and to have our projects showcased on both agencies' web sites as success stories on par with others located throughout the state and the nation. To further support this proposal, we have included a special considerations checklist that high lights some of the areas that set Perry apart from other applicants.

Thank you for your support of this grant proposal. If you have any questions about the grant application or need additional information related to the proposed project, please contact Robert Smith or the undersigned.

Yours truly,

Mayor James Faircloth, Jr.
City of Perry

**Attached:** Regional Priorities Form/Other Factors Checklist

## 1. Community Need

### a. Targeted Community and Brownfields

i. Community and Target Area Descriptions: Founded in 1824, the City of Perry is located in Houston County in the heart of Middle Georgia. The historic community currently encompasses 16.4 square miles along Interstate 75 approximately 90 miles south of Atlanta. Perry has been able to capitalize on proximity to Robins Air Force Base, excellent schools, unique downtown, high quality of life, and location in transforming from a small town to a vibrant and growing community of 15,396 [1] people. Over the years there has been disinvestment and decline in the proposed project area along General Courtney Hodges Boulevard and Main Street that has resulted in multiple abandoned service stations, dry cleaners, and industrial properties. The gateways to a City help define the community and the City of Perry is focused on strengthening its gateways and commercial corridors, including the General Courtney Hodges Boulevard-Main Street Corridor (GCHMSC) stretching from the Georgia National Fairgrounds and Agricenter (GNFA) through Downtown Perry. Redeveloping this corridor and Perry's downtown are identified as top priorities in the City of Perry Strategic Masterplan and Strategic Plan and Implementation Program, both of which are active, community-driven documents set to guide Perry's growth for the future.

The GCHMSC (U.S. Highway 41 / U.S. Highway 341) represents one of Perry's most important commercial corridors, stretching from Interstate 75 Exit 135 and the Georgia National Fairgrounds through Downtown Perry. Unfortunately, the GCHMSC is dotted with abandoned, dilapidated structures that are proving to be a significant barrier to not only redevelopment along the corridor but the overall economic well-being of the City. With each site there is significant potential for contamination either through hazardous materials or petroleum products. These properties exhibit characteristics commonly associated with brownfields and, along with the adjoining neighborhoods of Sand Hill, Creekwood, Old Field, and Edgewood Heights, are the focus of the Perry Community-Wide Brownfield Assessment Program. In total, the project area is 0.53 square miles of residential, commercial, and industrial properties in the heart of Perry. The presence of these Brownfields in the community are negatively impacting existing businesses and the residents as they are adjacent to historically low-income African-American communities known as the Old Field, Creekwood, and Sandhill. Further, Summerhill, a 160 resident assisted living facility/nursing home, is located essentially equidistant between sites 4, 5, and 6. There are also two (2) day care centers located in Sand Hill.

The City of Perry and its partners have extremely limited in-house capacity to manage brownfield projects. As a local government, the City of Perry has a responsibility to provide front-line local services such as public safety, water, sewer, etc. while being good stewards of public funds. There is simply no money left to pursue brownfield remediation projects in our community. Unfortunately, if the City were to attempt to take on this project on their own, it would necessitate an increase in the millage rate which would place an undue hardship on many in our community, particularly those in the project area with relatively low income and resources. This program is consistent with goals set out in the Middle Georgia Economic Development District's Comprehensive Economic Development Strategy, or CEDS. Specifically, the CEDS promotes a focus on downtown areas, of which the proposed project area travels through, is a prime example.

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[1] U.S. Census Bureau, July 1, 2015 Pop. Estimates

ii. Demographic Information and Indicators of Need: The City of Perry is a diverse community with many of the same issues as other rural communities in the Southeast U.S. The majority minority (61.8%) project area maintains a median household income of $35,330, well below the City, State, and U.S. median incomes. In addition, 44.2% of the population of the same area is currently living at or below the poverty level, which, similarly to income levels, trends well above local, state, and national poverty levels.

These identified sites promote an economically depressed state and perpetuate the cycle of poverty-driven unhealthy lifestyles that lead to obesity, diabetes, and alcoholism in the GCHMSC associated neighborhoods. In addition to the economic disparities found in the project area, there are significant populations of vulnerable persons located in the GCHMSC. Approximately 61 children live in the project area and approximately 45 seniors also reside in the project area. These 106 persons represent a large vulnerable population that is particularly susceptible to the negative aspects of brownfields in their proximity. Beyond the permanent resident population, approximately 160 seniors live at Summerhill Senior Living Community off General Courtney Hodges Boulevard in the project area and an additional 53 children attend one of the two daycare facilities in the project area. This brings the **total vulnerable population impacted through this project at 319 persons**. Additional demographic data as required by guidance is included below in Table 1.

| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
|---|---|---|---|---|
| Population | 254 | 16,396 | 10,237,832 | 323,580,626 |
| Population Age 17 and Below | 24.4% | 23.4% | 24% | 22.6% |
| Population Age 65 and Up | 18.1% | 15.3% | 12.7% | 15% |
| Households w/ 1+ Disabled Person | 17.7% | 26.6% | 8.5% | 8.9% |
| Unemployment Rate | 15.9% | 8.7% | 6.3% | 5.9% |
| Poverty Rate | 44.2% | 20.4% | 16.8% | 14.4% |
| Persons Below Poverty Level | 113 | 2,781 | 1,781,388 | 47,755,606 |
| Percent Minority | 61.8% | 40.7% | 42.4% | 29.5% |
| Percent African American | 59.1% | 35.4% | 31.2% | 13.0% |
| High School or Equivalent | 38.2% | 34% | 28.4% | 27.6% |
| Bachelor's Degree | 9.2% | 13.2% | 18.3% | 18.8% |
| Median Household Income | $35,330 | $49,237 | $50,384 | $54,149 |
| Median Home Value | $87,500 | $133,478 | $161,440 | $198,891 |

Other statistics of note for the GCHMSC include the high unemployment rate (15.9%) and poverty rate (44.2%), both of which are well over double the state average, and significantly higher than the unemployment and poverty rates for the City of Perry.

iii. Brownfields and Their Impacts: The Corridor is dotted with unused, non-viable commercial properties that are negatively impacting the community, particularly the adjacent traditional neighborhoods. These properties have been utilized as service stations, dry cleaners, and industrial sites in the past but, particularly given the lack of developable land in the project area, could be repurposed as any variety of sound uses. For example, Site 3, the long-closed

[2] Esri Business Analyst Online, 2016, Various Reports; U.S. Census Bureau & Esri Forecasts

Main Street service station site, could be repurposed as a retail or restaurant outlet. We simply need to address possible contamination issues from the in-ground storage tanks currently on site prior to seriously marketing and site.

The work to be completed upon award of the grant will serve to catalyze economic growth in Perry and improve the quality of life for these neighborhoods. A preliminary listing of sites to be assessed is provided in Table 2 with site type and a preliminary redevelopment options. Each of these sites negatively impacts the quality of life of residents in the area, and represents a barrier to the full revitalization of the City. Information regarding each of these properties has been compiled in a preliminary Brownfield Site index (BSI). These sites cover 20.25 acres of developable land in the project area and City of Perry. In addition to the properties listed below, there are additional dilapidated commercial and residential properties that pose structural/safety concerns and environmental building hazards.

**TABLE 2 - PRELIMINARY TARGET BROWNFIELD LIST**

| Site | Location Address | Site Type / Redevelopment Opportunity | Proximity to Vulnerable Population | Building Condition |
|---|---|---|---|---|
| 1) Former Gas Station* | Highway 341 | Petroleum \| Gateway or Commercial | Across the street from residential neighborhood. | Substandard |
| 2) Former Dry Cleaner* | 1309 Main Street | Hazardous Material \| Retail/Commercial | Located in historic African-American neighborhood "Old Field". | Substandard |
| 3) Former Pure Gas Station | 1012 Main Street | Petroleum \| Restaurant or Office | Located in historic neighborhood near Perry's Headstart Program facility. | Dilapidated |
| 4) Former Gas Station* | 706 Carroll Street | Petroleum \| Gateway Green Space Assemblage | Located in central business district near both Sand Hill and Creekwood neighborhoods. | Dilapidated |
| 5) Former Gas Station / Dry Cleaner | 635 Gen Courtney Hodges Blvd. | Petroleum or Hazardous Material \| Clinic, Welcome Center or Retail | Located adjacent to Creekwood, a minority-majority neighborhood and sitting on Big Indian Creek. | Substandard |
| 6) Former Industrial Site | 201 Kellwood Drive | Hazardous Material \| Industrial Mixed Use | Located in an industrial area uphill from Sand Hill, a 183 home minority-majority neighborhood. | Dilapidated |

** Access acquired.*

The potential Brownfield sites in the target area largely include former gas stations, dry cleaners, and industrial facilities. The buildings are still standing at each of the locations though in varying states of disrepair. The proximity of vulnerable populations to these sites is a community health and safety concern as residents often walk by or through these properties to access downtown Perry and varying community assets such as parks, churches, and commercial establishments.

**b. Welfare, Environmental, and Public Health Impacts**

As demonstrated by the demographic data, the GCHMSC corridor represents a part of the community that is socioeconomically disadvantaged by almost any measure from disparate

income levels to high percentage minority population. Further, the number of vulnerable persons in the, including children and seniors to the disabled, makes this project one of significant impact.

Studies indicate that vacant and dilapidated un-remediated brownfield properties affect crime rates through a phenomenon known as the "broken windows theory". The theory states that maintaining and monitoring brownfield properties can prevent small crimes such as vandalism and loitering, creating an atmosphere of lawfulness and preventing more serious crimes. Through the brownfield assessment grant and by engaging developers, the redevelopment of assessed/remediated properties will limit crime and improve public health. Based on a number of national studies, the burden of lead contaminants has fallen heavily on African American communities similar to the Sand Hill and Creekwood neighborhoods have higher incidences of lead poisoning. Thus, the threat of un-remediated brownfields is both an economic and public health concern that perpetuate health and opportunity gaps for Perry's most sensitive populations.

i. Welfare Impacts: As discussed and clearly demonstrated by the demographic data presented above, the subject portion of City of Perry has a high minority population of 61.8%. The incidence of blight and prevalence of brownfields correspond to lower median household income, poverty rate and unemployment. The vacant and dilapidated sites that result from u-remediated Brownfield properties can affect crime rates via the "broken windows theory" which states that maintaining/monitoring brownfield properties could prevent small crimes such as vandalism and loitering thereby creating an atmosphere of lawfulness that ultimately prevents more serious crimes. One goals of the Brownfields assessment grant is to transition key properties to preferred community including: affordable housing, health care facilities, green space, etc.

ii. Cumulative Environmental Issues: In addition to the concerns associated with anticipated localized contaminant sources, the presence or likely presence of heavy metals in the surface soils represents a persistent direct exposure concern with respect to children in the area. As stated, 61 children live within the target area and an additional 53 attend area daycare facilities. Since Brownfields on the corridor are vacant, they are often used as shortcuts, or as areas for younger residents to congregate making the potential presence of heavy metals and other contaminants in surface soils a specific concern.

Cumulative air quality concerns also impact area residents' health, as I-75 is directly adjacent to the project area. The proximity of the Creekwood and Sand Hill neighborhoods to I-75 expose these sensitive populations to sources of carbon monoxide, ozone, particulate matter and nitrogen dioxide. Vehicle-related air pollution is a source of health problems and are significant within 700 feet of major roads, and are known to include asthma, cancer and low-birth weight, per Design for Health. 2007, Version 2.0 (www.designforhealth.net).

iii. Cumulative Public Health Impacts: As noted, the project area has been home to a number of gasoline filling stations, auto body/repair shops, and dry cleaners. With respect to USTs, per the available Georgia Department of Natural Resources Environmental Protection Division (EPD) database, there are several registered storage tank sites in the corridor, and tanks on at least three of these sites are known to have leaked. As noted, the prevalence of old dry cleaning facilities is also a concern with respect to the potential for vapor intrusion (VI). The assessment of the former dry cleaning sites will include VI screening/testing.

The cumulative air quality concerns also impact the residents' health. As an example, traffic along General Courtney Hodges Boulevard is a source of carbon monoxide, ozone,

particulate matter and nitrogen dioxide. Health problems related to air pollution are significant within 200 m (656 ft.) of major roads, and are known to include asthma, cancer and low-birth weight[3]. Furthermore, VI of perchloroethylene from former dry cleaning sites have been shown to have neurobehavioral impacts on area residents[4].

Public health and risk of exposure are major issues in the targeted community with higher asthma rates, infant mortality rates and substantially higher death rates from cancer. The excess of BF's in the community and lack of economic investment have had negative long-term impacts on residents. Exacerbating crime are a number of environmental contamination factors that influence health and development. Per a number of national studies, the burden of lead impact has fallen heavily on African American communities, subjecting this group to more frequent incidence of lead poisoning than white Americans. In short, the threat of un-remediated brownfields along the corridor is both an economic and public health concern that perpetuates health and opportunity gaps for sensitive populations.

**c. Financial Need**

i. Economic Conditions: The economic conditions that support the need for this grant are evidenced by the demographic data in Table 1. As one can see, there are significant socioeconomic disparities in the project area such as lower income attainment, higher unemployment, etc. that result in a negative impact for the residents and businesses. Although Perry's historic core is in the process of experiencing resurgence, service workers often live in areas on the periphery, where unsafe and impoverished conditions exist. While the City acknowledges this socioeconomic discrepancy , there are no available funds in the FY 2017 budget to begin to quantify the environmental conditions that are believed to be plaguing vacant blighted properties. The City of Perry, like all local governments, particularly rural local governments, are working with an extremely tight budget to provide basic local services, e.g. police, fire, water, etc., and there is no money left to invest in a comprehensive, effective brownfield program. We need assistance from the EPA to get our program off the ground and running. The grant monies will help social and economic growth in the project area and work towards overcoming the disparities that are currently found as sites are remediated and redeveloped. Unfortunately, the City of Perry simply does not have the funding to complete this project on its own, and would not be able to effectively address our brownfield issues without assistance from the EPA.

ii. Economic Effects of Brownfields: The City of Perry acknowledges that portions of the project area are plagued by blight and the prevalence of Brownfield properties. This acknowledgment is formalized in the *City of Perry Redevelopment Plan* adopted in 2008. The distribution of brownfield properties in the project area and the potential environmental impacts from former uses are factors that are keeping developers from considering Perry a potential location for projects that could yield a renaissance for the area. The use of the target sites for redevelopment into commercial uses such as retail, restaurants, or manufacturing, would not only benefit the 254 persons living in the project area, but the entire community. It is imperative that we remove all hindrances to the redevelopment, marketability, and success of the target area. Alleviating some of the concerns and uncertainties associated with these properties work towards this end. The redevelopment of targeted project properties will also enhance tax collections in the area, thus providing funds for redevelopment.

**2 Project Description and Feasibility of Success**

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[3] Design for Health. 2007. Key Questions: Air Quality. Version 2.0. www.designforhealth.net

[4] Design for Health. t2007. Key Questions: Air Quality. Version 2.0. www.designforhealth.net

**a. Project Description, Project Timing and Implementation**

i. Project Description and Alignment with Revitalization Plans: The City's Brownfield Program will focus on the assessment of sites in the GCHMSC which is dotted with vacant gasoline stations, dry cleaners, and former industrial sites. Assessment and cleanup of sites like the former Pure Gas Station (Site 3) and the Former M&W Bottle Shop (Site 5) will have the direct health benefit of eliminating pathways to site contaminants. By addressing these and other sites, we are addressing not only community eyesores, but also determining if they pose a threat to area residents so that steps can be taken to mitigate these threats. In order to be redeveloped, the properties must be assessed to determine the extent and degree of impact so appropriate remedies may be developed. As the environmental status of these sites and others are defined, their development will eliminate the potential for exposure to residual contamination, and will eliminate unchecked potentially contaminated storm water discharge.

To continue the community engagement initiative, grant funds will first be used to conduct outreach and finalize the inventory/Brownfield site index (BSI). Next, Phase I and Phase II ESAs will be performed on prioritized sites, and cleanup plans for priority sites will be developed consistent with Georgia's Brownfield Cleanup Program. More specifically, community ownership, economic diversity and true viability are priorities of the Perry Downtown Development Authority (DDA). Through the current *Perry Downtown Development Plan,* the City is committed to establishing Perry as a destination for work, play, culture and connectivity within the heart of middle Georgia.

The DDA is also the principal administering authority for the Perry Urban Redevelopment Plan (URP) which is currently being revised to include a focus on brownfield redevelopment. In keeping with this overarching community goal, the City is determined to maintain a long-term Brownfield Program that will build upon itself and strategically utilize all facets of the EPA's Brownfield grant program to leverage private local redevelopment and/or public-private partnerships. Based upon a total grant award of $300,000 (hazardous materials & petroleum), the City anticipates that it will be able to complete Phase I environmental assessments of up to 10 Brownfield sites (5 petroleum and 5 Hazardous Material Sites). The City of Perry will then prioritize sites for further investigations (Phase II ESAs). The City will be able to complete 6 Phase II ESAs (3 petroleum and 3 Hazardous Material Sites), and develop focused use-based cleanup plans for up to 4 sites (2 petroleum and 2 Hazardous Material Sites). Ultimately, the community would like to see these sites returned to a safe and active use, be it retail, industrial, restaurant, etc. This would have an immediate positive impact on the neighborhoods immediately adjacent to the sites. The City of Perry, Perry DDA, and Houston County Development Authority will work together in marketing these sites to potential developers and returning them to active use. See Table 2 for potential reuse option for the initial target properties.

ii. Timing and Implementation: The City is prepared to initiate the project immediately upon receipt and authorization of the cooperative agreement, as we understand that the life of the grant program is limited to 3 years. As soon as the City is informed that the grant has been awarded, the work plan based on the approach and budget presented herein will be finalized, and outreach to the community will continue. It is the City's intent that all of the assessment work will be completed and cleanup plans will be in place roughly 2 years into the program with support of an outside consultant selected through an RFP process. This leaves only close-out/reporting to be completed within the remaining months of the grant term. Table 3 presents a schedule, assuming grant award during the fourth quarter of 2017.

| TABLE 3 - SCHEDULE | |
|---|---|
| **Event/Task** | **Implementation Period** |
| **Grant Award** | Q4 2017 |
| **Community Involvement/Participation** | Q3 2014 – Q1 2020 |
| **Consultant Selection** | Q4 2017 |
| **Inventory/BSI Development** | Q4 2017 – Q2 2018 |
| **Site Characterization (Phase I & II ESAs)** | Q2 2018 – Q1 2019 |
| **Cleanup planning** | Q4 2018 – Q3 2019 |
| **Closeout** | Q3 2019 – Q1 2020 |

While this schedule is aggressive, the goal is to position the City to apply for multiple cleanup grants as soon as possible by demonstrating progress to the Agency.

**b Task Descriptions and Budget Table**

i. Task Descriptions: The City is requesting a $150,000 Brownfield Assessment Grant for hazardous substance sites and a $150,000 Brownfield Assessment Grant for petroleum sites. Although the City is submitting a joint application, two separate project budgets are presented in Table 4. For the purposes of the proposal, it is assumed that the approach with respect to the execution of both grants are essentially identical, with a few minor exceptions with respect to eligibility and likely suite of Phase II ESA analytical parameters. As such the general approach outlined below will be applied to both programs and, each grant program will consist of the four following tasks: **Task 1:** Program Management; **Task 2:** Community Involvement & Brownfield Site Index Development, and Site Prioritization; **Task 3:** Technical Plan Development and Phase I & II Assessments; and **Task 4:** Focused Use-based Clean-up Planning. The specifics associated with each task are discussed below.

**Task 1- Program Management: ($10,000 each.):** This task includes overall program management including: reporting, overseeing contractors for consistency with contractual obligations, and conformance with the consultant project plans. The City will adhere to federal procurement standards, program regulations, and guidance, and will advertise and make available hiring and contracting opportunities to consultant teams which include Disadvantaged Business Enterprises (DBEs). The City will work with the consultant to ensure that all required regulatory reports are prepared, approved, and submitted within the appropriate time frames. A portion of the funds will be used to offset travel costs of an estimated $2000 per grant for City Staff to receive Brownfield program management education and training at Southeast Grantee workshop planned for Atlanta in November 2017 and/or the next national Brownfields conference. In Pittsburgh.

**Task 2 - Community Involvement and Brownfield Site Index (BSI) Development and Site Prioritization ($13,000 for each grant):** The City recognizes that it is essential to include community input throughout all phases of the project planning, decision making, and implementation. To achieve this, the City is in the process of establishing a Brownfield Steering Committee that will solicit advice and facilitate buy-in/participation of community members/organizations. The makeup of this committee is discussed in section 3.a.i. Progress will be shared via the methods defined in Section 3.a.ii. Prior to conducting any assessments, the City will host a community-wide forum where stakeholders will have the opportunity to hear and comment on the proposed scope of the project, the assessment process, and the identification and selection of sites. Input from the public and community meetings will be recorded and evaluated. If appropriate, sites identified through this process will be incorporated into the BSI for assessment. The consultant's work will include GIS mapping that delineates suspected contaminated sites relative to surface/groundwater resources, roads, and zoning

districts. The BSI will also identify current and past ownership, current and previous uses, likely contaminants, and potential re-use opportunities, and will be used as the basis for the prioritization of Brownfield sites for assessment. As the BSI is finalized and the Hazardous Material and Petroleum sites are prioritized, site eligibility will be verified and access agreements will be secured. Site access has been granted for three (3) of the six targeted sites and discussions are ongoing with the property owners regarding the remaining three sites.

**Task 3 - QAPP Development and Phase I & II Assessments ($117,000 each for all Assessments per grant):** Phase I Environmental Site Assessments (ESAs) will be completed in conformance with EPA's All Appropriate Inquiry (AAI) regulation/current ASTM standards. Based on the Phase I results, the Steering Committee will select potentially impacted sites for Phase II Assessment. Before Phase II work is initiated, the requisite generic and site specific quality assurance project plans, will be completed and approved by EPA. The Phase II work will then be initiated, with the site owners' consent, and project reports will be developed. The investigations and associated analyses will be completed per the EPA approved Quality Assurance Project Plan (QAPP), and site information will be recorded in the ACRES database. This task budget assumes a cost of $3,850 per site for the 5 Phase I ESAs per grant and $29,250 per site for the 3 Phase II ESAs per grant. The Phase II ESA cost makes up **58.5%** of the overall budget for each grant. It is also assumed that the cost to prepare the requisite technical plans will be $10,000 for each grant.

**Task 4- Focused Use-based Cleanup Planning: ($10,000 each grant)**: After the Phase II reports are completed, the Steering Committee will agree upon which properties have development potential based on projected remedial costs, the status of existing infrastructure, etc. Then, the consultant will develop a use-based cleanup plan for 2 sites for each grant ($5,000 each). These plans will include a brief description of the assessment findings, an analysis of potential remedial methods relative to the anticipated development strategy based on the data that was gathered from the Phase II ESAs. The cleanup plans will be prepared in a manner which is consistent with the submittal requirements of GAEPD and will also serve as Analysis of Brownfield Cleanup Alternatives (ABCA), should the City or another qualified grantee elect to move forward with a cleanup grant proposal for a given property.

ii. Budget Table: Budgets for both the hazardous material sites grant and the petroleum sites grant are presented in Table 4. The task titles for the table correspond with those stated above. The contractual budgets are based on estimates provided by consultants with previous municipal Brownfield program experience.

**TABLE 4 - COMBINED BUDGET TABLE**

| Budget Categories | Hazardous Material Sites Grant | | | | |
|---|---|---|---|---|---|
| | Task 1 | Task 2 | Task 3 | Task 4 | Total |
| Personnel | $4,000.00 | $3,000 | - | - | $7,000 |
| Travel[1] | $2,000.00 | - | - | - | $2,000.00 |
| Contractual | $4,000.00 | $10,000 | $117,000 | $10,000 | $141,000.00 |
| [illegible] | $10,000.00 | $13,000.00 | $117,000.00 | $10,000.00 | $150,000.00 |
| **Budget Categories** | **Petroleum Sites Grant** | | | | |
| | Task 1 | Task 2 | Task 3 | Task 4 | Total |
| Personnel | $4,000.00 | $3,000 | - | - | $7,000.00 |
| Travel[1] | $2,000.00 | - | - | - | $2,000.00 |
| Contractual | $4,000.00 | $10,000 | $117,000 | $10,000 | $141,000.00 |

| | | | | | |
|---|---|---|---|---|---|
| [redacted] | $10,000.00 | $13,000.00 | $117,000.00 | $10,000.00 | $150,000.00 |

Outcomes and Output associated with the implementation of the project will be monitored via the requisite administrative reports and via the site information entered into EPA's ACRES database. Outputs will include project reports. Outcomes will include the revitalization of the properties to be assessed The City and its consultant will stay in regular contact with EPA's project Manager throughout the project to ensure that overall grant administration/execution is compliant with both the Grant Work Plan and Quality assurance Project Plans.

**c. Ability to Leverage**

The City acknowledges that the cost of the internal management of the program will likely be greater than that which is budgeted. As a result, the City has dedicated $10,000 of in-kind services during the life of FY2017 grants. This equates to ~300 working hours during the life of the grant. These hours will be provided by the City of Perry Economic Development Director and Main Street Coordinator. Be assured that the City of Perry is committed to any and all resources required to complete the project. In addition, potential outside leveraging opportunities that will supplement the EPA Brownfield Funding as properties are developed conceptually include: 1.) Georgia Brownfield Tax Abatement Program; 2.) The Georgia State Income Tax Credit Program for Rehabilitated Historic Property, 3.) Special Purpose Local Option Sales Tax funding for capital improvements in the corridor, like streetscapes and park development.

**3. <u>Community Engagement and Partnerships</u>**

**a. Engaging The Community**

i. <u>Community Involvement Plan:</u> The City acknowledges that broad based support and community participation in the process will be essential to ensure the overall acceptance and success of the Brownfield Program, and we recognize that it is essential to include community residents and stakeholder input throughout all phases of project planning, decision-making, and implementation. As stated, during the grant proposal development process we met with and secured the support of community organizations on December 2, 2015. In the anticipation of a grant award, a formal Brownfield Steering committee has been developed to further foster community involvement. The Committee is comprised of roughly 7 representatives from critical community partners as summarized below.

| **City of Perry Brownfield Steering Committee** | | |
|---|---|---|
| ***Participant*** | ***Organization*** | ***Title*** |
| Robert Smith | City of Perry | ED Director |
| Catherine Edgemon | City of Perry | Main Street Coordinator |
| Jade Morey | Houston County Dev. Authority | Project Manager |
| Joe Brownlee | Georgia Power | Area Manager |
| Willie King | Faith Bible Fellowship Church / City of Perry | Pastor / Councilmember |
| Bill Davis | Summerhill Senior Living | Owner |
| Carl Lumpkin | Private Developer / Perry DDA | N/A |

EPA will be provided with a confirmed list of Steering Committee members, and a schedule for Committee and Public meetings upon award of the grant. EPA and EPD will be invited to each meeting, and meetings will be advertised and open to the public. The committee will refine the education and outreach program, and will identify, screen, and facilitate the development of the BSI. The BSI will serve as a living document and will be updated quarterly

based on community input, site eligibility, owner interest, etc. The City will host a community-wide forum where residents and stakeholders will have the opportunity to learn about the City's Brownfield Program, comment on the site selection and assessment process, and will ultimately have the opportunity to nominate additional sites for assessment.

ii. Communicating Progress: Input from the Steering Committee, and public meetings will be recorded. Where appropriate, sites identified through this process will be incorporated into the project or future planning efforts. Transparent communication will be accomplished through publishing and mailing newsletters, holding public meetings, updates to the City web site, press conferences, press releases, and through updates at City Council and Neighborhood Association meetings. When appropriate, public notices regarding meetings, events, and significant developments will be run in the Houston Home Journal and the Leader Tribune. In developing and implementing a robust communication and public participation framework, the City will best be able to engage the community. A bi-monthly newsletter and notices on city utility bills will also be used to communicate progress. Additionally, at all stages of the project, the City will strive for community acceptance of various planning strategies and concepts. The City will work to build a consensus among community stakeholders. Upon request, the City will provide interpreters and/or translators for non-English speakers and hearing impaired at public meetings. In addition, reasonable accommodations will be made for persons with disabilities.

As part of the process of developing this proposal, the City has taken steps to inform the public and various community groups of its intent to apply for EPA Brownfield funding. To date the following steps have been taken to foster a sense of transparency with respect to the program. First a notice of intent to apply for EPA assessment dollars was published in The Houston Home Journal in the November 18, 2015 edition (3A). The public notice was also posted on the City's website. On December 2, 2015, the City hosted a community meeting with neighborhood associations, churches and other community organizations to provide information on the City's goals and objectives for the grant program. Attendees at the public meeting seemed very interested and excited about the possibility of addressing Perry's Brownfield issues and promoting redevelopment in downtown. There were concerns regarding liability issues and private land ownership but said concerns were alleviated through education and discussion. The City Council made a formal decision to seek EPA Brownfield assessment dollars, via formal resolution, during the City Council meeting which was held December 6, 2016.

**b. Partnership with Government Agencies**

i. Local/State/Tribal Environmental Authority: The City of Perry requested and obtained a letter of support/commitment from the Brownfield Unit of the GAEPD. A copy of said letter is attached. In addition to receiving this letter, the City has also received input from EPA's Camilla Warren.

i. Other Governmental Partnerships: **Middle Georgia Regional Commission (MGRC)** - The City of Perry maintains an existing and beneficial relationship with the MGRC, the Middle Georgia organization for planning and development and administrative organization for the Middle Georgia Economic Development District. Through this established relationship, the City will be able to work towards the goals of the EPA, EDA, Middle Georgia, and Perry and tailor its brownfield program thusly. More specifically, our relationship with the regional commission is in line with EPA Region 4's regional priority

of assisting communities that have limited in-house capacity to manage brownfield projects.

**c. Partnership with Community Organizations**

i. Community Organization Description & Role: The City has engaged a number of community organizations,. These organizations are as follows: 1.) **Perry Main Street Advisory Board / Perry Downtown Development Authority (DDA)** - The Perry Main Street Advisory Board / Perry DDA are designated to oversee the promotion, marketing, development, design, and redevelopment of the GCHMSC. Working with the framework and authority of these organizations will streamline the brownfield effort and provide for higher efficiency and effectiveness. 2.) **Uptown Perry Partnership (UPP)** - The Uptown Perry Partnership, or UPP, is a designated 501(c)3 organization that works with community organizations in promoting the continued health and vibrancy of Perry while promoting smart and sustainable growth. 3.) **Perry Downtown Merchants Association (PDMA)** - The Perry Downtown Merchants Association is the marketing, outreach, and advocacy organization for businesses located in Downtown Perry. 4.) **Perry Area Chamber of Commerce** - The Perry Area Chamber of Commerce has a vested interest in promoting the redevelopment of Perry brownfield properties and supports the City in its efforts to grow the business community. 5.) **Faith Bible Fellowship Church** – Located in the heart of Sand Hill, the Church will serve as a critical communication and outreach organization, particularly in the Sand Hill and Creekwood neighborhoods. 6. **Summerhill Senior Living Community** – Summerhill will work with the Steering Committee to provide outreach and general support of brownfield activities. 7. **Brilliant Stars** – Brilliant Stars, much like Faith Bible Fellowship Church, will work to educate and inform the community in regards to the Brownfield program and its activities.

ii. Letters of Commitment: There is broad support locally and regionally for Perry's brownfield proposal. Letters of commitment from the following organizations are attached: Perry Main Street Advisory Board and Perry Downtown Development Authority, Perry Downtown Merchants Association, Uptown Perry Partnership, Perry Area Chamber of Commerce, the Middle Georgia Regional Commission, Faith Bible Fellowship Church, Summerhill Senior Living Community, and Brilliant Stars.

**d. Partnerships with Workforce Development Programs**

As stated, it is possible that the creation of upwards of 250 jobs may be leveraged form the City of Perry's Brownfield program. In addition, as the program evolves, the City or a partner organization may apply for future Brownfield Environmental Workforce Development grant in order to provide residents of the historically minority communities with access to alternate sources of employment. Further, the City will work with our local technical college, Central Georgia Technical College, in providing workforce development resources and programs that will bolster the proposed project and work towards the fulfillment of its goals.

**4 Project Benefits**

**a. Welfare, Environmental, and Public Health Benefits**

The City wants the GCHMSC to be a welcoming gateway to Downtown Perry. Further, the City, in coordination with our partners, wants to provide jobs and economic security to those who live in the corridor. In order to achieve this long-term vision, many of the brownfields in the GCHMSC need to be assessed, cleaned up, and redeveloped. For example, the assessment and cleanup of Site 4 will facilitate the development of planned green space. Similarly, the former Pure Gas station property is in a prominent location in downtown Perry. Located in prime commercial territory, its assessment and cleanup will be a catalyst for

redevelopment in an area that is otherwise mostly landlocked in regards to developable land. Once realized, the goals of Perry's Brownfield Program will result in much-needed jobs and private investment in the project area while working to ensure greater public safety and enhanced health of project area residents.

The assessments will be the first step leading to cleanup/redevelopment. Based on the historical EPA data, approximately one third of the Phase I ESAs will not identify a need for further investigation. For those properties, the Phase I will alleviate the perception of environmental contamination and clear the way for redevelopment. For sites requiring additional assessment, the project will be able to define the extent and nature of the contamination. With the problem quantified, realistic cleanup (i.e., UST and soil removals) and redevelopment plans can be prepared, and additional resources sought. We acknowledge that each site will have its challenges, but with the help of EPA, and the cooperative efforts with GAEPD, the City and community will be successful.

By addressing these properties, we will be addressing not only a community eyesores, we will be helping to refine the conceptual site model for the City with respect to potential exposures to soil, groundwater, and indoor air contaminants associated with the vapor intrusion (VI) pathway. The Phase II assessments and subsequent remedial measures will result in improved health outcomes by eliminating or minimizing exposure pathways on the subject sites. In addition, from a regional perspective, the data collected will help the City of Perry, GAEPD, and EPA better understand regional environmental conditions that will help shape policy for future development activities with respect to the need to VI mitigation, and/or other engineering/institutional controls. Other environmental benefits include improved greenspace additions at Site 4 and adjacent street, planned pedestrian and biking amenities throughout the City, including along the GCHMSC, that will decrease vehicular traffic and improve air quality. The City of Perry is in the process of implementing both the Alternate Transportation Plan and the Greenway Connectivity Plan, both of which include the GCHMSC. The Greenway Connectivity Plan includes the Goodroe Site and the City is working on an extension of the Greenway Connectivity Plan extending from the project area along Big Indian Creek up to Larry Walker Parkway near the Georgia National Fairgrounds & Agricenter to be paid for via Recreational Trails Program grant funds from Federal Highway.

**b. Economic and Community Benefits**

The reuse of existing buildings and sites within the corridor is essential to take full advantage of redevelopment and revitalization efforts. All of the sites have existing infrastructure including water, wastewater, roadways, gas, electricity, and broadband internet that will be reused whenever possible. The City will encourage the reuse of existing structures and will require that historic or cultural attributes be integrated into the redevelopment. We will also encourage the use of Smart Growth principles, wherever possible, by encouraging form based code compliant strategic infill development. In working towards the redevelopment of brownfield sites in Perry, the community will reduce the necessity for greenfield development while promoting job creation and private investment in the community. With a focus on smart redevelopment, Perry will also decrease our carbon footprint while seamlessly fostering a strong sense of community.

Redevelopment of brownfield properties within the GCHMSC will create jobs and private investment while promoting ancillary positive community growth. By focusing these efforts in the GCHMSC, the residents in nearby neighborhoods will be able to either to walk or bike to work. As was discussed in 4.ii, Perry has been proactive in enabling and encouraging

alternative transportation, and the creation of local jobs on redeveloped Brownfield Sites will serve to further this effort. As for equitable development, that matter is already being considered by community leaders. Moving forward the best interests of the project area neighborhoods will be considered and addressed. More specifically, the following factors will be considered and addressed: 1.) Mitigation of impacts that development may have on people living in the community; 2.) Potential of neighborhood gentrification and displacement of current residents by increased housing prices; and 3.) Effects on the large population of senior residents in the community living on a fixed income, and their inability to afford their homes due to increased property taxes. The City's dedication to maintain a strong community involvement program for its burgeoning Brownfield Program will ensure that these issues are not overlooked. The City of Perry is also in the process of rehabilitating and reconstructing approximately 20 homes in the Sand Hill neighborhood. Fortunate enough to receive Community Home Investment Program (CHIP) funds and Community Development Block Grant (CDBG) funds totaling $800,000 in 2016, the City is moving forward with addressing housing issues in Sand Hill. Brownfield Assessment Grant funds, Recreational Trails funds, CDBG funds, CHIP funds, and city-funded initiatives will all coalesce in working to better the lives of those who live and work in the GCHMSC.

As noted in an August 2014 paper prepared by Nancy Frank, PhD, AICP of the University of Wisconsin, entitled "Benefits of Public Investment in Brownfield Cleanup and Redevelopment," statistics indicate that one job will be created in the community for every $10,000 to $13,000 spent on redevelopment. As both EPA and Ms. Frank's paper further suggest that $7.00 to $19.00 of private funds can expect to be invested per grant dollar, over the next decade the total value of investment in the corridor could exceed $3.2 million, and ~250 jobs could be created.

**c. Economic and Community Benefits (long-term benefit)**

i. Economic or Non-Economic Benefits: As evidenced by the statistics in Section 1.a of this proposal, parts of the GCHMSC are in significant economic need. Unemployment and poverty rates in some of the neighborhoods around the area are extremely high, due to a lack of good wage earning jobs. Those with means tend to move to the more affluent parts of Perry and Houston County where new retail is sprawling in suburban strip centers. As a community we must make efforts to redevelop brownfield properties and enhance our economic base. These key issues have prompted our efforts towards the redevelopment and revitalization of the GCHMSC that continues to degrade due to the prevalence of Brownfield sites created by the population flux in previous decades. These sites are highly visible in the community, and seeing them vacant, idle, and in various states of blight have had a negative effect on our residents. These vacant, often blighted, properties have been a magnet for crime and have a negative impact on properties around them in regards to crime, property values, and marketability. Further, brownfield properties in Perry have resulted in negative perceptions about our economy and community and their redevelopment, even into something as simple as greenspace, would work towards changing these negative perceptions. The obstacle hindering meaningful reuse is the concern pertaining to known, unknown, or perceived environmental conditions. As the environmental questions are answered via the assessments, specific cleanup (if needed) and redevelopment plans can be created to encourage new businesses to locate on these sites. Developers and business people will not invest in these properties due to the uncertainties surrounding them. The EPA Brownfield funding will help the City work towards alleviating some of these uncertainties in promoting the redevelopment we all want to see.

New businesses will create more jobs, and existing business will benefit from the increased customer traffic resulting from a larger number and variety of businesses in the corridor. Economic conditions will improve. Without the stigma of environmental contamination, the Brownfield properties and the properties in the surrounding area will increase in value, thereby generating additional tax revenues for the City, and improved services for the Corridor and adjacent neighborhoods. Again, in keeping with Ms. Frank's August 2014 paper, leveraged investment and job creation will result in significant improvement in the parts of the City that need it most.

**5. Programmatic Capability and Past Performance**

**a. Audit Findings**

The City has had no adverse audit finding with respect to previously completed federal or State Grants.

**b. Programmatic Capability**

The City of Perry has the internal capability to manage all technical and administrative aspects of the subject grant. The primary person with responsibility over the grant will be Robert Smith, the City of Perry's Economic Development Director. Has over seven years' experience in municipal government and holds a Master's degree in Public Administration and a Bachelor of Science in Political Science. Mr. Smith has successfully administered a wide array of local, state, and federal grants including CDBG grants, EDA grants, DNR grants, etc. As manager of the Department of Economic Development for the City of Perry, Robert works with Mayor and Council which includes oversight of the Perry Main Street Advisory Board and associated Perry Downtown Development Authority. Mr. Smith will be assisted by Catherine Edgemon, Perry's Main Street Coordinator. Ms. Edgemon has extensive experience in economic development and grant funded programs. In addition, the City has developed an administrative system that can provide support to Mr. Smith and Ms. Edgemon; however, the City intends to retain the services of an environmental consulting firm with experience in Georgia to execute the technical aspects of the grant. As a proactive step, the City will begin the procurement process, in keeping the Federal Procurement guidelines put forth by 40 CFR 31.36, within the next six months to insure that the project team is in place and ready to begin project activities immediately upon the grant award.

**c. Measuring Environmental Results: Anticipated Outputs/Outcomes**

We have stated an anticipated number of properties that will undergo Phase I and Phase II assessments. As this project develops, we will track the number of cleanup plans developed, number of contaminated properties remediated, number of remediated properties redeveloped. We also anticipate tracking how many of the community needs initially identified are met with the property redevelopment, changes in property values and tax base. We will also document the number of minority-owned businesses established over time along the corridor as a result of the cleanup and redevelopment.

**d. Past Performance and Accomplishments**

i. Currently or Has Ever Received an EPA Brownfields Grant: The City has never received an EPA Brownfield Grant as such we ask the review to proceed to item 5.c.ii below.

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

1. Purpose and Accomplishments: See Table 5 below

| Grant | Award | Organization | Purpose | Accomplishments |
|---|---|---|---|---|

| | Amount | | | |
|---|---|---|---|---|
| [redacted] | $400,000 | U.S. DOT / GA DOT | Lighting along General Courtney Hodges Blvd. | Completed |
| [redacted] | $127,420 | HUD/DCA | Grace Recovery Village | Completed Phase II at Grace Recovery Village |
| [redacted] | $30,295 | U.S. DOT / GA DNR | Trail Development | Trail successfully completed |
| [redacted] | $100,016 | U.S. DOE / GEFA | Energy Conservation | Ongoing energy efficiency program for homeowners |
| [redacted] | $436,458 | U.S. HHS / GOCF | Nurse Family Partnerships | Partnership with outside organization; ongoing |
| [redacted] | $750,999 | U.S. DHS / FEMA | Emissions reduction system | System was installed and grant closed out |
| [redacted] | $100,000 | U.S. DOT / GA DNR | Trail Development | Trail construction in process |
| [redacted] | $300,000 | HUD / DCA | Housing Rehabilitation | Preliminary screening of possible homes underway |
| [redacted] | $500,000 | HUD / DCA | Housing Rehabilitation & Reconstruction | Award officially accepted and special conditions being cleared |

** Projects located in the GCHMSC project area*

2. Compliance with Grant Requirements: All grant requirements have been or are in the process of being met and all reporting requirements are being fulfilled. Annual independent audits have resulted in no findings or administration recommendations.

iii. Has Never Received Any Type of Federal or Non-Federal Assistance Agreements: Not applicable. See Item 5.c.ii

## Regional Priorities Form/Other Factors Checklist

Name of Applicant: **The City of Perry, Georgia**

## *Regional Priorities*

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

**Regional Priority Title(s):** The regional Priority for Region IV is : **Assistance to communities that have limited in-house capacity to manage Brownfield projects** - This regional priority includes proposed projects that provide support to communities that have limited capacity or administrative infrastructure to effectively manage brownfields programs. Proposals that include partnerships among governmental entities having shared jurisdiction over the targeted sites (e.g. state, regional authorities, local governments) relate to this priority.

**Page Numbers:** Page 10, Page 11, Page 12

## *Assessment Other Factors Checklist*

Please identify (with an ***X***) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| **Other Factor** | **Page #** |
|---|---|
| *None of the Other Factors are applicable.* | |
| Community population is 10,000 or less. | |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| Targeted brownfield sites are impacted by mine-scarred land. | |
| Project is primarily focusing on Phase II assessments. | X |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | X |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | |

| | |
|---|---|
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.** | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

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

December 1, 2016

**VIA ELECTRONIC Mail robert.smith@perry-ga.gov**
Mr. Robert Smith
City of Perry
1211 Washington Street
PO Box 2030
Perry, GA 31069

RE: State Acknowledgement Letter – Brownfield Community -Wide Assessment Grant Application
City of Perry

Dear Mr. Smith:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the City of Perry 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 conduct Phase I and II environmental site assessments and prepare cleanup plans for vacant gas stations, dry cleaners, and former industrial properties throughout the City. The City hopes that these site assessments will aid in the development of a robust index of brownfield properties.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the City of Perry for such assessment. A successful award would greatly assist the City in its redevelopment efforts and to establish it as a nexus for economic development and sustainability in middle Georgia. Thank you for your consideration.

Sincerely,

Shannon Ridley
Brownfield Coordinator

cc: Barbara Alfano, U.S. EPA, Region 4

File: EPA FFY 2017 Grant Applicants, City of Perry-Assessment

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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: 12/21/2016

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 Perry, Georgia

* b. Employer/Taxpayer Identification Number (EIN/TIN): 58-6000639

* c. Organizational DUNS: 0809408690000

**d. Address:**

* Street1: 1211 Washington Street
Street2: P.O. Box 2030
* City: Perry
County/Parish: Houston
* State: GA: Georgia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 31069-2555

**e. Organizational Unit:**

Department Name: Economic Development

Division Name: NA

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

Prefix: Mr.
* First Name: Robert
Middle Name:
* Last Name: Smith
Suffix:

Title: Economic Development Director

Organizational Affiliation: Staff, City of Perry Department of Economic Development

* Telephone Number: (478) 988-2757

Fax Number: (478) 988-2725

* Email: robert.smith@perry-ga.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-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

NONE

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

The City of Perry is submitting a proposal to EPA to obtain both a petroleum site and hazardous material site FY17 Community-wide Brownfield Assessment Grant for six (6) properties in the GCHMSC.

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 8
* b. Program/Project: GA 8

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 04/01/2017
* b. End Date: 03/31/2020

**18. Estimated Funding ($):**

| | |
|---|---|
| * a. Federal | 300,000.00 |
| * b. Applicant | 10,000.00 |
| * c. State | 0.00 |
| * d. Local | 0.00 |
| * e. Other | 0.00 |
| * f. Program Income | 0.00 |
| * g. TOTAL | 310,000.00 |

*** 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: Lee

Middle Name:

* Last Name: Gilmour

Suffix:

* Title: City Manager

* Telephone Number: (478) 988-2703 Fax Number:

* Email: lee.gilmour@perry-ga.gov

* Signature of Authorized Representative: Robert Smith * Date Signed: 12/21/2016

# Development Authority

## of Bainbridge and Decatur County

December 15, 2016

R04-17-A-030

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960

Dear Ms. Alfano:

The Development Authority of Bainbridge and Decatur County (Authority), Georgia is pleased to submit the enclosed application to the FY 17 US EPA Brownfields Program for a community-wide assessment grant in the amount of $300,000 ($150,000 for Hazardous Substances and $150,000 for Petroleum). Located in Southwestern Georgia, Decatur County, 623 square miles of rural country, has been federally designated as a **persistently impoverished county** (USDA 1970-2010). As we will demonstrate in the attached proposal, the Bainbridge-Decatur County area has the human resources but lacks the opportunities to improve health, welfare, and economic well-being of the community or to address properties with environmental contamination issues.

Initially the Authority will assess two areas that have the potential to be economic drivers in the County, the Decatur County Industrial Park (DCIP) at the former Commodore Decatur Airport, and the Port of Bainbridge. The airport, five miles northwest of Bainbridge, covers an area of 940 acres and was developed during World War II as a pilot training facility and reopened as Bainbridge Air Base during the Korean War. It was turned over for civilian use in 1961. Today, the DCIP and airport is used for various purposes in addition to a small amount of aviation activity. There are several manufacturing plants and former Southern Airways student pilot housing buildings that were later used by a now closed mental health facility. Some of the remaining Southern Airways student pilot housing buildings are occupied by the Georgia Department of Corrections as a prison. A golf course built in the 1950s and the World War II hangars are both still in use. Also present at the property are: an old dry cleaner (chlorinated solvents), old clothing factory (facility torn down), Decatur County Industrial Park Water Pollution Control Plant, a recently installed 168 acre solar farm; and adjacent fuel depot. Commodore Industrial Park (700 acres) is located inside of the Bainbridge city limits at the intersection of US 27 and US 84. The site was originally built by the Army in 1943 to serve as an auxiliary training field for the aforementioned Bainbridge Army field. It is now jointly owned by the City of Bainbridge and Decatur County. It is a planned industrial district, partially on the site of the adjacent to Bainbridge State Docks on the Flint River. The complex features a new road and rail spur leading into the site from Spring Creek Road. This area is also in need of brownfield remediation.

In addition, the Georgia Ports Authority (GPA) owns and operates the Port of Bainbridge barge terminal on the Flint River at Bainbridge. The facility is equipped to handle a variety of bulk cargoes via barge traffic, including petroleum products, pesticides, and fertilizers. A railroad divides the site into North and South parcels. During an initial watershed assessment conducted in 1993, an engineering firm discovered pesticide contamination at the site. Based on additional investigations, the GEPD listed the site on the state Hazardous Site Inventory (HSI) in 1994. Subsequently, additional site investigations progressively revealed soil contamination in other areas. In compliance with the GEPD regulations, GPA prepared a corrective action plan (CAP) to address the onsite liabilities. Twenty years later, cleanup is not complete and additional assessments are necessary (http://epd.georgia.gov/voluntary-remediation).

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| | |
|---|---|
| **a. Applicant Information:** | Development Authority of Bainbridge and Decatur County, Georgia |
| **b. Funding Request:** | *i.* Grant type: Assessment<br>*ii.* Assessment type: Community-wide<br>*iii.* Funds requested: $300,000<br>iv. Contamination: Hazardous Substances $150,000 and Petroleum $150,000 |
| **c. Location:** | Bainbridge and Decatur County, Georgia |
| **d. Property Information:** | Not applicable – community-wide |
| **e. Contacts:** | *i.* Project Director:<br>Rick McCaskill<br>Executive Director<br>Development Authority of Bainbridge and Decatur County<br>PO Box 755, Bainbridge, GA 39818 Phone: (229) 246-4774 |
| | *ii.* Executive Director:<br>Rick McCaskill<br>Executive Director<br>Development Authority of Bainbridge and Decatur County<br>PO Box 755, Bainbridge, GA 39818 Phone: (229) 246-4774 |
| **f. Population:** | *i.* Population: 27,174<br>*ii.* Target area population: 12,507<br>***iii.* Persistent poverty county: YES**<br>(American Community Survey 2014; ERS County Typology 2015) |

The Development Authority of Bainbridge and Decatur County, Georgia appreciates the opportunity to apply for FY 17 EPA Brownfields Assessment funding to support environmental justice efforts and restoration of economic vitality in its communities. If you have any questions, please do not hesitate to contact us.

Sincerely,

Rick McCaskill
Executive Director
Development Authority of Bainbridge and Decatur County

## 1. Community Need

### a. Targeted Area and Brownfields

#### i. Community and Target Area Descriptions

Located in Southwestern Georgia, bordering Florida to the south and less than 30 miles from the Alabama state line to the west, Decatur County is 623 square miles of rural country. The City of Bainbridge in Decatur County is a rural crossroads town; major highways passing through include US Highway 27 and US Highway 84. Bainbridge is also bisected by the Flint River and two rail lines effectively separating the residents from the essential services they desperately need. For those without cars there is no public transportation and pedestrian travel is hazardous. For those that could afford a taxi, the economy of the city can only maintain one, making transportation to grocery stores, potential employers, schools and houses of worship a dangerous journey through blighted and potentially contaminated neighborhoods. The two former military airfields and inland port carry the remnants of the chemicals formerly used in the sites in their abandoned buildings, dusty soil, air and groundwater leaving a toxic ghost town in their stead. **The Development Authority (D.A.) of Bainbridge and Decatur County is the lead applicant for this Community-wide Assessment grant, working with our partners Decatur County, GA and the City of Bainbridge, GA. The goal of our brownfield effort is to identify and clean up contaminated properties with our desired outcome — JOBS!** Decatur County has been federally designated as a **persistently impoverished county** (USDA 1970-2010). As we will demonstrate in this proposal, the Bainbridge-Decatur County area has the human resources but lacks the job creators to improve health, welfare, and economic wellbeing of the community or to address properties with environmental contamination issues.

Agriculture has always been important to the economy of Decatur County; about 24% of the county, is cultivated cropland. Much of the area's commerce is dedicated to supporting this agricultural use, however in recent times agriculture has not been a significant job creator, leaving workers displaced and seeking replacement jobs which don't exist. One paper mill located in adjoining county (once a source of jobs for residents of the Decatur County) closed in 2014. George Power announced in July 2016 it is closing the Bainbridge payment center; taking with it 5 jobs. On December 2, 2016 SIPS Team USA in the Decatur Air Park announced chapter 7 bankruptcy, which is liquidation resulting in elimination of 25 jobs. SIPS is a manufacturing of "structural insulated panels" and is located in the Commodore Industrial Park. The County is home to a former Army/Air Force airbase (inactivated in 1961); legacy contamination issues exist. The prospect of redeveloping on a potential brownfield with no remediation plan scares off potential new job creators. The need for assessment to reveal remediation requirements or remove the stigma associated with the property should no contaminants be found is essential to bringing this targeted area back to use that can benefit the local residents. Bainbridge is also host to Port Bainbridge, an inland seaport operated by Georgia Ports Authority (GPA). The Flint River flows into Lake Seminole which forms the headwaters of the Apalachicola River. Two rivers form Lake Seminole – Flint and Chattahoochee rivers. Port activities have been more limited in recent years due to the water resource issues of the Apalachicola River (infamous Tri-State Water Wars) as water flows have been reduced resulting in inadequate flow for upstream barge traffic. The Flint and Chattahoochee rivers form Lake Seminole which is the headwaters of the Apalachicola River. The inland port continues to address existing contamination issues from previous and current uses and on adjacent properties, including the railroad line that serves the port. Assessment and potential remediation of this area can bring not only renewed business but potential greenfields and parks which are sorely lacking in the area. Not unlike many rural communities in Georgia, commercial businesses in downtown Bainbridge compete with more transient oriented businesses adjacent to the US 84 limited access bypass constructed around the city. Bainbridge State College located in the area began as a two year state college affiliate of the University System of Georgia in Bainbridge and converted into a 4-year state college in 2013 and is among the fastest growing in the State. A growing, capable, skilled workforce is being created through associate of certifications, arts and Bachelor degrees, and technical degrees and should the area be able to create the economy to attract and sustain them.

Since **the primary outcome is JOBS,** the target community is the County as a whole, with brownfield assessment focused on the City of Bainbridge, two former military airfields and the port. Focus will be on the residents of the City of Bainbridge, and those in proximity to the former airfields and inland port, who are more directly impacted by environmental contamination from brownfield sites. As shown in the below table, the target population in the region is largely female, African American and impoverished. The current per capita income will not sustain families and the targeted population contains over ¼ children. Jobs are necessary to improve the quality of life and economic opportunities in the areas but cannot be created without the assessment and eventual remediation of local brownfield sites.

ii. Demographic Information and Indicators of Need

**Key demographic statistics above are the high minority population percentage, the dramatically high poverty rate, and the very low household incomes with 95% of students in the area qualifying for the federal free or reduced lunch program.** Bainbridge also has a higher percentage number of children than the State or U.S.

The below table highlights some fast facts about Decatur County and Bainbridge, the County seat:

| DEMOGRAPHICS | Bainbridge | Decatur County | GA | USA |
|---|---|---|---|---|
| Population | 12,507[1] | 27,174[1] | 10,214.860[1] | 321,418,820[1] |
| Children % | 27.2[1] | 24.4[1] | 24.5[1] | 22.9[1] |
| Female % | 53.0[1] | 51.1[1] | 51.2[1] | 50.8[1] |
| Minority % | **58.7[1]** | **47.4[1]** | 41.1[1] | 30.9[1] |
| African-American % | 54.7[1] | 41.8[1] | 31.7[1] | 13.3[1] |
| Hispanic % | 4.1[1] | 5.6[1] | 9.4[1] | 17.6[1] |
| Poverty Rate % | **36.3[3]** | **27.7[3]** | 17.0[3] | 13.5[3] |
| Unemployment % | 6.5[3] | **6.1[2]** | 5.1[2] | 4.9[2] |
| Per Capita Income | 18,665[3] | 18,387[3] | 25,427[3] | $28,555[3] |
| Median Household. Income | **25,366[3]** | **31,090[3]** | 49,342[3] | $53,482[3] |
| Students receiving free or reduced lunch % | **95[5]** Decatur county school district | **95[5]** Decatur County School District | 57.4[4] | 48.1[4] |

[1]2015 U.S. Census data (*http://www.census.gov/*); [2] Bureau of Labor Statistics (*www.bls.gov*); [3] 2014 American Community Survey (*http://www.census.gov/*), [4] National Center for Educational Statistics (http://www.nces.ed.gov), [5] Georgia Department of Education (http://www.gadoe.org/).

**The City of Bainbridge contains multiple sensitive populations-low income, majority minority population and children who are disproportionately impacted by pollution in the area where they live work and play.** Decatur County unemployment rate is 1.3 times higher than the national rate. **The Southwest Georgia Regional Commission recognizes the following as economic issues in the area: the highest unemployment in the region; Unskilled workforce; Low educational attainment of the workforce; Persistent poverty; Disparity of income.** With regard to educational attainment, while 28% of Georgia residents have a college degree, only 17.2 % of Bainbridge residents have a B.S. or higher and only 14.7% of residents of Decatur County have a Bachelors level education. Of 154 total homes for sale in Bainbridge, 91 are in foreclosure. Decatur County also has an extremely high number of residents living in mobile homes (a leading indicator of need and poor community attachment). Mobile homes are much lower in value than site built homes and also depreciate dramatically over time therefore hindering the tax base. **While only about 6.5% of the US population and 9.3% of the State's population resides in a mobile home, it is 22.3% for Decatur County** [2014 American Community Survey (*http://www.census.gov/*)].

iii. Brownfields and Their Impacts

The Development Authority of Bainbridge and Decatur County envisions using grant funds to assess historically underutilized and blighted commercial properties containing multiple environmental risks within the city limits of Bainbridge, parcels of land adjoining and comprising two former airfields which have been repurposed over time as industrial parks – the Decatur County Industrial Park (DCIP) and Commodore Industrial Park, and the Port of Bainbridge. The DCIP was the former Bainbridge Air Corp Airfield used during World War II and later became the Bainbridge Air Base for training pilots. Commodore Industrial Park to the south was a former auxiliary training field associated for the former Bainbridge Air Corp Airfield. These former WWII military airfields have historical environmentally challenged properties within their boundaries and are within close proximity to residential neighborhoods, essential service such as a post office and churches.

Abandoned or underutilized light industrial and commercial properties, including former gas station/auto repair facilities, dot the landscape in Bainbridge (particularly north of the downtown area), Climax, Attapulgus and rural intersections. The table below under Cumulative Issues shows a listing of potential sources of pollution from regulatory databases, including a significant number of underground storage tanks. Petroleum related contaminants include carcinogenic VOCs and lead. A percentage of these are potential brownfields properties. The impact of these multiple environmental risks disproportionately impacts the sensitive populations living in close proximity to the targeted area. The lack of potable water due to brownfields contamination is of enormous concern to the applicants who seek to improve the

livability and potential economic stability of the region.

Decatur Industrial Airpark, three miles northwest of Bainbridge, covers an area of 940 acres and was developed during World War II as a pilot training facility and reopened as Bainbridge Air Base during the Korean War. It was turned over for civilian use in 1961. Today, the DCIP and airport is used for various purposes in addition to a small amount of aviation activity. There are several manufacturing plants and former Southern Airways student pilot housing buildings that were later used by a now closed mental health facility. Some of the remaining Southern Airways student pilot housing buildings are occupied by the Georgia Department of Corrections as a prison. A golf course built in the 1950s was closed in 2016 eliminating 4 jobs and an opportunity for recreational use. World War II hangars are still in use, however. Existing industries at the site include: Coca-Cola, John B. San Fillippo and Sons, TexPar Energy Inc., DaniMer Scientific LLC, Shaw Industries Group Inc., Harrell Aviation, SIPS Team Inc. (filed for chapter 7 in December), Ag-Flight Inc., Clover Leaf Warehouse, and Georgia Palm Beach Aluminum Window Company. Three Rivers Credit Union and Koch Foods closed offices at the industrial park in the last two years resulting in loss of 30 jobs. . Also present at the property are: an old dry cleaner (chlorinated solvents), old clothing factory (facility torn down), Decatur County Industrial Park Water Pollution Control Plant, a recently installed 168 acre solar farm; and adjacent fuel depot. The Georgia Environmental Protection Division (GEPD) has required that the Commissioners of Decatur County conduct a three phase watershed assessment and protection plan on the area that contains the Decatur County Industrial Park Water Pollution Control Plant (Decatur County Water Protection Plan, 2008). The Bainbridge Comprehensive Plan 2010–2030 has identified the area as a site for future redevelopment with the understanding that brownfield remediation would need to be part of any new development effort (Comprehensive Plan, page 21).

Commodore Industrial Park (700 acres) is located inside of the Bainbridge city limits at the intersection of US 27 and US 84. The site was originally built by the Army in 1943 to serve as an auxiliary training field for the aforementioned Bainbridge Army field. It is now jointly owned by the City of Bainbridge and Decatur County. It is a planned industrial district, partially on the site of the former Commodore Decatur Airport, adjacent to Bainbridge State Docks on the Flint River. The complex features a new road and rail spur leading into the site from Spring Creek Road. This area is also in need of brownfield remediation due to the contaminants associated with the areas former use. The industrial park was deeded to the Development Authority in 2016.

It is important to note that former military airfields used and disposed of petroleum products, chemical solvent degreasers and other toxic substances that that are potentially injurious to public health and the environment. Nationwide, countless military personnel, their families, and private individuals living and working in the immediate vicinity of the bases may have been affected by these contaminates, through drinking water, general water usage and exposure through vapor seepage. The four most carcinogenic are Trichloroethylene (TCE), Tetrachloroethylene (PCE), Vinyl Chloride, and Benzene, all of which have been found locally in the groundwater and soil. The presence of these contaminants in close proximity to housing, places of business and churches create a disproportionate burden of pollution for the sensitive populations living in the area. The lack of industry and new development in the area has left an aging housing stock which lacks the ability and weatherproofing to keep out air born particulates in addition to the pollutants in groundwater which poison the drinking water. The lack of transportation means children and families are literally walking through brownfield contaminants on the way to school, work or play. This disproportionate exposure to the multiple environmental risks in the area places an unfair burden on the sensitive populations in the area.

In addition to the former military airfields turned into industrial parks, the Georgia Ports Authority (GPA) owns and operates the Port of Bainbridge barge terminal on the Flint River at Bainbridge. The facility is equipped to handle a variety of bulk cargoes via barge traffic, including petroleum products, pesticides, and fertilizers. A railroad divides the site into North and South parcels. During an initial watershed assessment conducted in 1993, an engineering firm discovered pesticide contamination at the site. Based on additional investigations, the GEPD listed the site on the state Hazardous Site Inventory (HSI) in 1994. Subsequently, additional site investigations progressively revealed soil contamination in other areas. In compliance with the GEPD regulations, GPA prepared a corrective action plan (CAP) to address the onsite liabilities. Twenty years later, cleanup is not complete and additional assessments are necessary (http://epd.georgia.gov/voluntary-remediation). Development plans recognize that "because of potential negative impacts on surrounding land uses, Industrial areas should be located along major transportation facilities, such as highways and railways" (Bainbridge Comprehensive Plan 2010-2030, p32).

**b. Welfare Environmental and Public Health Impacts**

i. Welfare Impacts

As shown in the Demographic Information table above, there are multiple sensitive populations within Decatur County and Bainbridge in particular. The multiple environmental risks cited are having a direct impact on the sensitive populations residing within Decatur County. The runoff from these industrial sites, along with farming residues and petroleum and hazardous contaminants from the Brownfield airfields targeted for inclusion have negatively impacted the groundwater which impacts the areas' drinking water supply available to the local population. Commodore Industrial Park is directly adjacent to a predominately African American neighborhood, which highlights the environmental justice issues at hand. Scientific studies show that petroleum and hazardous chemical compounds have breached the ground water supply on numerous US Military airfields similar to the two located in Decatur County and now used as industrial parks. In some instances, this groundwater contamination has affected civilian properties adjacent to the bases including churches, schools and private wells. Based on a review of the historic site investigations, it is apparent that pesticides are the primary constituents of concern at the Port of Bainbridge and adjacent properties. The predominant pesticide chemical of concern (COC) is benzenehexachloride (BHC), also known as hexachlorocyclohexane. High concentrations of BHC isomers have been detected in multiple areas during previous soil sampling events at the site (Georgia Port Authority, VIRP application, July 2012). Brownfield (COCs) discussed above with related health effects include: Children of mothers exposed to TCE/PCE through their work or drinking water experience low birth weight and leukemia, and increased prostate cancer and other cancers in all age groups exposed. Pesticide exposure through drinking water and contaminated food supply has been linked to higher than average rates of colorectal cancer. Multiple negative health impacts have been traced in the Bainbridge area that can be linked to exposure to the chemicals identified in the groundwater in the area as evidenced by the table above. Lifestyle exposure that makes the residents of the areas more at risk include, a lack of transportation so many residents are walking through the contaminated sites on a daily basis. Additionally, residents garden and grow their own food to supplement their low wages and to accommodate for the lack of access to fresh food due to the lack of full-service grocers in the target areas. This food is being grown in contaminated soil and watered with polluted water due to the proximity of residential areas to the targeted locations.

ii. Cumulative Environmental Issues

The primary environmental impact of the multiple environmental risks with the City of Bainbridge is direct exposure to contamination through the targeted area's drinking water. In addition to the two former military airfield industrial park brownfield areas—which were classified by the US Army Corp of Engineers as housing containerized hazardous, toxic or radioactive waste (http://www.funds.mil/) and the Port of Bainbridge -- which played a major role in shipping barges of fertilizer from the production area, up the river to the farming communities -- there are multiple threats to human health and the environment present in Decatur County, disproportionally burdening this predominantly low income, minority population. These include 6 sites that have been evaluated by EPA's Superfund program (BASF Catalysts Cholorine Release, BASF Ammonium Nitrate Spill, Georgia Ports Authority, Royster Clark, Southeast Terminal, Texaco,), 3 recognized polluters (Transmontaigne Product Services, Southeastern Minerals, BASF Corp.), 3 paper mills (Houston, Mason (both defunct) and International Paper, which is still in operation), 168 underground tanks with 76 spills (EDR Database), and multiple old and dilapidated commercial and residential buildings. Current industries with a negative environmental effect include: dry cleaners, machine shops; fertilizer; livestock & equipment; cement products; farming: grain, cotton; sulfur production; and, fuller's earth processing. Economically important minerals in Decatur County include clay and limestone aggregates. Bentonitic clays (fuller's earth) are in the southwest portion of the county and have been mined since 1907. Open pit mining continues today and remains a contributing source of pollutants to surface water streams, rivers and lakes as well as contributing air emissions and particulate matter from the local processing plant. There are hundreds of acres of **mine-scarred land** resulting from fuller's earth mining in the area. Older homes such as those found in the area lack proper seals and weather proofing to keep these particulates out. Production continues to discharge airborne pollutants and run off which discharges into the groundwater .Unlike most areas of Georgia, where potable water is often obtained from surface water bodies, Decatur County's public drinking water supply is primarily collected from groundwater obtained from an unconfined limestone aquifer and to a lesser extent the Floridan aquifer. Because of this, the county's drinking water supply is vulnerable to being contaminated by any one of the above industries, open pit mining and/or the past military airbase activities. The Decatur County Watershed Protection Plan (2008) recognized that the

industrial park, roads, and runway have the highest level of impervious surfaces and are likely the main source of stormwater runoff in the assessment area. The cumulative effect of the above pollutants have compromised the water supply and exposed the local community to numerous health hazards due to industrial run off into their water supply. The following tables detail underground storage tanks (a known risk) for both Decatur County and the county seat of Bainbridge (EDR database review, November, 2015):

| **Decatur County, Georgia** | | **#** | **Source** |
|---|---|---|---|
| LUST | **Underground Storage Tanks w/reported discharge(s)** | **76** | Georgia EPD (Lustlist.xls) |
| UST | **UST Sites** | **168** | Georgia EPD (USTfac.xls) |
| NPL/CERCLIS | **National Priorities List** | **0** | EPA Databases & NETR |
| RCRA Facilities | EPA Resource Conservation & Recovery (includes inactive site) | | |
| LQG | **RCRA Large Quantity Generator** | **0** | EPA RCRA Database |
| SQG | **RCRA Small Quantity Generator** | **4** | EPA RCRA Database |
| Used Oil Handler | **RCRA Used Oil Handlers** | **3** | EPA RCRA Database |
| SQG – Exempt | **RCRA Conditionally Exempt Generators** | **14** | EPA RCRA Database |
| Landfills | **Closed/historical** | **2** | GA Land Protection Branch |
| Landfills | **Open** | **3** | GA Land Protection Branch |
| **Bainbridge** | | **#** | **Source** |
| UST | **Registered Underground Storage Tank Sites** | **136** | Georgia EPD |
| LUST | **Underground Storage Tanks w/reported discharge(s)** | **65** | Georgia EPD |
| NPL/CERCLIS | **National Priorities List** | **0** | EPA Databases & NETR |
| RCRA Facilities | EPA Resource Conservation & Recovery | | |
| LQG | **RCRA Large Quantity Generator** | **0** | EPA RCRA Database |
| SQG | **RCRA Small Quantity Generator** | **3** | EPA RCRA Database |
| Used Oil Handler | **RCRA Used Oil Universe** | **3** | EPA RCRA Database |
| SQG – Exempt | **RCRA Conditionally Exempt Generators** | **14** | EPA RCRA Database |
| CORRACTS | **RCRA Action** | **0** | EPA RCRA Database |
| Landfills | **Closed/historical** | **1** | GA Land Protection Branch |
| Landfills | **Open** | **0** | GA Land Protection Branch |
| *Based on Agency Database Search by County, by Address 11/10/2015* | | | |

iii. Cumulative Public Health Impacts

As evidenced by the following table, Decatur County residents experience negative health issues in several categories at rates that exceed State and National levels. The additional presence of industrial run off into the water supply and the numerous brownfield sites have exacerbated these health issues.

| | **Decatur** | **GA** | **US** | | **Decatur** | **GA** | **US** |
|---|---|---|---|---|---|---|---|
| Adults who currently smoke | 24%[1] | 20.4%[3] | 18.9%[3] | Colorectal cancer age-adjusted incidence rate/100,000 | 45.9[3] | 43.3[3] | 43.3[3] |
| Colorectal cancer age-adjusted death/100,000 | 18.8[3] | 16.1[3] | 15.9[3] | Low birth weights (<2500 grams)/1000 live births. | 11.2[2] | 9.5[2] | 6.0[2] |
| Adults who are obese | 32%[2] | 28%[2] | 25%[2] | Alcohol related driving deaths | 33%[2] | 24%[2] | 14%[2] |
| Could not see doctor due to cost | 26%[2] | 16%[2] | N/A | | | | |
| https://oasis.state.ga.us/ | | | | | | | |

Residents of Decatur County have an elevated rate of death by Kidney disease 38.9 per 100,000 (cdc:CHSI) which can be directly linked to exposure to pesticides in the area such as benzenehexachloride (BHC) (www.eco-web.com). Exposure to pesticide contamination also has been linked to higher than average incidents of colorectal cancer, prostate cancer and low infant birth weights such as found within the targeted area. Compounding the health concerns confronting Decatur County residents is the lack of medical care available in the area. Decatur County has been designated a **Medically Underserved Area (MUA)** by the U.S. Department of Health and Human Services (DOH), indicating a shortage of providers available to meet the needs of economically/culturally disadvantaged people in the area. The DOH gave the County a score of 46.2 on a scale of 0-100, based on physician accessibility, health statistics, and sensitive population totals. Decatur County is also federally designated a **Health Professional Shortage Area** for both total and low income population (Health Resources and Services Administration, Department of Health and Human Services). The shortage of

physicians in rural Georgia, including Decatur County, and in other rural areas of the United States, remains a chronic problem. Georgia ranks 8th in population among the fifty states, but 40th in physician supply per 100,000 population (American Association of Medical Colleges, *2007 State Physician Workforce Data Book*. 2007: Washington DC). In 2006 Georgia's medical student to population ratio was 19 per 100,000, which is significantly lower than the national average of 28 per 100,000 (http://gbpw.georgia.gov). These medical care disparities exacerbate the environmental, social and other stresses on Decatur's low-income residents, placing an even greater burden on the community.

**c. Financial Need**

i. Economic Conditions

**Decatur County has been federally designated as a persistently impoverished county**. The USDA's Economic Research Service classifies counties as persistent poverty counties if they experienced poverty rates of 20 percent or higher in each census from 1970 through 2010. There are 353 persistent poverty counties in the U.S., and 56 are located in Georgia. Decatur County is among them (Economic Research Service, USDA).

According to the Southwest Georgia Regional Commission, Bainbridge, and most of Decatur County, **is considered an area that has experienced long-term, substantial economic distress**. Unemployment in the County has more than doubled since January 2008 and the County has the highest unemployment rate in the State [GA Dept. of Labor]. The latest Department of Labor statistics report that unemployment in Decatur County is 6.6%, substantially down from 14% in January 19, 2010 [US Dept. of Labor]; however, this is significantly higher than the regional, state and national averages and does not include figures for those who have left the workforce due to the persistent unemployment and poverty in the County. Even with the significant reduction in unemployment, the poverty rate remains at 26.6 % for the County and 32.7% for Bainbridge as those existing employment opportunities do not provide a living wage for poor working families.

Education levels are some of the poorest in the state. This region has long been reliant on agribusiness to provide many of the jobs. Unfortunately, agribusiness jobs typically do not provide high levels of income, or benefits and have contributed to the economic and social ills of the County. Over the last 10 years, the Decatur County Industrial Park has seen almost 3,000 manufacturing jobs disappear as well as many lost jobs were connected to the construction industry. Further evidence of economic hardship is the number of building permits issued in Bainbridge by year: from a high of 227 in 2005 with a steady decrease every year since to 12 in 2014 (homefacts.com). The average home price has decreased $10,900 since 2015 and 44.3% of the housing stock is rental property (homefacts.com). The Bainbridge Comprehensive Plan 2010-2030 has identified the following economic conditions that describe the area:

- There are vacant properties suitable for commercial and industrial development.
- The Georgia Ports Authority inland barge terminal, located in the city, no longer serves the needs of businesses that require shipping by barge due to the current conditions of the river and Army Corps of Engineers permitting issues (i.e., Tri-State Water Wars).
- In the Commodore Industrial Park many parcels are undeveloped.
- There are few job opportunities for recent graduates.
- Unemployment has [as of 2010] increased substantially as the County has been negatively impacted by the national recession.
- Over a quarter of the population (26.6%) is below the poverty line.
- More emphasis should be provided in educational opportunities and workforce training to provide the local labor force with additional skills and higher-paying job opportunities (p4).

ii. Economic Effects of Brownfields

Normal development cannot begin here because the residual damage caused by the former military sites and other past industrial and agricultural uses. The presence of contamination, real or perceived, is a major deterrent to industrial/economic development in the Bainbridge area. Infrastructure exists, and there is capacity to develop a trained workforce, however potential employers are rejecting locating in/on our two industrial areas and other vacant properties because of legacy contamination concerns. Without addressing this concern, potential employers will continue to bypass our communities. Brownfields assessment, remediation and redevelopment is the only realistic option for the City of Bainbridge to counter this stigma. It is widely understood that brownfields counter economic development. As discussed above, the United States military has long used and disposed of chemical degreasers and other toxic substances that were later determined to contaminate drinking water and pose multiple health risks. The presence of such risks dramatically

affects redevelopment of an area and has led to significant economic disruption and lingering industrial decline.

Decatur County has the highest unemployment rate in the region in part because of a high percentage blue-collar workforce and the strong connection to construction related manufacturing. American Fibers and Yarns closed at the end of 2008. They were down to 250 jobs at their closing. Traco, a Decatur County window manufacturer, lowered their workforce from 200 down to 70, but completely suspended operations in 2010. Propex closed, eliminating 50 jobs; from a high of 2,500. SIPS Team USA just announced chapter 7 bankruptcy, which is liquidation, resulting in loss of 25 jobs. Recent announcement of SIPS There are some recent signs that Decatur County has been successful in attracting new, more sustainable industries to the area, although the new businesses are creating far fewer jobs than were lost. R. W. Griffin created 12 jobs when they began selling liquid nitrogen in Decatur County. **Active Minerals, LLC, opened in 2011 to extract attapulgite clay from the ground in Decatur County furthering the creation of mine-scarred lands.** DaniMer, a company that produces plant-based, biodegradable plastic, opened with 25 jobs in 2011 and plans to expand in Bainbridge. Meredian, Inc. purchased the old American Fibers and Yarns building from the Decatur County Development Authority. They manufacture raw materials used in petroleum-free, biodegradable plastic and created 13 new jobs. **The County has recently completed construction on a large solar array fields, which demonstrates the commitment to clean energy sources and sustainable initiatives**. The D.A. has been aggressive in its commitment to lure sustainable industries to the area. In 2015 the Decatur Parkway Solar Project came online producing 79.92 MW of electricity for the Georgia Power Company grid. The D.A. worked with Tradewind Energy and Georgia Power to develop the 752 acre solar field adjoining the Decatur Industrial Airpark. However, these modest increases in jobs are not sufficient and the stigma of contaminated land and drinking water discourages other new job creators from locating here. The Bainbridge Comprehensive Plan 2010-2030 recognizes the following facts that caused or are exacerbated by existing brownfields:

- The Georgia Ports Authority inland barge terminal, located in the city, no longer serves the needs of businesses that require shipping by barge due to the current conditions of the river and Army Corps of Engineers permitting issues (i.e., Tri-State Water Wars).
- There are vacant properties suitable for commercial and industrial development.
- In the Commodore Industrial Park many parcels are undeveloped.

With support for this assessment project, the latter two items could become assets to the community.

As a poor, rural community, the local governments in Decatur County struggle to provide for their residents and the tax base in the County is strained. The County has a budget deficit in excess of $1 million for 2015 as sales tax revenues have remained flat since January 2013 (Decatur County Board of Commissioners, Budget Workshop minutes, June 2014). Paying for the needed environmental assessments without EPA assistance would not be possible.

## 2. Project Description and Feasibility of Success

### a. Project Description, Project Timing and Implementation

i. Project Description and Alignment with Revitalization Plan

The Development Authority of Bainbridge and Decatur County is requesting $300,000 in assessment funding and will use the grant funds to assess parcels of land adjoining and comprising two former military airfields now used as industrial parks (Decatur County Industrial Park (DCIP) and Commodore Industrial Park), the port of Bainbridge, historically underutilized and blighted commercial and residential properties within the city limits of Bainbridge, and other priority sites identified through inventory and community involvement. The Development Authority will complete this assessment project within a three-year time frame. This project will consist of the following tasks: Task 1) Phase 1 and Phase 2 Assessment; Task 2) Remediation/Reuse Planning; Task 3) Outreach and Task 4) Programmatic Support. See Task Description below.

The initially identified target areas were chosen as a result of an in-depth community planning overseen by the Georgia Department of Community Affairs. The plan assessed all elements of the community. One notable finding in the report was that "some residential areas are located in close proximity to heavy industrial land uses" (p3). This project is further aligned with the Georgia Department of Economic Development's OneGeorgia initiative. In 2006 the state implemented AirGeorgia (Airport Initiative in Rural Georgia), officially integrating airport infrastructure improvements into OneGeorgia's overall plan for rural economic development. The redevelopment of the DCIP is a perfect example of the types of projects the state is seeking to fund. The assessment project is aligned with previous watershed assessment plans and the Bainbridge/Decatur County comprehensive plans, both of which are described in earlier sections.

In an attempt to reignite infrastructure and spur economic development and growth Decatur County has developed a long term comprehensive plan. The brownfield assessment and redevelopment of the identified targeted sites in this grant is in direct alignment with Decatur County Comprehensive Plan as they are areas local government and citizens see as having the greatest need for cleanup and the greatest potential for creating jobs and meeting other needs of the local residents. The Decatur County Industrial Park, Commodore Industrial Park and Bainbridge Port are identified as areas to be targeted for redevelopment. The plan calls for both the reuse of existing infrastructure such as the proposed use for DCIP. It calls for the development of green industries and job creation which are the goals for this targeted area. It also calls for increased greenfields, open space, parks and recreational areas such as will be designed along the Port area. The ability to use EPA funding to assess these currently underused and contaminated areas in order to redevelop as areas that will contribute to the financial status and overall environmental health of the City and County through open spaces and parks will allow the realization of these long term community goals.

ii. Timing and Implementation

The chart below provides a preliminary schedule by months from the grant award.

| PLANNING/START-UP ACTIVITIES | |
|---|---|
| **0 months** | Grant award |
| **<2 months** | Workplan revisions begin before grant award is final; due in 60 days |
| **<2 months – 2 months** | Request for Proposal (RFP) for contractor procurement; **Contractor procurement will be initiated upon notice of a successful proposal and completed no later than two months after grant award in full compliance with state and new federal guidelines, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500.** |
| **0 - 6 months** | Consultant contract executed and Contractor on-board; Kick-off meeting held with County, City, EPA, State; Kick-off with CBOs and public (first public meeting) - Public involvement and input from beginning of project is a stated goal. |
| **0 - 6 & ongoing** | Prepare for Quarterly Report submission within first quarter; Revisit reporting protocol with staff; |
| YEARS 1 AND 2 | |
| **Months 4 - 9** | Site Selection Priority Process established utilizing public input and a community visioning meetings. Site selection process implemented. Hold second public meeting; Site access discussion initiated; Site Inventory activities completed (priority selections to include clean drinking water and job creation.) |
| **5 – 9** | Obtain site access; Phase I activities initiated on high priority sites; |
| **4 – 9** | ACRES forms are completed within 30 days of site ID |
| **6-12** | Develop generic QAPP |
| **0 – 6** | QAPP and SAP submitted to EPA/State for approval |
| **Month 10** | Assess to ensure on target to meet set year end goals |
| **Ongoing** | Phase I reports are being finalized/ACRES forms are being updated; Update local officials; Public Meeting |
| **Ongoing** | Properties prioritized for Phase II; Phase II is initiated |
| **Ongoing** | Phase II reports are being finalized/ACRES updated |
| **Ongoing** | Phase I planning to Phase II initiation cycle for community-wide grants repeats Year One; Public meetings |
| YEAR 3 | |
| **Months 18 – 24** | Last Sampling & Analysis Plans (SAPs) submitted to EPA/State; Continue Phase IIs |
| **Months 24-36** | Begin clean-up planning (ABCA) on sites; Hold public meeting for cleanup/reuse input; Submit to EPA /State for review/comment/<br>Begin securing/seeking financial support for cleanup |
| **Months 30-34** | Final expenditures to be made; Final activities completed; Insure all final data and input for reports are collected; ACRES input finalized |
| **Months 34-36** | Closeout |

Site Prioritization and Selection  Notable facts about the two main sites/areas are:

| | |
|---|---|
| Decatur Industrial Park | Contains: old dry cleaner, old clothing factory (facility torn down), sewage treatment plant, 168 acre solar farm; adjacent to a fuel depot |
| | Neighbors: golf course (closed in 2016), north of the park is an 800 acre solar farm |
| | Reuse plans: industrial, hopefully more green businesses to complement solar farm |
| Commodore Industrial Park | Contains: Historical runway and fuel; Abandoned Concrete Plant- still in good shape, not run down; Large drainage ditch |
| | Neighbors: Cotton Gin, small retail space (Dollar General and John Deere Store), manufacturer for automobile AC, old fertilizer plant, major manufacturing plants, asphalt plant |
| | Reuse plans: continued industrial |

Building on prior planning activities, the Development Authority (D.A.) as grantee, with the County and the City of Bainbridge, will add to the previously identified (4) target areas and identify specific sites incorporating the results of community input (CBOs, residents, businesses, property owners, non-profit/faith-based organizations). Our process will consider likelihood of contamination and health/environmental effects (e.g., impact on drinking water wellheads), community needs, potential for redevelopment (JOBS), among other criteria. Our priorities for site selection include creating clean drinking water, infrastructure available for economic redevelopment and job creation as well as community input. It is our goal to create a transparent process which includes input from the public to include local citizens and potential investors throughout all phases of assessment including site selection. The public will be kept abreast of the decision making process and informed of their role in that process. Their input will be fully and respectfully considered throughout all phases of the assessment process including site selection and cleanup/reuse planning.

Access to sites will be gained through land owner and D.A./contractor meetings, including educating the owners on the benefits of this assessment project. The State of Georgia's EPD has a tax incentive program, the **GEPD Brownfields Tax Incentive Program which** provides preferential assessment of environmentally contaminated property. The preferential assessment can reduce taxes on the property for up to 10 years. The Development Authority will seek to link landowners to this resource to increase likelihood of participation. The D.A.as grantee will take the lead on securing site access in conjunction with the County and City of Bainbridge.

**b. Task Descriptions and Budget Table**

i. Task Descriptions

**Task 1** *Assessment* – Conduct Environmental Site Assessment activities (ESAs) at selected sites: Ten (10) ASTM-AAI compliant Phase @ $3,500 each for a total of $35,000; One (1) Generic Quality Assurance Plan (QAPP) @ $6,500, Five (5) SS-QAPPs @ $3,500 each for a total of $17,500; Five (5) Phase II's @ an average cost $32,200 for each site for a total of $161,000. Assessment total approximately: **$220,000** @50% petroleum/50% hazardous substances). *Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s).* Phase I/II funds may be used for Asbestos and Lead Based Paint surveys to support existing building demolition or renovation activities on brownfields properties.

**Task 2** – *Remediation/Reuse Planning* – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. The actual number of Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans depend on complexity and proposed reuse of each site. For budgetary purposes **$40,000 has been earmarked for this project task**. (@50% hazardous substances/50% petroleum).

**Task 3** – *Outreach* – Develop/maintain strategic partnerships and create a Community Involvement Plan; disseminate information/comments to/from community & stakeholders, host community meetings. $8,000 in travel funds is budgeted to supplement travel funds from other sources; attendance at national/ regional brownfields-related training conferences/workshops is planned. $4,000 is budgeted for printing. $14,000 is budgeted for developing the CIP and hosting community-wide meetings, focus groups, charettes, & visioning sessions – **totaling $26,000**. (@50% hazardous /50% petroleum).

**Task 4** – *Programmatic Support* – The Development Authority will directly oversee grant implementation and administration

and, as necessary and in support of its activities. The D.A. has secured contractual support to ensure compliance with EPA cooperative agreement terms & conditions. The D.A. along with assistance from its selected brownfields consultant will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. **$14,000** is budgeted for contractual program support. **The Development Authority will consider time and efforts of its employees in the project as in-kind leveraged resources.**

ii. Budget Table

| | **Hazardous Substances** | | | | |
|---|---|---|---|---|---|
| **Categories** | **Project Tasks** | | | | |
| | Phase I/II Assessments | Remediation/ Reuse Plan | Outreach | Programmatic Support | Total |
| Travel | 0 | 0 | $4,000 | 0 | $4,000 |
| Supplies | 0 | 0 | $2,000 | 0 | $2,000 |
| Contractual | $110,000 | $20,000 | $7,000 | $7,000 | $144,000 |
| **Total** | **$110,000** | **$20,000** | **$13,000** | **$7,000** | **$150,000** |
| | **Petroleum Products** | | | | |
| **Categories** | **Project Tasks** | | | | |
| | Phase I/II Assessments | Remediation/ Reuse Plan | Outreach | Programmatic Support | Total |
| Travel | 0 | 0 | $4,000 | 0 | $4,000 |
| Supplies | 0 | 0 | $2,000 | 0 | $2,000 |
| Contractual | $110,000 | $20,000 | $7,000 | $7,000 | $144,000 |
| **Total** | **$110,000** | **$20,000** | **$13,000** | **$7,000** | **$150,000** |
| **Grand Total** | **$220,000** | **$40,000** | **$26,000** | **$14,000** | **$300,000** |

**c. Ability to Leverage - See attachments for fund verification**

The Development Authority is coordinating its brownfield efforts with the Georgia Environmental Protection Division (GEPD), which has brownfield oversight for the state. The GEPD has three assistance programs which the D.A. will leverage in its brownfield development program. The **Georgia Underground Storage Tank (GUST) Trust Fund** reimburses owners or operators up to $1 million (per release) of actual, reasonable cleanup costs associated with releases from regulated petroleum underground storage tanks. The **GEPD Brownfields Tax Incentive Program** provides preferential assessment of environmentally contaminated property. The preferential assessment can reduce taxes on the property for up to 10 years. **Limitations on Liability - Georgia Hazardous Site Reuse and Redevelopment Act** provides liability relief for prospective purchasers of contaminated property who voluntarily agree to remediate soil and source material to meet risk reduction standards. Under the Act, the limitation of liability is fully transferable to subsequent purchasers, unless a purchaser is otherwise liable for the contamination because of prior interaction with the property.

The state of Georgia offers a number of state incentive programs, which will provide a nice compliment to the County's Brownfield program. *Georgia's county tier system* determines job tax credit availability and value; Decatur County is a Tier 1, meaning that they have access to every possible State program. **Quick Start Job training** for new employees through the Southwest Georgia Technical College will be provided at no cost to companies creating fifteen or more jobs. **Tax credits equal to 50% of the costs of retraining employees** up to $500 per student are available. The credit can be taken every year that the company trains their employees for new jobs/skills. Any new employees can be trained under the Quick Start Program at no cost. Decatur County is a member of a joint development authority and can offer a **$4,000 tax credit for each job created** by a new or expanding business. The credit is applicable to Georgia Corporate income taxes or payroll taxes and may be accrued over a five-year period. The tax credit can amount to $400,000 based on 20 jobs. **Investment Tax Credits** are offered as an alternate to the Job Tax Credit. Decatur County companies must invest $50,000 to receive a 3% credit. The **Department of Community Affairs** provides a variety of community development programs to help the state's communities realize their growth and development goals as well as economic development incentives and tools designed to help promote growth and job creation (http://www.dca.state.ga.us). The **Manufacturing Machinery Sales Tax Exemption** provides exemption for new and upgraded equipment from sales and use tax for a new or expanded

plant. For each $1,000,000 invested in new machinery, a business can save $70,000 based on the current tax structure. The **Child Care Credit** offers employers who provide or sponsor childcare for employees are eligible for a tax credit of up to 50% of the direct cost of operation to the employer. Lastly, the OneGeorgia Authority provides grants and loans for economic development activities to qualified applicants. These may include land acquisition, infrastructure development, airport enhancements and broadband creation to machinery purchases, business relocation assistance and entrepreneur support, Economic vitality in rural Georgia is the singular goal of the OneGeorgia Authority – and the D.A. will take full advantage of its available resources (see Past Performance table below).

**3. Community Engagement and Partnerships**

**a. Engaging the Community**

i. Community Involvement Plan

Decatur County and the City of Bainbridge plan to fully engage all members of the community in the brownfield redevelopment process, not just those adjacent to the Bainbridge target area sites and the industrial sites. The Mission of the Development Authority of Bainbridge & Decatur County (D.A.) is to promote Economic Development; to provide an atmosphere conducive to business, residential and industrial development; and to ensure leadership in improving the overall quality of life in Decatur County. The D.A. is therefore ideally positioned to provide leadership for this brownfields assessment project as they can identify potential partners (CBO's, local business and governmental), leverage state and local funding sources, and provide essential leadership during the planning and implementation of all redevelopment projects in the county. **The nine-person Executive Board of the Development Authority will act as the Brownfield Advisory Board and provide direct support to the project manager. The Executive Board is comprised of local community leaders and includes representatives of all facets of the County; its diverse members have attended Georgia State Universities, are youth sports coaches, serve on the United Way, Rotary, and Lions, also serve on the local educational foundation and work in such varied industries as finance, insurance, software development, energy, education, and business.**

The currently scheduled bimonthly meetings of the Development Authority, City and County will provide a forum at which the project can be discussed with the public. Each meeting already opens with Public questions/ comments; every effort will be made to go above and beyond current methods of notifying the public to encourage all community members to attend. Information sessions and/or larger meetings can be held at the Kirbo Center at Bainbridge State College. In addition to the above regularly scheduled meetings, six (6) outreach and community meetings will be held throughout Decatur County to encourage participation by community members who may not have transportation. Notification of meetings will be in local newspapers, through community flyers and pamphlets and will be in both English and Spanish in order to engage the entire community in the process.

ii Communicating Progress

The D.A. and County/City will conduct a concerted community involvement campaign to raise public awareness and involve the local community in the decision making process. As mentioned above, the Brownfield Advisory Board will hold regularly scheduled public meetings to gather community input and discuss their wants and needs regarding potential sustainable and beneficial uses of brownfield sites. The D.A.'s consultant, who is expected to be well versed in public participation, will assist the Development Authority with organizing and facilitating public meetings and outreach events (6 meetings at multiple locations in county). Further, the consultant will meet with and explain the brownfields process and the benefits of participation to site owners and/or prospective purchasers. Using existing web sites, the D.A. will develop brownfield-specific website content, and project specific brochures, information sheets, and other outreach and marketing materials. Materials will be available in both English and Spanish. Community input and buy-in is essential to the project's success and public engagement will provide meaningful input and will be sought at public meetings, webinars, via media (public TV and local radio), and via social media (Facebook and the local tax blog). Notices inviting the public to meetings will be posted on all social media channels and in the local paper, *The Post Searchlight.* All materials will be available in both English and Spanish to guarantee inclusion from all sectors of the community. The D.A. is partnering with the Catholic Church in order to perform outreach to the migrant worker population and for translation services when necessary.

**b. Partnerships with Government Agencies**

**i.** Local/State/Tribal Environmental Authority

The D.A. and Decatur County are coordinating its brownfield efforts with the Georgia Environmental Protection Division (EPD), which has brownfield and cleanup oversight responsibility for the state. The D.A. will ensure that any properties cleaned up under our program enter the state program and receive state oversight of cleanup, or we will require developers to secure appropriate professional oversight. As discussed in the leveraging section above, the GEPD brownfield program has several incentives (tax incentives, liability waivers) that will be taken advantage of in the cleanup and redevelopment of our target areas.

ii. Other Relevant Governmental Partnerships

In addition to the GEPD, the County has partnered with the Decatur County Health Department to provide expert assistance regarding impacts of brownfields, any related cleanup, and associated activities, including lead-based paint screenings and investigation of health impacts from soil or groundwater contamination. The D.A. and the County work with the Georgia Environmental Finance Authority (GEFA) (http://gefa.georgia.gov/about-us) to secure loans for improvements to water, sewer and solid waste infrastructure projects through low-interest loans. Loans can be used to facilitate brownfields project within the areas of concern. The D.A. and the County will coordinate efforts with programs offered by the Georgia Department of Agriculture and Georgia Department of Economic Development. Decatur County will partner with the Georgia Department of Community Affairs, which offers the Employment Incentive Program detailed under the leveraging section of this application. The County will also strive to work with the OneGeorgia Authority, whose mission is to offer financial partnerships with rural communities to create strong economies in all business sectors. The County has previously been successful in leveraging OneGeorgia funds and will seek to apply for additional funds for infrastructure and redevelopment based on the results of the assessments conducted under this project. The D.A. and the County have worked closely with the Georgia Housing and Finance Authority over the years to identify needs of residents for housing. Potential brownfield sites may offer opportunities for more affordable housing alternatives for residents. The state and federal Department of Transportation are also potential partners for infrastructure improvements in areas of brownfields. The Ga-DOT using the State Road and Toll Authority has funds available. SRTA has the authority to finance any type of transportation improvement using traditional methods of financing such as bonds, loans, notes and equity partnerships. SRTA has issued Grant Anticipation Revenue Vehicle (GARVEE) bonds, underwritten by the state's future federal transportation revenues, for non-toll projects on behalf of the Georgia Department of Transportation. SRTA also administers the Georgia Transportation Infrastructure Bank (GTIB), established by House Bill 1019 in April 2008. The GTIB is a revolving infrastructure investment fund, much like a bank, that provides loans with attractive terms to state, regional and local government entities to fund much needed local transportation projects. GTIB grants are also awarded for selected transportation improvement projects on a competitive basis throughout the state of Georgia. The success of this project will be built upon the existing and continuing partnership between multiple layers of government agencies. Entities from municipal government, county government, state and federal agencies have much to contribute to the remediation of this area and have experience working in partnership.

**c. Partnerships with Community Organizations**

i. Community Organization Description & Role

The partners listed below will play a significant role in this project including the planning, implementation, and eventual remediation & redevelopment of the chosen sites.

| Community Organization/Type | Support Role Pledged |
|---|---|
| First Port City Bank (Business) | Host public meeting; disseminate information; serve on advisory board |
| Bainbridge-Decatur Chamber of Commerce (Business Alliance) | Outreach and Dissemination of Information |
| Downtown Development Authority of Bainbridge | Dissemination of information; vehicle for public input |
| Salvation Army | Will assist with public outreach by marketing and communication with members and at its meetings. The group is also willing to provide assistance with identifying potential sites for assessment. |
| Bainbridge-Decatur YMCA | Will assist with public outreach by marketing and communication with members and at its meetings. |

| | |
|---|---|
| Bainbridge Rotary Club | Will assist with public outreach by marketing and communication with members and at its meetings. |

ii. Letters of Commitment Please see Appendix C for letters from all of the above organizations.

**d. Partnerships with Workforce Development Programs**

**South West Georgia Workforce 44** is the workforce investment board led by business and government leaders and charged with overseeing the area's workforce system. Its mission is to develop a workforce system in Southwest Georgia that encourages and sustains economic growth. The Development Authority is coordinating both our brownfields project and the larger economic development initiative to employ local residents. The D.A. will facilitate information sharing between Workforce 44, its job hunters, and the contractors performing assessment, cleanup and eventually redevelopment of brownfield properties. (There is no EPA brownfields Job Training program in the area.) **Bainbridge College**, a technical and four-year college that is part of the University System of Georgia, will be a key partner in this effort. The college offers both academic transfer degrees and technical career certificates and degrees and works closely with the Chamber of Commerce and the local Decatur County school system to help ensure the educational needs are met for our community and beyond. Additionally the County will work with the Technical College System of Georgia's Quick Start job training and employment incentive programs through **Southwest Georgia Technical College**. These higher education partners will be essential to the project as the trend toward renewable energy continues. Tradewind Energy and Hannah Solar have been working with Georgia Power Company on the installation of solar farms near the two targeted sites. One was recently completed in 2015. The companies are interested in expanding in the County; these funds represent one step on the road to renewable resources in southwest Georgia.

**4. Project Benefits**

**a. Welfare, Environmental and Public Health Benefits**

Most of the poor health outcomes and chronic diseases exhibited in Bainbridge and Decatur County residents can be linked to poverty, environmental factors, and lack of access to health care. **The most important factor in improving residents' health outcomes is access to employment, better wages and access to medical services that cover preventative care and early treatment of diseases.** Addressing Decatur County residents' high rates of colorectal and prostate cancers, obesity and low birth weight newborns will require a long term, sustained effort involving many different strategies. Potential causality from exposure to known VOC, lead, petroleum and pesticide sources discussed above can be addressed through appropriate environmental cleanup of brownfield sites. Assessment of contaminants in the soil and water will identify the environmental risks that impact residents' health, establish a framework for removing these risks from the environment, and enable job-producing redevelopment. The access to jobs will increase residents' wages and access to healthcare. The improved economic conditions in the area and enhanced livability of the redeveloped areas (reducing blight) should attract additional healthcare providers to the area as well, helping to alleviate this shortage. Through the successful award of this grant, the Development Authority will be able to assess the three large industrial properties, plus properties in downtown Bainbridge, which is the first step toward cleanup and redevelopment. Potential hazardous substance and petroleum contamination on the brownfield sites may directly impact the public health of the community, particularly the Commodore Industrial site which directly abuts a residential area. Based on historical data from the EPA, approximately one third of the Phase I ESAs will not identify a need for further investigation. For those properties, the Phase I will alleviate the perception of environmental contamination and directly clear the way for redevelopment. For sites requiring additional assessment, the extent and nature of the contamination will be clearly defined. With the problem quantified, realistic cleanup and redevelopment plans can then be developed and if necessary, additional resources can be sought.

Environmental benefits through reuse of existing structures and infrastructure will result in prevention of unmanaged growth, cleaner air and reduced natural habitat destruction. There are a number of anticipated environmental benefits, beyond the assessment and remediation of contaminants, expected to result from the proposed project. Stormwater and shallow groundwater in the area flows toward the Flint River, Lake Seminole and the sensitive aquatic ecosystems present there. Reduction in contamination of soils and groundwater from brownfields sites, will reduce toxic pollutant loads to these water bodies, protecting not only fish and wildlife, but the significant recreational uses of these waters. Water management is being assessed in accordance with the County's Watershed Protection Plan (updated in 2008). Groundwater is a major

source of safe drinking water as well. Cleanup of brownfields properties and related contaminants, and reuse of existing buildings and infrastructure will reduce negative environmental impacts. In accordance with the Decatur County 2007 Comprehensive Plan (p72), the D.A. will "encourage Airpark occupants to conduct operations that incorporate controls over excessive Greenhouse gas emissions." Georgia Power installed new solar arrays at the site, another positive for the environment. Improved drinking water, more green spaces and protection of the environment for endangered species should enhance the quality of life and overall environmental condition of the targeted communities.

As discussed in the Project Description section above, this brownfield project is consistent with local planning efforts. As evidenced by the Development Authority and County's partnership with Georgia Power on the installation of solar arrays, the County and the Development Authority are fully committed to renewable energy and implementing programs that make efficient, environmentally friendly use of the space available at the two industrial sites. Additional usage of the two industrial park sites will incorporate the existing infrastructure, particularly the runways and rail lines that will allow for growth with minimal impact. The project addresses several sustainable redevelopment and livability principles including, the use of existing infrastructure, and sustainable redevelopment through the incorporation of green buildings, energy efficiency, water management, green remediation, and renewable energy on brownfields. It also promotes a reduction in the County's carbon footprint and fosters a strong sense of community.

Social benefits will be realized as these contaminated brownfield properties are put back into productive reuse. The Development Authority's brownfields program for Bainbridge and Decatur County will directly support the Livability Principles, as follows: Provide local employment opportunities that are accessible to residents; Increase economic competitiveness - the redevelopment of brownfields generates jobs and business opportunities; Support existing communities - focusing program efforts to involve residents of the disadvantaged communities will strengthen neighborhoods as issues are addressed; and Promotion of equitable development within economically distressed neighborhoods. Since public transportation is very limited in Decatur County, brownfield sites redeveloped for commercial and retail uses will not only create new jobs for local residents, but also provide ready access to these services for disadvantaged community residents who lack transportation options. Inclusion of green businesses such as farmers markets can alleviate the "food desert" which so often exists in impoverished neighborhoods increasing access to fresh, healthy foods and produce. The key outcome that is the focus of this brownfields project is to provide living-wage jobs to the unemployed and under-employed residents of Decatur County.

**b. Economic and Community Benefits**

The redevelopment of the two large industrial park (former military) sites assessed under this grant will produce a number of economic benefits, including increases to employment and an expanded tax base. Meaningful redevelopment of abandoned and underutilized properties is essential to the economic growth of rural Decatur County. The environmental assessment of the industrial sites increases the marketability of the sub-parcels to prospective developers, which results in the removal of blight and the dampening economic impacts on surrounding properties. This development will in turn create employment and increase tax revenues within the County. Marie Howland delivers research on the most desired outcome for this assessment project, jobs. She noted in her 2007 paper, *Employment Effects of Brownfield Redevelopment*, "Using the 2003 U.S. Conference of Mayors brownfield survey, the model estimates the job creation and tax base impact of redevelopment. It translates developed acres into 10.4 jobs per acre, with an annual tax flow of $5,470 per job. As the local tax base increases, net migration into the neighborhood rises," which would be the greatest benefit to both local government and area residents. According to EPA estimates, redevelopment of brownfield properties can improve the value of surrounding properties by an average of 2 to 3 percent (EPA Brownfields Benefits Postcard; October 2011). The successful redevelopment of brownfields within the community, such as the sites identified by the D.A., will further increase the ad valorem tax revenues, create jobs, and generate additional sales tax revenue. Redevelopment of these sites will increase property values, increase the wealth of the local citizenry and local spending, increase tax revenue, create jobs, and provide additional sources of revenue, such as sales and state income taxes. Additionally, the cleanup and reclaiming of blighted areas for green space, especially in downtown Bainbridge, increases the livability of the area creating additional parks and wildlife areas for local residents. These non-economic benefits provide enhancement to residents' quality of life by removing pollutants and hazards and creating recreational spaces.

**5. <u>Programmatic Capability and Past Performance</u>**

**a. Audit Findings** Coastal CPA's, LLC audited the financial statements of the governmental activities, each major fund,

and the aggregate remaining fund information of Decatur County for the year ended June 30, 2013, which collectively comprise the County's basic financial statements and issued their report on January 15, 2014. No adverse findings were reported. Auditor Ben Lee briefed the Board of Commissioners on February 25, 2014 and reported that the audit found no areas of non-compliance nor problems with internal accounting procedures. Further, "all reports are clean reports."

**b. Programmatic Capability:** The Executive Director of the Development Authority of Bainbridge and Decatur County, Ralph McCaskill, will oversee this assessment project. Mr. McCaskill is experienced with EPA Brownfields grant management as he initially managed the successful EPA Brownfields Assessment grant for Cairo-Grady County Development Authority in 2009. Mr. McCaskill has worked in economic development since 1990. With 25 years of experience, he has worked tirelessly to promote economic development throughout the county. He is a sought-after workshop facilitator for workshops on organizational management as well as basic and rural economic development throughout Georgia. Assisting Mr. McCaskill will be the finance and administrative personnel working within the D.A. Due to the technical nature of the project, Mr. McCaskill and the D.A. will select an experienced and qualified brownfields consultant r to manage the day-to-day implementation of the project. The D.A. will follow local and state procurement guidelines in full compliance with new federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500 to procure these services. The D.A. initiated the preliminary selection process in advance of this application to insure that the D.A. would have both internal staff and a qualified consultant in place prior to the grant award announcement, enabling the project team to begin project activities immediately upon grant award. The project staff members will work together throughout the assessment process. They plan to meet monthly with the Brownfield Advisory Board and will call extra meetings when necessary. Members from the both the Executive Board of the DDA and the larger Board who are not Key Project Staff members have committed to step in and act as such should someone no longer be able to manage their position. The D.A. has the ability to replace staff as needed and contract for additional consultant or other services.

**c. Measuring Environmental results: Anticipated Outputs/Outcomes** The Authority will document, track, and evaluate the following 10 outputs and outcomes continually through quarterly progress reports, annual disadvantaged business enterprise reporting, ACRES and in monthly calls with the EPA Project Officer: Number of sites assessed; Number of sites for which property title transfers are facilitated; Acres of land redeveloped and square footage of buildings positioned for adaptive reuse; Acres of parks/greenspace created; Length of walking or bike trails created; Amount of private investment and other funding leveraged; Jobs created or retained; Increased property and sales tax revenue generated. An overall gauge of success will be the creation of living-wage jobs and the improvement in environmental justice conditions.

**d. Past Performance and Accomplishments**

i. Has Not Received an EPA Brownfields Grant but has Received Other Non-Federal Assistance

1. Purpose and Accomplishments The Development Authority's most recent/substantial awards:

| Program | Awarding Agency | Amount Awarded | Funds Remaining | Date Awarded | Grant Accomplishments |
|---|---|---|---|---|---|
| OneGeorgia | Georgia Dept. of Community Affairs | $300,000 | 0 | 6/19/14 | acquisition of industrial commerce buildings |
| OneGeorgia | Georgia Dept. of Community Affairs | $400,678 | 0 | 12/15/10 | water & road infrastructure |
| OneGeorgia | Georgia Dept. of Community Affairs | $437,000 | 0 | 8/22/07 | water, sewer, & road improvements |

2. Compliance with grant requirements: The Development Authority of Bainbridge and Decatur County has not received an EPA brownfields grant or federal assistance, but has received non-federal assistance (above) and has assisted Decatur County and the City of Bainbridge with obtaining and managing federal grants as the local economic development agency. Previous audits indicate that the D.A. complied in all material aspects with grant/award requirements, indicative of exceptional stewardship of public trust via rigorous adherence to ethical/professional standards associated with grant activities. The D.A. has maintained a successful history of managing grant agreements, complying with terms and conditions, schedule and reporting requirements, submitting final technical reports, & reporting on its progress/results. The D.A. is in compliance with all grant requirements and has made satisfactory progress (achieved expected results) on goals/objectives. No corrective measures have been required.

# Appendix 3
# Regional Priorities Form/Other Factors Checklist

Name of Applicant: Development Authority of Bainbridge and Decatur County, Georgia

## *Regional Priorities Other Factor*

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

**Not applicable**

Page Number(s):

## *Assessment Other Factors Checklist*

Please identify (with an ***x***) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| **Other Factor** | **Page #** |
|---|---|
| *None of the Other Factors are applicable.* | |
| Community population is 10,000 or less. | |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| Targeted brownfield sites are impacted by mine-scarred land. | **4, 7** |
| Project is primarily focusing on Phase II assessments. | |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | **10, see attachment** |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | |

| | |
|---|---|
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.** | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

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

November 4, 2016

**VIA ELECTRONIC Mail rm@bainbridgedecaturga.com**
Mr. Rick McCaskill
Executive Director
Development Authority of Bainbridge-Decatur
PO Box 755
Bainbridge, Georgia 39818

RE: State Acknowledgement Letter – Brownfield Community -Wide Assessment Grant Application
Development Authority of Bainbridge-Decatur County

Dear Mr. McCaskill:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the Development Authority of Bainbridge-Decatur County 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 Development Authority of Bainbridge-Decatur County 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

cc: Barbara Alfano, U.S. EPA, Region 4
Roger Register, National Brownfields Practice Leader, Cardno,
Carolyn Weave, Grants Manager, Cardno

File: EPA Grant Applicants, Development Authority of Bainbridge-Decatur-Assessment

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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: 12/19/2016

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: Development Authority of Bainbridge and Decatur County

* b. Employer/Taxpayer Identification Number (EIN/TIN): 58-1983131

* c. Organizational DUNS: 9629638850000

**d. Address:**

* Street1: PO BOX 755
Street2:
* City: Bainbridge
County/Parish:
* State: GA: Georgia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 39819-0000

**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: Rick
Middle Name:
* Last Name: McCaskill
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 229-246-4774
Fax Number:

* Email: rm@bainbridgedecaturga.com

## Application for Federal Assistance SF-424

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

D: Special District 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-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

NONE

Title:

None

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

Add Attachment | Delete Attachment | View Attachment

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

Development Authority of Bainbridge and Decatur County, GA FY2017 EPA 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-2 * b. Program/Project GA-2

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 10/01/2017 * b. End Date: 09/30/2020

**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: Rick

Middle Name:

* Last Name: McCaskill

Suffix:

* Title: Executive Director

* Telephone Number: 22-246-4774 Fax Number:

* Email: rm@bainbridgedecaturga.com

* Signature of Authorized Representative: Vickey D Howell * Date Signed: 12/19/2016

R04-17-A-031

# Office of the Mayor Savannah, Georgia

**Eddie W. DeLoach**
**Mayor**

December 22, 2016

Environmental Protection Agency Region 4
Attn: Ms. Barbara Alfano
Atlanta Federal Center
61 Forsyth St., S.W. 10th FL
Atlanta, GA 30303-8960

**RE: Submission of City of Savannah, Georgia Fiscal Year 2017 EPA Brownfield Community-wide Petroleum and Hazardous Material Proposal**

Dear Ms. Alfano:

On behalf of the City of Savannah, Georgia, it is my pleasure to submit the enclosed proposal to EPA for consideration as applicant for Brownfield assessment program funding for Fiscal Year 2017. The City of Savannah is applying for $300,000.00 to be split evenly, with $150,000 to assess properties with potential hazardous substance contamination and $150,000 to assess properties with potential petroleum contamination.

The City's goal is to use these funds to assess numerous Brownfield properties that are plaguing the Martin Luther King Boulevard/Montgomery Street corridor in our City. Many of these properties have true development potential. However, the environmental stigma that exists is keeping property owners and developers alike from investing in this corridor, which serves as one of the gateways to Savannah's historic district and river front. The requisite information summary regarding the grant proposal is provided below, per applicable agency guidance.

a. **Applicant Identification:** The City of Savannah, Georgia, P.O. Box 1027, 2 East Bay Street, Savannah, GA 31401
b. **Funding Requested:**
   i) Grant Type: Assessment
   ii) Assessment Grant Type: Community-wide
   iii) Federal Funds Requested: $300,000.00
   iv) Contamination: $150,000.00 for Hazardous Substances and $150,000.00 for Petroleum
c. **Location:** The focus of the grant will be the Martin Luther King Boulevard/Montgomery Street corridor in the City of Savannah from Bay Street to the North and Exchange Street to the South
d. **Property Information for Site-specific:** Not Applicable, as the City is applying for a community-wide assessment grant

**edeloach@savannahga.gov • P.O. Box 1027 • Savannah, Georgia 31402 • (912) 651-6444 • Fax (912) 651-6805**

e. **Contacts:**

i. Project Director: Nick Deffley; Environmental Services & Sustainability Director; P.O. Box 1027; 6 East Bay Street; Savannah, GA 31401; (912) 651-6909; ndeffley@savannahga.gov

ii. Chief Executive/Highest Ranking Elected Official: Mayor Eddie DeLoach, P.O. Box 1027; 2 East Bay St; Savannah, GA 31401; (912) 651-6444; edeloach@savannahga.gov

f. **Population:**

i) The City's general population 136,286 per 2010 U.S. Census data (http://www.census.gov). It is estimated that the population of the target area is on the order of 15,000.

ii) Not applicable

iii) The City of Savannah jurisdiction is not located within or includes a county experiencing "persistent poverty" as measured by the 1990 and 2000 census.

g. **Regional Priorities Form/Other Factors Checklist:** Attached.

h. **Letter from State Authority:** GA EPD letter attached.

Like many southeastern cities, Savannah is currently struggling to encourage new development outside its historic district, and more specifically within the Martin Luther King Boulevard/Montgomery Street corridor. In many instances, the redevelopment of properties in this and other parts of our City have either been impacted, or are perceived to have been impacted by the previous commercial and industrial uses. EPA Brownfield Funding will allow the City to take a pro-active community-wide approach to addressing the existing environmental concerns and facilitating redevelopment. As noted in the application, the City has identified a number of sites that we feel can and will become catalysts for growth along this important gateway corridor. The City anticipates that the redevelopment and revitalization of key properties will yield mixed-use transit-oriented residential/commercial developments, as well as light industrial business which will bring new jobs to the City.

As is demonstrated in the application, the City has developed a citizen participation program that we are confident will be able to foster a level of input during the implementation of our Brownfield program that will enable and engage the community. Our goal is to initiate a Brownfield Program which will build on itself and scale up to the entire City. We look forward to being a true partner with EPA and Georgia EPD, and to have our projects showcased as success stories on par with others throughout the nation.

The City of Savannah would greatly appreciate your support of this grant application. If you have any questions about the grant application or need additional information related to the proposed project, please contact Nick Deffley or the undersigned.

Sincerely,

Eddie W. DeLoach

Eddie W. DeLoach
Mayor

Attachments: Regional Priorities Form/Other Factors Checklist
Letter from GA Environmental Protection Division

**FY2017 City of Savannah: Community-wide Brownfield Assessment Grant Proposal**

# 1. COMMUNITY NEED

## 1.a. Targeted Area and Brownfields

*1.a.i. Community and Target Area Description:* Founded in 1733, Savannah is the oldest city in the State of Georgia. It is one of the first planned cities in the United States, and its downtown has one of the largest national historic landmark districts in the U.S. The historic district is home to beautiful antebellum and Victorian architecture and is a primary attraction for the 12 million tourists that visit Savannah annually. The City has been a strategic port city since the American Revolution, and is now home to one of the fastest growing container seaports in the Country. It has a long history as an industrial center, which continues to this day.

Despite the economic strength and benefits observed in parts of the City, there is a stark contrast between the historic district and adjacent neighborhoods. This project will target a community along the dividing line between these two areas, focusing on Brownfield (BF) sites within a 2 mile section of the Martin Luther King Jr. Boulevard/Montgomery Street (MLK/Montgomery) corridor, from Exchange Street to the south, beyond the I-16 flyover to Bay Street. This grant will address both the linear corridor and the low-income census tracts directly adjacent to it. This historically African American business corridor includes historic homes that are dilapidated or condemned. Vacant businesses and blighted properties on every block are separated by struggling businesses and churches. This corridor is a major thoroughfare to and from downtown, with the Northern half mile of the corridor defining the Southwest border of the Savannah historic district, and includes a National Register Historic District through the Cuyler-Brownville Neighborhood, one of Savannah's oldest African American neighborhoods.

At one time, this stretch of Montgomery Street was the route for U.S. Hwy 17 across the Savannah River to South Carolina. The completion of Interstate 16 from Atlanta to Savannah bypassed the old route, and businesses that once thrived along the route suffered as patrons opted for a more direct route. Many businesses closed and the properties were never redeveloped. Over time, the corridor has become the dividing line between affluence and poverty, or the served and the underserved. Brownfields line the corridor and continue to threaten the health and prosperity of area occupants, some of the lowest income residents in Savannah and the State of Georgia. Many of the residents in these areas live at or below the federal poverty level, are primarily minority, have less access to jobs, to quality health care and healthy food. This area is also plagued with substantially higher crime rates than other parts of the City. Data gathered during the course of this program will provide valuable information regarding specific sites and the corridor as a whole focusing on properties with true local development potential/ regional significance. This effort will complement other initiatives, including the I-16 flyover removal and Savannah's Arena District plan.

*1.a.ii. Demographic Information and Indicators of Need:* More than one in four Savannah residents lives at or below the federal poverty level. However as noted in Table 1, the poverty rate in some of the target area neighborhoods (Census tracts 12 and 113) exceeds 50%. These poverty rates far exceed the 13.5% national poverty rate in 2015 and have persisted in Savannah for more than 30 years[1,2]. These conditions have been perpetuated by a prevalence of dangerous/underutilized Brownfields. The long term impacts of this elevated poverty have

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[1] Step Up Savannah. "26%: Savannah's Poverty Rate." http://stepupsavannah.org/works/. 17 December 2016. Web.

[2] Proctor, B.; Semega, J.; Kollar, M. "Income and Poverty in the United States: 2015." http://www.census.gov/content/dam/Census/library/publications/2016/demo/p60-256.pdf. U.S. Census Bureau, September, 2016.Web. 17 December, 2016.

resulted in higher crime rates, educational challenges, poor housing and human health conditions, and the lack of sustainable employment. Statistics in Table 1 further illustrate these conditions.

| **TABLE 1 – FOCUS CENSUS TRACTS DEMOGRAPHIC INFORMATION SUMMARY** | Census Tract (12) | Census Tract (113) | City of Savannah | Georgia | United States |
|---|---|---|---|---|---|
| Population: | 1,962[1] | 2,465[1] | 145,674[1] | 10,214,860[1] | 321,418,820[1] |
| Percent African-American (Alone) | 97.4%[2] | 43.3 %[2] | 55.4%[2] | 31.7%[2] | 13.3%[2] |
| Percent Minority | 99.6%[2] | 50.2%[2] | 63.8%[2] | 46.1%[2] | 38.4%[2] |
| Percent Children (5-under) | 20.5%[2] | 5.8%[2] | 7.1%[2] | 6.5%[2] | 6.2%[2] |
| Percent Senior Citizen (65 –over) | 6.0%[2] | 9.6 %[2] | 11.7%[2] | 12.8%[2] | 14.9%[2] |
| Individuals Below Poverty Level | 62.2%[1] | 46.8%[1] | 26.5%[1] | 17.0%[1] | 13.5%[1] |
| High School Graduate or Higher | 68.5%[2] | 84.7%[2] | 86.0%[2] | 85.4%[2] | 86.7%[2] |
| Bachelor Degree or Higher | 3.0%[2] | 35.8%[2] | 27.8%[2] | 28.8%[2] | 29.8%[2] |
| Per Capita Income | $8,255[1] | $16,119[1] | $23,930[1] | $25,737[1] | $28,930[1] |
| Median Household Income | $11,993[1] | $18,210[1] | $53,889[1] | $49,620[1] | $53,889[1] |
| Unemployment Rate | 20.2%[1] | 7.9%[1] | 6.1%[1] | 6.3%[1] | 5.7%[1] |
| Median Home Value | $75,000[1] | $302,500[1] | $142,000[1] | $148,100[1] | $178,600[1] |

[1]United States Census Bureau / American FactFinder. "Selected Economic Characteristics." *2011– 2015 American Community Survey*. U.S. Census Bureau's American Community Survey Office, 2015. Web. 17 December 2016 <http://factfinder2.census.gov>.

[2]United States Census Bureau / American FactFinder. "Selected Characteristics of the Total and Native Populations In The United States." *2011– 2015 American Community Survey*. U.S. Census Bureau's American Community Survey Office, 2015. Web. 17 December 2016 <http://factfinder2.census.gov>.

The dividing line between the historic district and the targeted area is evident with poverty and disinvestment to the west of MLK. The historic district housing quality, education level and income level are in stark contrast to the area adjacent to the I-16 flyover, which includes a large public housing complex. In CT 12, African Americans make up over 90% of the community and represent the most sensitive population (SP), with a median household income of less than $12,000, and with over 30% of adults having less than high school education. The unemployment rate in this area is over 20%, with over 60% of families living in poverty.

*1.a.iii. Brownfields and Their Impacts:* Based on feedback from community members and organizations, input from the Savannah Development & Renewal Authority, a review of property records from the Chatham County Board of Assessors, and field observation, there are over 40 potential Brownfield sites located directly along the MLK/Montgomery corridor. For decades these sites have negatively impacted the quality of life in the area and stigmatized the corridor. The preliminary footprint of the inventory of Brownfield sites covers over 6 acres. Information regarding each of these properties has been compiled in a preliminary interactive inventory or Brownfield Site index (BSI). The potential Brownfield sites in the target area include former gas stations, dry cleaners, and auto repair shops. Greater than 25 of the sites are vacant, and of those sites, more than 16 are open lots with no vertical building structure, one of those is known to have been occupied by an auto body and paint shop, and nine have structures that are boarded up. One of the identified sites, a former dry cleaner, is identified on the State's list of underground storage tanks (USTs) as a release location, and is a potential vapor intrusion (VI) source.

In addition to above-mentioned risks, the corridor between MLK and Montgomery St. has a higher risk of lead contamination due to the presence of 24+ former auto repair shops and the remnants of 14+ filling stations from a time period when MLK was the Highway 17 extension through Savannah. As an example of the environmental history of the corridor, according to the 1956 Sanborn maps, there are at least five known former dry cleaners and a number of other industrial sites along or adjacent to the corridor.

**1.b. Welfare, Environmental, and Public Health Impacts**

*1.b.i. Welfare Impacts:* As discussed and clearly demonstrated by the demographic data presented above, the City of Savannah has a high minority population of 63.8%. Traveling South along the corridor from CS 113 to CS 12, the incidence of blight and prevalence of Brownfields correspond to lower median household income, poverty rate and unemployment.

Per Table 2, as one proceeds south along the corridor the frequency of crime increases. These corridor-specific results shed light on the elevated crime statistics observed outside Savannah's historic core. The vacant and dilapidated sites that result from unremediated Brownfield properties can affect crime rates via the "broken windows theory" which states that maintaining/monitoring brownfield properties could prevent small crimes such as vandalism and loitering thereby creating an atmosphere of lawfulness that ultimately prevents more serious crimes. One of the goals of the Brownfields assessment grant is to transition key properties to preferred community uses including affordable housing, health care facilities, green space, etc.

**TABLE 2 – 2012 CRIME RATE COMPARISON (incidents per 100,000 residents)**

| Crime: | Murder | Robbery | Auto Theft |
|---|---|---|---|
| City of Savannah[1] | 9.9 | 212.3 | 284.9 |
| State of Georgia[2] | 5.8 | 124.5 | 285.9 |
| National Average[2] | 4.7 | 113 | 230 |

[1]SCMPD. "Crime Stats by Precinct", http://scmpd.org/wp-content/uploads/2016/04/Crime-Stats-by-Precinct-2007-to-2015.pdf. We. 17 December, 2016.
[2]GA Bureau of Investigation "Statewide Crime Rates per 100,000 Population 1980 – 2015." http://gbi.georgia.gov/sites/gbi.georgia.gov/files/related_files/site_page/Statewide%20Crime%20Rates%20per%20100%.2C000%20Population.pdf. Web. 17 December, 2016.

*1.b.ii. Cumulative Environmental Impact:* Per conversations with Nikki Haborak of the Georgia Environmental Protection Division, the surficial soils within the limits of the corridor have been found to be contaminated by precipitated air emissions from historic heavy industry located in adjacent parts of the City. These include businesses like Chatham Steel (.5 miles), Georgia Power's Plant Kraft (7.5 miles), International Paper (4 miles) and a historic railroad shipping yard (.5 miles). The presence or likely presence of heavy metals, like lead, in the surface soils represents a persistent cumulative exposure concern with respect to children residing in the area. Other cumulative environmental issues include a concentration of unwanted land uses identified in community meetings, such as auto dealerships/abandoned gas stations, and the proximity to interstate I-16/SR-17 highway with associated truck traffic exhaust concerns running adjacent to the corridor (.3 miles). Per to the EPA EJ Screen tool, the corridor is in >75th percentile for key environmental health indicators, like Diesel PM, Cancer Risk, Lead Paint and Traffic Proximity[3].

[3] United States Environmental Protection Agency. 2016. EJSCREEN. Retrieved: October, 25, 2016, www.epa.gov/ejscreen

*1.b.iii. Cumulative Public Health Impacts:* As noted, the project corridor has been home to a number of gasoline filling stations, auto body/repair shops, and dry cleaners. With respect to USTs, per the available Georgia Department of Natural Resources Environmental Protection Division (EPD) database, there are over 20 registered storage tank sites in the corridor, and tanks on at least eight of these sites are known to have leaked. As noted, the prevalence of old dry cleaning facilities is also a concern with respect to the potential for vapor intrusion (VI). The assessment of the former dry cleaning sites will include VI screening/testing.

The cumulative air quality concerns also impact the residents' health. The corridor's proximity to the I-16 flyover is a source of carbon monoxide, ozone, particulate matter and nitrogen dioxide. Health problems related to air pollution are significant within 200 m (656 ft) of major roads, and are known to include asthma, cancer and low-birth weight[4]. Emissions from industry including paper manufacturing, concrete plants, and rail/shipping operations, contribute to the area's particulate load, most notably sulfur dioxide and lead. A U.S. Environmental Protection Agency analysis of sulfur dioxide data from 2007-2009 gives Chatham County a value of 71 parts per billion, a pollutant that worsens wheezing and coughing, making it harder to breath for asthmatics and those with other lung diseases[5]. Furthermore, VI of perchloroethylene from former dry cleaning sites have been shown to have neurobehavioral impacts on area residents[6]. According to the Coastal Georgia Indicators Coalition, there are ~92,000 lbs. of recognized carcinogens released into the air annually, with a concentration in the heavily industrialized west side, including the MLK/Montgomery St. corridor. The report also says that ~8,100 lbs of persistent bioaccumulative and toxic chemicals including lead and mercury are continuing to be released in the area each year.

Public health and risk of exposure are major issues in the targeted community with higher asthma rates, infant mortality rates and substantially higher death rates from cancer. The excess of BF's in the community and lack of economic investment have had negative long-term impacts on residents. Exacerbating crime are a number of environmental contamination factors that influence health and development. Per a number of national studies, the burden of lead impact has fallen heavily on African American communities, subjecting this group to more frequent incidence of lead poisoning than white Americans. In urban communities like the target corridor, unrenovated housing with peeling lead paint beside roads with past leaded gasoline use has led to higher lead toxin levels in soil samples. This poses a risk to children playing on contaminated lots, school yards, and household lead dust exposure. These trends likely affect the MLK/Montgomery St. corridor, and are a special concern given that the young, low-income residents often live in older housing and attend aging schools and preschools. Studies have linked lead to child development issues like reduced IQ, higher dropout rates, reading deficits, and even crime, compounding economic and educational difficulties. The threat of unremediated brownfields along the corridor is both an economic and public health concern that perpetuates health and opportunity gaps for sensitive populations.

Brownfields and the mentioned ambient environmental factors have a clear public health impact on area residents, thereby contributing to poor economic status and severe crime rates in the area. Statistics which demonstrate said health effects in and adjacent to the corridor are telling, and include: 1043 asthma cases, 846 of which impact African Americans. Cancer rates

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[4] Design for Health. 2007. Key Questions: Air Quality. Version 2.0. www.designforhealth.net

[5] Landers, M. (June 15, 2010). EPA predicts unsafe air in Chatham County in 2020. *Savannah Morning News.* Retrieved from <htp://savannahnow.com/news/2010-06-15/epa-predicts-unsafe-air-chatham-county-2020>.

[6] Design for Health. t2007. Key Questions: Air Quality. Version 2.0. www.designforhealth.net

are also high. In all, there are 374, with 283 attributed to the African American population[7]. As discussed previously, exposure to lead in contaminated soil could be one cause of high-dropout rates and crime among affected populations. One outcome of an assessment could be targeted soil testing to determine clusters of impacted areas and populations, identifying priority areas to focus remediation efforts. In an area with a large number of pregnant women and youth children 5 years of age, urgent action is needed to prevent long-term developmental effects.

**1.c. Financial Need**

*1.c.i. Economic Conditions:* The economic conditions that support the need for this grant are evidenced by the demographic data in Table 2. Moving to the south along the corridor, the socio economic factors listed worsen. Although Savannah's historic core is a vibrant tourist area with over 12 million visitors annually, many of the hospitality and restaurants workers often live in areas where unsafe and impoverished conditions exist. Much of the City's budget is dedicated to maintaining its aging infrastructure from the 19th century with a quarter of its population living in poverty, creating a limited property tax base. This leaves the City unable to address the current need for assessment and remediation within this community. While the City acknowledges this socioeconomic discrepancy, there are inadequate funds in its FY 2017 budget to begin to quantify the environmental conditions that plague blighted properties in the corridor.

Industrial job loss on the West Side from Imperial Sugar refinery cut backs that resulted from the 2008 explosion, and Union Camp paper mill sale to International Paper that resulted in 1,400 jobs lost has hurt the corridor. These impacts are in addition to those of the Great Recession. More recently, the City was heavily impacted by Hurricane Matthew in October 2016. It is estimated that Hurricane Matthew may cost up to $10 billion dollars in damages and lost revenue. Cleanup will continue through at least May 2017, which has redirected City and community resources from other critical areas. The grant monies will help catalyze growth, by characterizing the environmental status of the corridor's Brownfield sites, providing potential funding opportunities for cleanup moving forward, and spurring new homeowner investment as environmental and crime risks decrease.

*1.c.ii. Economic Effects of Brownfields:* The City of Savannah acknowledges that the subject corridor is plagued by blight and Brownfields. These properties and the environmental impacts from former uses keep developers from considering the corridor for projects that could catalyze a local renaissance. The properties that are currently occupied by used car lots, auto repair shops, and temporary car wash stations are often coincidental with drug activity. The City's Property Maintenance Department's resources are strapped, as they must mow, board windows and vent vacant properties/buildings. Squatter's fires and drug use impacts further stretch the department's budget. The blighted, vacant/underutilized properties limit the corridor's tax contribution to the City. Records show an overall increase in property values and associated tax revenues for the City of Savannah, 45% (adjusted for inflation) since 1992. However, Brownfield properties, since being tracked by the Chatham County Assessor's Office, have shown zero increase in value/development from 2014 to 2016. With over 40 such sites in the corridor, property values and tax revenues have stagnated. As the sites are characterized and redeveloped through this grant and future grants, the tax contribution from the corridor will increase.

## 2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS

**2.a. Project Description, Timing and Implementation**

[7] Memorial Health Statistics, 2015.

*2.a.i. Project Description and Alignment with Revitalization Plans:* The City's Brownfield Program will focus on MLK/ Montgomery corridor, a primary gateway to the City and a direct linkage to the City's historic downtown that it is dotted by vacant gasoline stations, dry cleaners, automotive repair shops, machine shops, and vacant single & multi-family homes. The sites listed in Table 3 have been selected based on perceived environmental status, public input, and likely development potential.

| **TABLE 3 – PRELIMINARY TARGET BROWNFIELD LIST** | | |
|---|---|---|
| Property Name | Location/Address | Site Type \| Redevelopment Opportunity |
| First African Baptist[1] | 23 Montgomery St. | Petroleum \| Farmers Market, Clinic & Storm Water Demonstration Site |
| Blue Ribbon Cleaners | 2021 Montgomery St | Hazardous Material \| Studio or Clinic |
| Priesters Auto | 1505 MLK Blvd | Petroleum \| Commercial/Organic Grocery |
| Dilapidated Structure | 2203 MLK Blvd | Hazardous Material \| Mixed use assemblage or pocket park |
| Quality Paint & Body | Corner of Henry and Montgomery Streets | Hazardous Materials \| Commercial assemblage |

[1]Access agreement secured

As of the issuance of this proposal, the City has an access agreement in place for 23 Montgomery St, and another pending for 1505 MLK Blvd. Upon award of the grant, a public meeting will be held to verify community acceptance of these sites and to identify other potential candidates. Site selection criteria to be applied during the initial phase of the grant include: 1) Redevelopment/job creation potential; 2) Threats to human health/the environment; 3) Impacts on the community/sensitive populations; 4) Environmental justice factors; 5) Existing infrastructure with the potential for reuse; 6) Owner, developer, or nonprofit interest. As properties are identified by the community/steering committee, site access will be secured through the City's Real Property Services Department, the Land Bank Authority process for assessing and acquiring tax delinquent properties, or working with private owners interested in participating in the program. Assessment of these sites will have direct health benefits by limiting or eliminating exposure pathways for nearby residents to site contaminants. As the environmental status of these and other sites are defined, their development will eliminate the potential for exposure to residual contamination, and will eliminate contaminated storm water discharge into the Savannah River via the City's storm sewer network. As referenced in Section 3.a.ii, the City held four public meetings to educate the community on the benefits of the brownfield grant program, communicate the City's long-term redevelopment goals, provide notice of the City's intent to apply for the assessment grant, and request their support and feedback. In each instance, neighborhood association presidents, church clergy, and leaders from other community organizations attended. Attendees were broadly supportive and excited about the potential for a reduction in blight and crime, as well as the initiation of a focused redevelopment effort. Residents were specifically excited about the redevelopment of sites as health clinics and businesses providing healthy foods. The primary concerns about redevelopment included neighborhood gentrification and displacement of residents on fixed incomes. As a Community Development Finance Institution (CDFI), Carver State Bank is prepared to support redevelopment of brownfield sites with affordable lending options for low-income groups. To support this effort, the City will prioritize approval of affordable housing options, a J.C. Lewis Health center, healthy food options and open spaces/pocket parks.

To further the community engagement effort, grant funds will first be used to conduct community outreach and prepare a prioritized Brownfield Site Index (BSI). Next, Phase I and Phase II ESAs will be performed on priority sites, and cleanup plans, or Analysis of Brownfield Cleanup Alternative (ABCA) reports will developed for priority sites likely to enter the Georgia EPD program. The focus on the subject corridor is consistent with the City's Enterprise Zone and the City's Comprehensive Plan vision for the City to become: "… a community where future growth has a rational foundation in Land Use Planning, where economic growth occurs in a balanced and environmentally-sensitive way, thereby meeting diverse housing needs, preserving historically and culturally-significant resources, providing an efficient multi-modal transportation system, and creating a safe and vibrant community for all citizens to live, work, play, and raise their families." In keeping with this overarching community goal, the City is determined to develop a long-term Brownfield Program that will build upon itself to strategically utilize all facets of the grant program to leverage private local redevelopment and private-public-partnerships (P3s), and improved public facilities funded by increased property tax revenues.

The revitalization of the MLK/Montgomery Street Corridor will potentially create in excess of 250 jobs along the corridor so that neighborhood residents can either walk or bike to work. Savannah has been proactive in enabling/encouraging alternative, sustainable transportation choices in its historic core and intends to transfer this initiative to the subject corridor with a Complete Streets plan for MLK Blvd. As for equitable development, it is already being considered by community leaders in conjunction with neighborhood priorities. During the December 1, 2014 meeting and each subsequent meetings, those present discussed a number of issues, including: **1)** Mitigation of impacts that development may have on people living in the community; 2) Potential of neighborhood gentrification and displacement of current residents by increased housing prices; **3)** Effects on the large population of senior residents in the community living on a fixed income, and their inability to afford their homes due to increased property taxes. The City's dedication to maintain a strong community involvement program for its burgeoning Brownfield Program will consider and abate these factors as they arise.

*2.a.ii. Timing and Implementation:* The City is prepared to initiate the project immediately, as we understand that the life of the grant program is limited to 3 years. First, the work plan based on the approach and budget presented herein will be finalized and outreach to the community will continue. It is the City's intent that all of the assessment work will be completed and cleanup plans will be in place roughly 2 years into the program with support of an outside consultant selected through an RFP process. This leaves only close-out/administrative reporting to be completed within the remaining months of the grant term. Table 4 presents a schedule, assuming grant award during the fourth quarter of 2017.

| **TABLE 4 - SCHEDULE** | |
|---|---|
| **Event/Task** | **Implementation Period** |
| **Grant Award** | Q4 2017 |
| **Consultant Selection** | Q4 2017 |
| **Community Involvement/Participation** | Q4 2017 – Q4 2019 |
| **Inventory/BSI Development/Secure Access Agreements** | Q4 2017 – Q1 2018 |
| **Site Characterization (Phase I & II ESAs)** | Q1 2017 – Q2 2019 |
| **Cleanup planning** | Q3 2018 – Q4 2019 |
| **Closeout** | Q4 2019 – Q2 2020 |

While this schedule is aggressive, the goal is to position the City for multiple future awards by demonstrating progress to the Agency.

**2.b. Task Description and Budget Table:** Based upon a total grant award of $300,000 (hazardous materials & petroleum), the City anticipates that it will be able to complete Phase I environmental assessments of up to 10 Brownfield sites (5 petroleum and 5 Hazardous Material Sites) in the community. Based on results of the Phase I ESAs and the anticipated redevelopment potential of the sites, the City of Savannah will prioritize the Brownfields sites for further investigations (Phase II ESAs). The City anticipates that it will be able to complete approximately 6 Phase II ESAs (3 petroleum and 3 Hazardous Material Sites), and develop focused use-based cleanup plans for up to 4 sites. The budgets for both the hazardous material sites grant and the petroleum sites grant are presented in Table 5. The contractual budgets in all tasks were based upon estimates provided through outreach to consultants with previous experience with Brownfield assessment projects and municipal Brownfield Programs.

The task titles are as follows: Task 1: Program Management; Task 2: Community Involvement & Brownfield Site Index Development /Site Prioritization; Task 3: Quality Assurance Project Plan Development and Phase I & II Assessment; Task 4: Focused Use-based Clean-up Planning. Though some of the sites have been selected and access agreements are in place, the actual number of hazardous material vs. petroleum sites to be assessed is unknown.

*2.b.i. Task Descriptions.* The City is requesting a $150,000 Brownfield Assessment Grant for hazardous substance sites and a $150,000 Brownfield Assessment Grant for petroleum sites. Though the City is submitting a joint application, Table 5 presents two separate project budgets. Many of the program elements for the Petroleum grant will be identical to the analogous elements of the Hazardous Material program. As a result, the task descriptions are combined and it is assumed that the budget breakdown for each grant is presented as being the same.

**Task 1- Program Management: ($14,500 for each grant):** This task includes overall program management including reporting and contractor oversight. The City will follow federal procurement standards, program regulations, and guidance, and will advertise and make available hiring and contracting opportunities to consultant teams which include Disadvantaged Business Enterprises (DBEs). The City will ensure that all required regulatory reports are prepared, approved, and submitted within the appropriate time frames, using a .25 PTE City staff to support program management goals with $4,250 ($2,125 per year) per grant to a contractor to support initial and on-going program management/reporting. A portion of the funds will be used to offset travel costs for City Staff to receive Brownfield program management education and training at regional/national brownfield conferences ($2,250 per grant for two staff).

**Task 2- Community Involvement and Brownfield Site Index (BSI) Development/Site Prioritization ($13,000 per grant):** The City recognizes that it is essential to include community resident, business and stakeholder input throughout all phases of project planning, decision making, and implementation. To achieve this, the City has established a Brownfield Steering Committee and has solicited input from the community. Project progress will be shared via the methods defined in Section 3.a.ii. Prior to conducting any assessments, the City will host a community-wide forum where stakeholders will have the opportunity to hear and comment on the proposed scope of the project, the assessment process, and the identification and selection of sites. Input from the public and community meetings will be recorded and evaluated. If appropriate, sites identified through this process will be incorporated into the BSI for assessment. The consultant's work will include conducting a records review and creating GIS maps that delineate suspected contaminated sites. The BSI will also identify current and past ownership,

current and previous uses, likely contaminants, and potential re-use opportunities, and will ultimately be used as the basis for the selection and prioritization of sites for assessment.

**Task 3- QAPP Development and Phase I & II Assessment ($112,500 per grant):** As the BSI is finalized and the Hazardous Materials and Petroleum sites are prioritized, the City and the consultant will verify site eligibility with the EPA and secure access agreements. Phase I Environmental Site Assessments (ESAs) will then be completed in conformance with EPA's All Appropriate Inquiry (AAI) regulation and current ASTM standards. Based on the Phase I results, the Steering Committee will select potentially impacted sites for Phase II Assessment. Before Phase II work begins, the generic and site specific Quality Assurance Project Plans (QAPPs) will be completed and approved by EPA. Once the Phase II investigations are completed, site information will be recorded in the ACRES database for each property. The referenced per grant task budget assumes a cost of $3,520.00 per site for the five Phase I ESAs per grant and $28,300.00 per site for the three Phase II ESAs per grant. It also assumes that the cost to prepare the requisite generic technical plans and site specific QAPP addenda will be $10,000 per grant.

**Task 4-Focused Use-based Cleanup Planning/ABCA Development: ($10,000 per grant):** After the Phase II reports are completed, the Steering Committee will agree upon which properties have true development potential based on projected remedial costs, the status of existing infrastructure, reuse potential, etc. The consultant will then develop a focused use-based cleanup plan for two sites per grant ($5,000 each). These plans will include a brief description of the assessment findings, appropriate methods of cleanup, and possible redevelopment uses. These plans will include a defensible development strategy based on data from the Phase II ESAs. The cleanup plans will be prepared per the submittal requirements of GAEPD and EPA's Analysis of Brownfield Cleanup Alternatives (ABCA), so that the City may apply for future cleanup grants for each property.

**In-kind Services:** ($30,000 over the grant program for both grant types): The City acknowledges that the cost of the internal management of the program will likely be greater than that which is budgeted. As a result, the City has budgeted $30,000 of in-kind services during the life of FY2015 grants. This equates to roughly 900 work hours, or 300 hours per year.

*2.b.ii. Budget Table.*

**TABLE 5 – COMBINED BUDGET TABLE**

| **Budget Categories** | Hazardous Material Sites Grant<br>Task 1 | Task 2 | Task 3 | Task 4 | Total |
|---|---|---|---|---|---|
| **Personnel** | $8,000.00 | $3,000.00 | | | $11,000.00 |
| **Travel**[1] | $2,250.00 | | | | $2,250.00 |
| **Contractual** | $4,250.00 | $10,000.00 | $112,500.00 | $10,000.00 | $136,750.00 |
| **Total** | $14,500.00 | $13,000.00 | $112,500.00 | $10,000.00 | $150,000.00 |
| **Budget Categories** | Petroleum Sites Grant<br>Task 1 | Task 2 | Task 3 | Task 4 | Total |
| **Personnel** | $8,000.00 | $3,000.00 | | | $11,000.00 |
| **Travel**[1] | $2,250.00 | | | | $2,250.00 |
| **Contractual** | $4,250.00 | $10,000.00 | $112,500.00 | $10,000.00 | $132,250.00 |
| **Total** | $14,500.00 | $13,000.00 | $112,500.00 | $10,000.00 | $150,000.00 |

[1] Travel to Brownfields-related training conferences is an acceptable use of these grants funds.

**Note 1:** EPA defines equipment as items that cost >$5,000 or more and a useful life of >1 year. Items costing < $5,000 are considered supplies. The budgets for the subject grants assume no equipment purchases. In addition, no fringe benefits or supplies are included.

**Note 2:** The City intends to provide roughly $30,000 of in-kind services during the three year grant program beyond that which is reflected in the budget above.

**2.c. Ability to Leverage:** As noted above, the City intends to provide an estimated $30,000 of in-kind service to implement the program (based on hourly rates of staff dedicated to the project). In addition the City's Environmental Services and Sustainability Office has agreed to dedicate $5,000 of additional discretionary funding per year for the City's Brownfield initiative. Opportunity for bilateral leveraging exists in the form of the renewal of Wells Park at 38th Street and Martin Luther King Jr. Boulevard which spans a City block between Martin Luther King Jr. Boulevard and Montgomery Street. The park renewal effort is being initiated with the assistance of the Savannah Development and Renewal Authority (SDRA). SDRA's mission is to lead coordinated strategies of economic development and civic design to strengthen greater Savannah. The City will work with SDRA and utilize a portion of the EPA assessment funding to evaluate properties with perceived environmental conditions in the vicinity of Wells Park that will serve to support the park revitalization and energize the area. Other Potential outside sources of funding to supplement the Brownfields grant support include:

- Affordable Care Act funding through the J.C. Lewis Center for local testing and treatment, education, and development of a brownfield site in the corridor as a new health center.
- The Georgia Preferential Property Tax Assessment Program for Rehabilitated Historic Property allows eligible participants to apply for an 8-year property tax assessment freeze for remediated historic properties.
- Georgia Brownfield Tax Abatement Program freezes the taxable base value of a remediated brownfield property until all certified remediation costs are recouped.
- The Georgia State Income Tax Credit Program for Rehabilitated Historic Property allows eligible participants to apply for state income tax credit of 25% of qualifying rehabilitation expenses.
- Carver State Bank, Savannah's only Community Development Financial Institution, is located in the corridor and can support low-income housing/commercial real estate development on remediated properties in the corridor.
- The Economic Opportunity Authority provides funding/volunteers for home improvement and renovation, including Energy Assistance Programs and Home Repair Work Camps.
- An Enterprise Zone that overlays the corridor provides economic incentives to business development.

Current funding being dedicated to this corridor in terms of resources and planned capital improvement projects on the West Side include:

- $120 million in Civic Vision infrastructure through Special Purpose Local Option Sales Tax (SPLOST) funding for parks, greenways and arena district on the West Side, including Complete Streets improvements and connections to MLK Blvd.
- $60,000 Robert Wood Johnson Foundation Invest Health grant to develop a multi-stakeholder plan to improve health and safety services in the MLK/ Montgomery St. Corridor

## 3. COMMUNITY ENGAGEMENT & PARTNERSHIPS

### 3.a. Engaging the Community

*3.a.i. Community Involvement Plan:* The City acknowledges that broad based support and community participation will be essential to ensure the overall acceptance and success of the Brownfield Program. We further recognize that it is essential to include community residents, site owners and stakeholder input throughout all phases of project planning, decision-making, and implementation. During the grant proposal development process we met with and secured the support of community organizations identified in 3.c.i. As previously mentioned, a formal Brownfield Steering committee has been developed to foster and optimize community

involvement. A representative from each partner organization has been invited to serve on the committee along with other prominent community leaders, business community representatives, and interested citizens. After grant award EPA will be provided with a current list of Steering Committee members and a meeting schedule. EPA and EPD will be invited to each meeting, and meetings will be advertised through media including flyers, newsletters, websites, and government television, and will be open to the public. The committee will refine the education and outreach program, and will identify, screen, and facilitate the development of the BSI which will be a living document that is updated quarterly based on community input, site eligibility, owner interest, etc. Prior to finalizing the BSI and conducting assessments, the City will host a community-wide corridor tour where residents and stakeholders will have the opportunity to learn about the City's Brownfield Program, comment on the site selection and assessment process, and create a vision for the corridor that will prioritize sites for cleanup/redevelopment.

*3.a.ii. Communicating Progress:* Input from the Steering Committee and the public will be recorded and evaluated. Where appropriate, sites identified through this process will be incorporated into the project/future planning efforts. Transparent communication will be accomplished through newsletters, by holding public meetings, updates to the City website, press conferences, press releases, and updates at City Council and/or Neighborhood Association meetings adjacent to the corridor. When appropriate, public notices regarding meetings, events, and significant developments will be run in the Savannah Morning News, the Savannah Tribune, and the Savannah Business Journal. Upon request, the City will provide interpreters and/or translators for non-English speakers and the hearing impaired. In addition, accommodations will be made for persons with disabilities, and those needing childcare, etc.

The City has taken steps to inform the public and various community groups of its intent to apply for EPA Brownfield funding. To date the following steps have been taken to foster a sense of transparency with respect to the program. First a notice of intent to apply for EPA assessment dollars was published in the Savannah Morning News on November 28, 2016. Next, the City Manager provided written support and authorization for City staff to proceed with all efforts to seek EPA Brownfield assessment dollars on November 22, 2016. Additionally, a public meeting was held on December 3, 2016 at an active park along the targeted corridor in conjunction with a park beautification event. As part of previous proposal efforts, public meetings were held on December 1, 2014, October 6th 2015 and December 15, 2015. In each instance, the City hosted a community meeting with neighborhood associations, churches and other community organizations to provide information on the City's goals and objectives for the grant program. At each of the meetings, attendees were broadly supportive of the effort, the potential for a reduction in blight and crime, and a more focused community redevelopment effort. The primary concerns voiced were regarding equity of the redevelopment and the impacts that program success may have on the people living in the communities. The concerns were documented on both maps and in notes from community comments, and at the close those present agreed with the concepts put forth and agreed to participate in future meetings and/or on the steering committee to ensure that localized and culturally relevant redevelopment takes place.

**3.b. Partnership with Government Agencies**

*3.b.i. Local/State/Tribal Environmental Authority:* The City regularly engages with the GA EPD. Over the last two years City and GA EPD staff has worked together to establish a Coastal Branch of the GA Brownfield Association in order to build understanding of brownfield impacts and the remediation programs available. The City has also received input on this brownfield

project from Ms. Nikki Haborak, GA EPD's Savannah Brownfield team leader. In addition a letter from EPD's Shannon Ridley, Brownfield Group Manager, is included.

*3.b.ii. Other Governmental Partnerships:*

- Chatham County Department of Public Health (DPH): DPH will assist with disseminating educational materials and plans to use the information identified in Phase I and II assessments to set goals to limit exposure to hazardous materials and to facilitate public health intervention to reduce exposures (letter of support attached).
- Metropolitan Planning Commission (MPC): The MPC is working on collaborative efforts to reclaim MLK/Montgomery as a major economic mixed-use corridor. They will assist with public notification and outreach, and policy and document review (letter of support attached).
- Savannah Economic Development Authority (SEDA): The City and SEDA have agreed to identify collaborative opportunities that will enhance business development along the corridor and the economic impact of the program.
- Savannah Area Chamber of Commerce: The City has been in discussion with Ansley Threlkeld, the Chamber's Governmental Affairs Director. The Chamber will assist with community organization and support for business along the corridor (letter of support attached).
- U.S. Army Corp of Engineers: The City has had discussions with the Sherry McCumber, the Savannah District's Hazardous, Toxic, and Radioactive Waste (HTRW) Section Chief. Upon grant award, Ms. McCumber will meet with the City to discuss next steps.

**3.c. Partnership with Community Organizations**

*3.c.i. Community Organization Description & Role:* As stated above, the City engaged a number of community organizations who have also agreed to support the program. They have provided letters of commitment (see Attachment A). These organizations are listed below along with a brief summary regarding their level of commitment:

- Savannah Development & Renewal Authority (SDRA): Assistance with introductions to property owners along the corridor, public outreach, and dissemination of information.
- Economic Opportunity Authority (EOA): Meeting space, community outreach, assistance with site identification, and other assistance as needed.
- 1st African Baptist Church: Meeting space, community outreach assistance, connection to existing property owners along corridor, and access of site to be assessed.
- Habitat for Humanity: Technical assistance in building affordable, energy efficient homes in the corridor, and identification of housing development opportunities.
- Cuyler-Brownville Neighborhood Association: Community organization assistance and regular feedback and involvement in advisory committees.
- Step Up Savannah: Assistance with community outreach, support of future environmental workforce development grant applications, workforce training assistance, meeting facilitation, and identifying & coordinating social service needs into corridor.
- J.C. Lewis Health Care Centers: Interested in developing a new health care center in the corridor and supporting public health education and testing.
- Harambee House/Citizens for Environmental Justice: Assistance with community outreach, support of job training efforts, and introductions to property owners and neighborhood leaders.
- Healthy Savannah: Assistance with community outreach, advocate for access to healthcare, increased mobility options, and access to healthy food options within corridor.

*3.c.ii. Letters of Commitment:* Attached for majority of organizations listed above.

**3.d. Partnerships with Workforce Development Programs** Savannah will procure services through an open and competitive qualifications-based selection process. Preferential points will be given to those firms that have EPA Brownfield experience that promote use of WMBE teaming partners. Additionally, the City has partnered with two prominent local community organizations, Step Up Savannah and Coastal Workforce Services, which both have long-standing workforce development programs. Their programs focus on providing training and job placement to predominantly low-income, unemployed/underemployed individuals who have barriers to employment such as history of substance abuse, criminal background, or spotty education. Both of these organizations have provided letters of support to the City for this application and anticipate applying for future Brownfield Environmental Workforce Development grants to assist in the cleanup efforts identified through the City's Brownfield assessment efforts.

## 4. PROJECT BENEFITS

**4.a. Welfare, Environmental, and Public Health Benefits:** The City wants to reestablish the vibrancy of the corridor and make it a viable attractive gateway to downtown/the historic district to provide community members with renewed pride and quality employment opportunities. The City is committed to helping the corridor and members of the surrounding community achieve this vision by addressing many of the Brownfields along this corridor. Blue Ribbon Cleaners (Table 3), is one of those potential sites. This property is in a prominent location along the corridor and would be a catalyst for further redevelopment. The environmental benefits associated with addressing this site are addressed below in section 4.a.ii. As in many communities, the sight of the deteriorating properties has significant negative emotional effects on those living nearby as well as those who drive through the area into Downtown Savannah.

Sites like Blue Ribbon Cleaners promote an economically depressed state and perpetuate the cycle of poverty-driven unhealthy lifestyles. The assessments will be the first step leading to cleanup and redevelopment. Based on the historical EPA data, approximately one third of the Phase I ESAs will not identify a need for further investigation. For those properties, the Phase I will alleviate the perception of environmental contamination and clear the way for redevelopment. For sites requiring additional assessment, the project will be able to define level of impact. With the problem quantified, realistic cleanup (i.e., UST and soil removals) and redevelopment plans can be prepared, and additional resources sought. We acknowledge that each site will have its challenges, but with the help of EPA, and cooperative efforts by GAEPD, the City and community will be successful

By addressing the Brownfield sites, we will be addressing not only community eyesores, we will be helping to refine the conceptual site model for the corridor with respect to potential exposures to soil, groundwater and the VI pathway. The six Phase II assessments and subsequent remedial measures will result in improved health outcomes by eliminating or minimizing exposure pathways on the subject sites. In addition, from a regional perspective, the data collected will help the City of Savannah, GAEPD, and EPA better understand corridor specific environmental conditions that will help shape policy for future development activities with respect to the need to VI mitigation, and/or other institutional controls.

Assessment of these sites will have direct health benefits by limiting or eliminating exposure pathways for nearby residents to site contaminants. As the environmental statuses of these sites are defined, their redevelopment will eliminate the potential for exposure to residual contamination, and will limit contaminated storm water discharge into the Savannah River.

**4.b. Economic and Community Benefits:** The reuse of existing buildings/infrastructure within the corridor is essential to optimize revitalization efforts. The majority of the sites have existing infrastructure that can be reused. The City will encourage the reuse of existing structures and will require that historic or cultural attributes be integrated into the redevelopment. We will also encourage the use of Smart Growth principles by encouraging strategic infill development, which is often considered the cornerstone of sustainable redevelopment. By redeveloping Brownfield sites, we will reduce the pressure on greenfields and add greatly needed jobs to the community. The underlying goal of smart structured redevelopment is to decrease our carbon footprint, and foster a strong sense of community in existing neighborhoods.

As evidenced by the demographic data presented earlier, the MLK/Montgomery Street Corridor is in a state of significant economic need. Unemployment and poverty rates are extremely high due to a lack of good wage earning jobs. One obstacle hindering meaningful reuse is the concern pertaining to known, unknown, or perceived environmental conditions. As the environmental questions are answered via the assessments, specific cleanup (if needed) and redevelopment plans can be created to encourage new businesses to locate on these sites. New businesses will create more jobs, and existing business will benefit from the increased customer traffic resulting from a larger number and variety of businesses in the corridor and economic conditions will improve. Without the stigma of environmental contamination, the Brownfield properties and the properties in the surrounding area will increase in value, thereby generating additional tax revenues for the City, and improved services for the corridor and adjacent neighborhoods. The potential for Return on Investment (ROI) for a similar southern city, Columbia, SC, showed that an initial EPA Brownfields investment of $325,000 over six redevelopment sites spurred $63.7 million in capital investment and a $12.5 million increase in taxable property values, as well as 350 – 400 new jobs in the area. The potential for Savannah's downtown expansion and the benefits for economic development could be equally successful. In an August 2014 paper prepared by Nancy Frank, PhD, AICP of the University of Wisconsin, entitled "Benefits of Public Investment in Brownfield Cleanup and Redevelopment," statistics indicate that one job will be created in the project corridor for every $10,000 to $13,000 spent on redevelopment. Both EPA's statistics and Ms. Frank's paper suggest that $7.00 to $19.00 of private funds can expect to be invested per grant dollar, over the next decade the total value of investment in the target corridor could reach $3.2 million to $8.0 million, including the initial grant amount. As a result, the creation of in excess of 250 jobs can be expected.

## 5. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

**5.a. Audit Findings:** The City, through the Coastal Workforce Services organization, had an OMB audit finding regarding expenditure of funds for a Welfare to Work grant that was awarded in 1999-2000. In response, the City enacted a more comprehensive documentation and tracking process, established an active and ongoing staff training program, and created a regular internal audit schedule. The City settled the finding in 2007. Since that time, the City has had no significant audit findings. The City has never been required to comply with special "high risk" terms and conditions under OMB Circular A-102.

**5.b. Programmatic Capability:** The City of Savannah has the internal capability to manage all technical and administrative aspects of the subject grant. The primary person with responsibility over the grant will be Nick Deffley, the City of Savannah's Environmental Services and Sustainability Director. Under his leadership, the City of Savannah is currently developing a comprehensive sustainability program that incorporates sustainability into City operations and the community. Mr. Deffley has over 11 years of experience developing, implementing and

managing programs and policies that promote sustainability. He has managed multi-million dollar design and construction contracts, and developed programs to increase WMBE participation in building projects. His ongoing goal is to achieve sustainable solutions that balance social, environmental and economic interests. Strategic Brownfield redevelopment along the MLK/Montgomery corridor will work towards achieving this balance in an area of the City in dire need of attention. With a population in excess of 140,000 citizens, the City has developed an administrative system that can provide support to Mr. Deffley; however, the City intends to retain the services of an environmental consulting firm with experience in Georgia to execute the technical aspects of the grant. As a proactive step, the City will begin the procurement process per the Federal Procurement guidelines put forth by 40 CFR 31.36 upon award to insure that the project team is in place/ready to begin project activities upon execution of the cooperative agreement.

**5.c. Measuring Environmental Results: Anticipated Outputs & Outcomes**

We have stated an anticipated number of properties that will undergo Phase I and Phase II assessments. As this project develops, we will track the number of cleanup plans developed, number of contaminated properties remediated, number of remediated properties redeveloped. We also anticipate tracking how many of the community needs initially identified are met with the property redevelopment, changes in property values and tax base. We will also document the number of minority-owned businesses established over time along the corridor as a result of the cleanup and redevelopment.

**5.d. Past Performance and Accomplishments**

**5.d.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements.**

*5.d.ii.1. Purpose and Accomplishments:* The City of Savannah has been awarded the following grants, many of which have a common focus on low income poverty stricken residents and neighborhoods: **1)** Community Development Block Grant (CDBG) Human Services ($309,235): Poverty reduction and special purpose grant to provide homebuyer education and fair housing information to persons of low and moderate income; **2)** CDBG Major Programs ($1,653,821): Housing programs for income eligible persons and economic development funding for small businesses owned by persons of low and moderate income; **3)** HOME Investment Partnership Grant ($1,212,899): Down payment assistance, relocation costs, and employee purchase programs to provide decent, safe, and affordable housing and to alleviate the problems of excessive rent burdens, homelessness, and deteriorating housing stock; **4)** Emergency Solutions Grant - Homeless Programs ($174,789): Homeless prevention, street outreach, and emergency shelter programs for persons and families currently homeless or at risk of homelessness; and **5)** Robert Wood Johnson Foundation, Invest Health Grant – Collaborative planning grant to develop business plan for interventions along the MLK/Montgomery corridor that improve health outcomes in low-income communities.

*5.d.ii.2. Compliance with Grant Requirements:* The grants listed in 5.d.ii.1 maintained or are maintaining compliance with the respective grant terms and conditions. Timely adherence to the reporting schedule and work plan is a top priority and was achieved or is in progress for the grants listed. Grant objectives were met for grants 1-4 above and grant 5 is currently on track to meet grant objectives. This partial portfolio of current leveraged potentially synergistic funding is a testament to the City of Savannah's ability to manage federal and non-federal grant monies.

**Regional Priorities**

EPA Region 4 Priority: Assistance to Communities That Have Limited In-House Capacity to Manage Brownfield Projects

The City of Savannah Brownfield Assessment proposal does not meet the EPA Region 4 Priority, because staff capacity is sufficient to manage the project, and we are not partnering with outside and regional organizations to support the grant administration needs.

## Assessment Other Factors Checklist

Name of Applicant: **City of Savannah, Georgia**

Please identify (with an *x*) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| | **Other Factor** | **Page #** |
|---|---|---|
| | *None of the Other Factors are applicable.* | |
| | Community population is 10,000 or less. | |
| | Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| | Target brownfield sites are impacted by mine-scarred land. | |
| X[1] | Project is primarily focusing on Phase II assessments. | 7-9, 13 & 15 |
| X[2] | Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | 10 & 15 |
| X[3] | Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress. | 5 |
| | Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | |
| | Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| | Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach** | |

| | Other Factor documentation. | Page # |
|---|---|---|
| | Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

**Notes:**

[1]Based on the proposed budget for the grants, 57% of the funding will be directed to the collection of quantitative site assessment data to be gathered during the course of the completion of an estimated seven Phase II Environmental Assessments.

[2]The City's Environmental Services & Sustainability Department has agreed to dedicate $5,000 of additional discretionary funding per year for the City's Brownfield initiative.

[3]On October 7, 2016, Hurricane Matthew hit Savannah, GA. Many City resources are still focused on the cleanup process and will continue to be until approximately May 2017. It is estimated that Hurricane Matthew may cost up to $10 billion dollars in damage and lost revenues.

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

November 21, 2016

**VIA ELECTRONIC MAIL to NDeffley@Savannahga.Gov**
Mr. Nick Deffley
Environmental Services & Sustainability Director
City of Savannah
P.O. Box 1027
Savannah, GA 31402

RE: State Acknowledgement Letter – Brownfields Community -Wide Assessment Grant Application –City of Savannah

Dear Mr. Deffley:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the City of Savannah 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 Savannah is applying for funds to assess sites along the Martin Luther King Boulevard/ Montgomery Street Corridor. The stated goal is to use these funds to determine the extent and degree of environmental impact at sites within the target area that have the greatest potential for redevelopment, and to foster local redevelopment.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to Savannah for such assessment. A successful award would greatly assist the city in its redevelopment efforts of a major, but underutilized, commercial corridor. Thank you for your consideration.

Sincerely,

Shannon Ridley
Brownfield Coordinator

cc: Barbara Alfano, U.S. EPA, Region 4

File: EPA FFY 2017 Grant Applicants, City of Savannah

OMB Number: 4040-0004
Expiration Date: 10/31/2019

# 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:** 12/21/2016

**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 Savannah

*** b. Employer/Taxpayer Identification Number (EIN/TIN):** 58-6000660

*** c. Organizational DUNS:** 0691910390000

**d. Address:**

*** Street1:** P.O. Box 1027

**Street2:**

*** City:** Savannah

**County/Parish:**

*** State:** GA: Georgia

**Province:**

*** Country:** USA: UNITED STATES

*** Zip / Postal Code:** 31401-9401

**e. Organizational Unit:**

**Department Name:** Sustainability Office

**Division Name:**

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

**Prefix:**

*** First Name:** Christopher

**Middle Name:**

*** Last Name:** Deffley

**Suffix:**

**Title:** Director

**Organizational Affiliation:**

*** Telephone Number:** 912-6516909

**Fax Number:**

*** Email:** ndeffley@savannahga.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-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

NONE

Title:

None

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

Add Attachment | Delete Attachment | View Attachment

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

2017 EPA Community-wide Brownfields Assessments grant for the Martin Luther King Blvd/Montgomery St. Corridor from Bay St. south to Exchange St.

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: 1st
* b. Program/Project: 1st

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 10/01/2017
* b. End Date: 09/30/2020

**18. Estimated Funding ($):**

| | |
|---|---|
| * a. Federal | 300,000.00 |
| * b. Applicant | 15,000.00 |
| * c. State | 0.00 |
| * d. Local | 0.00 |
| * e. Other | 0.00 |
| * f. Program Income | 0.00 |
| * g. TOTAL | 315,000.00 |

*** 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: Christopher

Middle Name:

* Last Name: Deffley

Suffix:

* Title: Director, Sustainability Office

* Telephone Number: 912-651-6909

Fax Number:

* Email: ndeffley@savannahga.gov

* Signature of Authorized Representative: Christopher N Deffley

* Date Signed: 12/21/2016

R04-17-A-032

# Columbus, Georgia

## Georgia's First Consolidated Government

P.O. Box 1340, Columbus, Georgia 31902-1340

**PAMELA HODGE**
Deputy City Manager
Finance, Planning & Development

Office: 706.653.4029
Direct: 706.225.4206
Fax: 706.653.4670

December 22, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960
Phone (404) 562-8923

Dear Ms. Alfano:

The Columbus Consolidated Government is pleased to submit the attached application to the FY 2017 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of $300,000 ($200,000 for Hazardous Substances and $100,000 for Petroleum). This grant will greatly enhance the City's efforts to remediate commercial and industrial contamination in the 2nd Avenue Corridor community.

Through its Brownfields Program, the Columbus Consolidated Government hopes to spark the revitalization of the 2nd Avenue corridor through the targeted assessment of catalytic brownfield properties. The 2nd Avenue Corridor, including the neighborhoods of City Mills, Bibb City, and North Highlands, had a century long, vibrant history of people working, living, and loving their neighborhoods until the mill closures of the late 1980's and 1990's. Economic decline directly resulting the closures (now brownfields), sent the community into a tailspin and today the target areas are plagued by high unemployment, poverty, high crime and blight. This project would assess the environmental condition of properties identified as part of an existing, community driven brownfield inventory. The proposed properties include: City Mills, Swift Mill, Meritas Mill, Chase Homes, and multiple former service station sites. **This project directly aligns with multiple concurrent projects in the planning and implementation phases**, including the City Village Vision Plan, City Village Tax Allocation District (TAD), Chase Homes Revitalization Plan, 2nd Avenue Corridor Overlay District, Roadside Beautification (2nd Avenue), Restoration of Bibb City Elementary School, and Bibb City Mill Corrective Action Plan.

| **Required Information** | |
|---|---|
| **a. Applicant Information:** | Columbus Consolidated Government – Community Reinvestment<br>CCG Annex Building<br>420 Tenth St.<br>Columbus, GA 31901 |
| **b. Funding Request:** | i. Grant type – Assessment<br>ii. Assessment Type – Community Wide<br>iii. Federal Funds Requested: $300,000<br>iv. Contamination: Hazardous Substances $200,000 and Petroleum $100,000 |

| | |
|---|---|
| **c. Location** | 2nd Avenue Corridor, including Bibb City, North Highlands, and City Village is known as the gateway to Columbus. It is bordered by the Chattahoochee River to the west, Manchester Expressway to the north, Veterans Parkway and River Road to the east, and the TSYS Campus and Railroad Street to the south. The target area is part of the Columbus Historic Riverfront Industrial District and Bibb City Historic District. Located north of Uptown Columbus, this area consists of former textile mills, a historic grist mill, and multiple residential areas. |
| **d. Property Information** | N/A – not site specific |
| **e. Contacts:** | *i.* Project Director:<br>Laura Johnson, Director of Community Reinvestment<br>Columbus Consolidated Government<br>420 10th Street, 2nd Floor<br>Columbus, GA 31901<br>LJohnson@columbusga.org<br>(706) 225-3918 |
| | ii. Highest Elected Official:<br>Honorable Mayor Teresa Tomlinson<br>6th Floor, Government Center Tower<br>Columbus, GA 31901<br>Ttomlinson@columbusga.org<br>(706) 653-4712 |
| **f. Population:** | i. General Population of jurisdiction – 198,247<br>ii. Non municipal Populations provide population of target areas or N/A if municipal applicant – N/A<br>iii. The City affirms the target areas have exhibit "Persistent Poverty" >20% poverty for 30 years |
| **g. Regional Priorities Form/ Other Factors Checklist:** | Attached to Cover letter |
| **h. Letter from State Environmental Authority:** | See attached |

The Columbus Consolidated Government sincerely appreciates the opportunity to apply for FY 2017 US EPA Brownfields Community-wide Assessment Grant funding and looks forward to collaborating on the proposed project. If you have any questions, please do not hesitate to contact the project director, Laura Johnson, Director of Community Reinvestment.

Sincerely,

Pamela Hodge

Pamela Hodge
Deputy City Manager for Finance, Planning & Development
Columbus Consolidated Government

# 1. COMMUNITY NEED

## a. Target Area and Brownfields

**i. Community and Target Area Descriptions** Columbus, Georgia, which encompasses approximately 218 square miles, is located in the west central portion of the State of Georgia. The community is bordered by the Chattahoochee River and Alabama to the west and located approximately 90 miles southwest of Atlanta and approximately 80 miles east of Montgomery. Located on the Fall Line, Columbus's physical features include steep slopes transitioning to level terrain. Once the site of a Creek Indian Village, Columbus was established in 1828 as a trading post on the Chattahoochee River and was the last frontier town of the original Thirteen Colonies. As the most northern navigable point of the Chattahoochee River, Columbus became densely developed with manufacturing facilities as well as becoming a shipyard for the Confederate Navy. In 1970, the City of Columbus and Muscogee County were consolidated into a centralized government. The Columbus Consolidated Government (CCG) was joined by Bibb City in 2007. The major employers of Columbus include: the Fort Benning Military Installation, Muscogee County School District, TSYS and AFLAC. Known as the largest southern riverfront mill district spanning the Chattahoochee River from Bibb City south to Uptown Columbus, there were 5 major mills: Bibb City Mill (textile), City Mills (grist), Muscogee Mills (textile), Eagle & Phenix Mills (textile) and Columbus Iron Works. From the 1960's to the 1990's, Columbus saw the progressive industrial decline of this area, with the closing of each mill. The mill closures left the industrial sites of historic downtown and the 2nd Avenue Corridor vacant and a blight on the community. Many downtown businesses closed, further exasperating the rate of economic decline.

Originally built in 1871, the historic Springer Opera House closed in 1958 and was slated for demolition in 1963 to make way for a new parking lot. As a response to the urban blight seen throughout downtown Columbus, a group of concerned citizens saved the Springer and raised funds to restore the structure. In 1965, the Springer was designated as the State Theatre of Georgia by then Governor Jimmy Carter. Saving the Springer sparked the historic preservation movement in Columbus and the Historic Columbus Foundation was established in 1966 to preserve the historical and cultural character of the community. Columbus established ten registered historic districts between 1969 and 2006. In 1975, the Columbus Iron Works was redeveloped as the Columbus Georgia Convention and Trade Center. In 1978, the Columbus Historic Riverfront Industrial District was named a National Historic Landmark due to the significant number of former hydro-powered mills located in one southern city. Although a few urban renewal projects started downtown in the 1960's, economic decline throughout the commercial district of downtown was apparent until the 1990's. Uptown Columbus was established in the early 1990's and the Uptown Business Improvement District was created in 1999. As part of an urban renewal starting in the 1990's and continuing to the present, Columbus has constructed the following facilities: the 1996 Olympic softball complex, Chattahoochee RiverWalk, National Civil War Naval Museum, Coca-Cola Space Science Center, expansion of the Columbus Museum, National Infantry Museum, River Center for the Performing Arts, expansion of the Columbus State University downtown, redevelopment of the Eagle & Phenix Mills as multi-family residential, TSYS Headquarters at the former Muscogee Mill site and the Chattahoochee River Whitewater course – the longest urban whitewater rafting course in the world.

The **target area for this application is the 2nd Avenue Corridor**, which includes the distinct areas of Bibb City, North Highlands and City Village. Known as the gateway to Columbus, the 2nd Avenue Corridor target area is located north of Uptown Columbus and consists of former textile mills, a historic grist mill, a Georgia Power substation, Chase Homes, residential neighborhoods, historic and active schools and multiple former and active service stations. The target area is bordered by the Chattahoochee River to the west, Manchester Expressway to the north, Veterans Parkway and River Road to the east and the TSYS Campus and Railroad Street to the south. As described above, Uptown Columbus has seen extensive urban renewal with the redevelopment of the historic industrial riverfront district. Sadly, the 2nd Avenue Corridor experienced multiple economic woes - collapse of the mill district and increase in poverty, unemployment

and crime without the subsequent urban renewal. This area has been trapped in a cycle of urban decline starting slowly with mills scaling back from the 1960's to the 1980's and a sharp decline in the late 1980's and 1990's with the mill closures. The 2nd Avenue Corridor was densely developed as an active mill area since the early 1900's. Bibb City was incorporated in 1907 and thrived with a large mill worker population until the late 1980's and 1990's when mills began to close. At the peak of production in the 1940's, the Bibb City Mill alone employed over 2,500 workers. Approximately 1000 jobs were lost at the time of the mills' closures for the target area, but this was after years of scaling back of mill production due to a decrease in domestic textile demand. According to the Georgia Department of Labor, there are currently 480 textile jobs in Columbus (none within the boundaries of the target area). Since the closure of the mills in the 1990's, this area has experienced a significant decline in property value with high vacancy rates and renter-occupied properties. The redevelopment of this area has not occurred, in part, due to the stigma of potential contaminants created by the presence and historical use of mill properties. Driving through this neighborhood, you clearly see the cumulative effect of the mill culture collapse – abandoned properties, empty store fronts and an area devoid of people engaging in outdoor activities.

Even in the face of significant challenges, the people of this area maintain a strong sense of community pride and a sense of place. The 2nd Avenue Corridor has several active churches and neighborhood associations. With the support of this community, the Bibb City Historic District was approved for listing on the National Register for Historical Places in 2010, which has fueled a new interest in the redevelopment of this area. The following properties have been identified as part of the brownfield inventory: City Mills, Swift Mill, Meritas Mill, Chase Homes and multiple former automotive service station sites. The following planning efforts are in progress for this area: **The City Village Vision Plan, City Village Tax Allocation District (TAD), Chase Homes Revitalization Plan, 2nd Avenue Corridor Overlay District, Roadside Beautification (2nd Avenue), Restoration of Bibb City Elementary School and Bibb City Mill Corrective Action Plan.**

**ii. Demographic Information and Indicators of Need** The target area is typified by high rates of poverty (67%), unemployment (12.4%) and renter occupied and vacant properties (66.6%, 18.7%). Individuals receiving public assistance is 36.6% for the City. The median household income is 36% lower and per capita income is 52% lower than the City of Columbus. The percentage of minorities living in the focus is 54.8%, of which 46.1% of the population is African American.

| | Target Area | Columbus (CCG) | Georgia | USA |
|---|---|---|---|---|
| **Population** | 4,865 | 198,247 | 9,907,756 | 314,107,084 |
| **Unemployment** | 12.4%[1] | 11.3% | 6.7% | 5.0% |
| **Poverty Rate** | 67%[2] | 16.3% | 14.2% | 15.6% |
| **Minority** | 54.8% | 53.6% | 39.6% | 37.2% |
| **Median HH Income** | $18,620[1] | $51,878 | $49,342 | $53,482 |
| **African-American** | 46.1% | 44.8% | 30.9% | 12.6% |
| **Public Assistance/SNAP** | unavailable | 36.6% | 30.1% | 14.9% |
| **Not in Labor Force** | 42%[2] | 37.1% | 36.7% | 35.7% |
| **Per Capita Income** | $12,037[1] | $23,209 | $25,427 | $28,155 |
| **Children** | 1459 (30%) | 49,183 (24.8%) | 2,488,668 (25.1%) | 73,877,478 (23.7%) |
| **Female** | 2,533 (52.1%) | 101,361 (51.1%) | 5,069,761 (51.2%) | 158,289,182 (50.8%) |
| **No H.S. Diploma 25+** | 21%[1] | 14.5% | 18.6% | 14.0% |
| **No Vehicle Available** | 14.1% | 10.5% | 3.0% | 9.1% |

*Source: US Census, American Community Survey, 2010-2014 (accessed October 2016), Unemployment data* http://www.bls.gov, *ESRI's Community Analyst, 2010 Census Data (accessed September 2016), [1]Estimated 2016, ESRI's Community Analyst, [2]U.S. Census Bureau, American Community Survey (ACS) 2010 - 2014*

**iii. Brownfields and Their Impacts** Mention has already been made to the industrial past of the Columbus economy, which included the textile, shipping and military trades. As was common practice in the day, mill worker housing was built immediately adjacent to the textile and manufacturing facilities they were meant to serve. For this reason, historic residential communities within the target area are located immediately next door to many of the brownfields present in the community today. Additionally, the intentional location along the Chattahoochee River (for shipping and water needs), meant that unintended and unrealized (at the time) impacts to the natural environment have occurred. Specific brownfield sites proposed for assessment under this application are summarized in the table below. These sites were identified by residents of the community through extensive visioning and public engagement efforts and are of the highest priority and greatest concern to the community. All of the sites listed below have been identified within the target area and all of these sites are surrounded by residential neighborhoods. Previous site uses included textile mills, a grist mill and public housing and former service stations. Redevelopment has been limited in this area by the perceived and/or real environmental impacts associated with the sites discussed below.

| Brownfield Sites | Historical Use | Years Active | Potential Contaminates |
|---|---|---|---|
| **Swift Mill** | Textile spinning mill | 1900's-1990's | Asbestos, lead-based paint, PCBs, heavy metals, SVOCs, VOCs |
| **Meritas Mill** | Textile spinning mill | 1900's-1990's | Asbestos, lead-based paint, PCBs, heavy metals, SVOCs, VOCs |
| **City Mills** | Grist mill, corn, wheat, hydroelectric power | Built 1828, dam removed in 2013 | Asbestos, lead-based paint, SVOCs, VOCs |
| **Chase Homes** | Public housing | 1952-present | Asbestos, lead-based paint, heating oil UST |
| **Former Service Stations** | UST/AST/hydraulic lifts | 1950's-1970's | Petroleum products |

The Georgia Environmental Protection Division (EPD) website lists several brownfield properties within Columbus where cleanup actions are planned, in progress, or have been completed. The site located at 2730 Manchester Expressway completed a cleanup plan in April 2016 and the site risks and use restrictions are yet to be determined. The site located at 315 Andrews Road completed site cleanup to residential standards in 2013 and no use restrictions were established. The site located at 3181 Victory Drive completed site cleanup to residential standards in 2008 and no use restrictions were established. The Bibb Mill property completed a cleanup plan in 2015 and the site risks and use restrictions are yet to be determined. The Columbus Ledger-Enquirer property located at 17 West 12th Street completed a cleanup plan in 2015 and the site risks and use restrictions are yet to be determined. The Columbus Manufactured Gas Plant property located at Dillingham Street and Bay Avenue completed site cleanup to non-residential standards and site use restrictions have been established. The Former Jordan Mill site at 12th Avenue and Talbotton Road completed a cleanup plan in 2005 and the site risks and use restrictions are yet to be determined. The site was later withdrawn from this inventory. The site located at 335 Andrews Road completed site cleanup to residential standards in 2009 and no use restrictions were established.

Three textile mills were located on the northern end of the 2nd Avenue Corridor and as a result may have cumulatively contributed negatively to the environmental health of this area. Textile mills are known for producing a significant amount of waste including wastewater (effluent containing dyes, disinfectants, finishing salts, dye fixing agents) air contaminates (VOCs, cotton dust, chlorine) and potential spills from the use of petroleum products and other process materials stored onsite. According to OSHA, cotton dust may contain many substances including ground-up plant matter, fiber, bacteria, fungi, soil and pesticides. Former employees and residents of this area may have had long-term exposure to asbestos, mercury, chlorine, lead, heavy metals, pesticides, PCBs and VOCs. Individuals living at Chase Homes may have had long-term exposure to asbestos, lead and petroleum constituents from heating oil. Individuals working or living near the former service stations may have had long-term exposure to SVOCs and VOCs. Columbus's rate of lung cancer is 4 times higher, leukemia is 2.5 times higher, colon and rectum cancer is 6 times higher, female

reproductive cancers are 4 times higher and Non-Hodgkin lymphoma is 2 times higher than the average rate for Georgia.

**b. Welfare, Environmental and Public Health Impacts**

**i. Welfare Impacts** The textile mills played an integral part of the Columbus Area landscape and lifestyle for over 100 years. Strategically placed on the shores of the Chattahoochee River, the mills and surrounding residential neighborhoods provided a unique and robust live-work community for many generations. After the mill closures in the late 1980's and 1990's, the surrounding residential neighborhoods experienced a significant **decline in property value and home ownership, coupled with high vacancy rates**. A **sharp increase in criminal activity** was also realized, as is commonly associated with areas of high unemployment, high poverty and blight. The violent crime rate of the target area is 507.6 crimes per 100,000 people compared to the U.S. median of 199.2 crimes per 100,000 people. In conjunction with the mill closures, a nearby public housing complex closed, causing the approximately 1,300 low-income residents to relocate. In response to the needs of a low-income population, a high concentration of public welfare services were relocated to the 2nd Avenue Corridor. Within this target area, **there are no grocery stores** and limited access to heathy food other than the emergency food pantries. The target area is designated by HRSA as a medically underserved area. **Access to public transportation is also limited within this area** as there is only one bus route on 2nd Avenue and Manchester Expressway. According to the CHSI, adult obesity rates for Columbus are 33.4% compared to the U.S. rate of 30.4% and individuals living greater than 0.5 mile from a park is 39.0% compared to the U.S rate of 14.0%. Due to the high vacancy rates and homeless services located on 2nd Avenue, homeless individuals take shelter in abandoned structures located on the southern portion of the target area. **The City Village portion of the target area is known by the residents to experience undesirable activity at night including drug sales and prostitution and is reported to have the highest crime rate in Columbus**. The attractive nuisance of abandoned structures encourages the large percentage of children and teen residents to explore this area presenting health and safety concerns due the potential exposure to contaminants, poor condition of structures and abundance of crime. The obvious blight of brownfield and vacant properties within the target area has produced an economic and social drain resulting in gradual disinvestment.

**ii. Cumulative Environmental Issues** From the late 1800's to the early 1990's, the 2nd Avenue Corridor experienced an intense development of mill properties and associated worker housing along the Chattahoochee River. Associated with the dense development of textile mills the community experienced an increase in air pollution from the processing of raw materials and water pollution from the chemicals used to prepare the textiles. The City Mills also provided hydroelectric power for downtown Columbus. As a result, a power substation was constructed to the east of the City Mills. As a major entry to Columbus, the 2nd Avenue Corridor also developed a high concentration of service stations that peaked in the 1950's -1960's. 2nd Avenue was later widened to a five-lane road encouraging heavier traffic and high speeds that divided the 2nd Avenue Corridor neighborhoods, as well as increased noise and air pollution and safety hazards to pedestrians. The railroad corridor to downtown on the east side of the target area introduces yet another source of noise, air and soil pollution from diesel emissions that impact air quality and the historical use of arsenic laden pesticides that coated rail lines for over a century to prevent vegetative overgrowth. Additionally, rail corridors carry the potential for the introduction of hazardous cargo and a host of safety hazards inherent with open rail lines in residential areas.

Several EPA RCRA sites were identified within the Columbus area. Exide Technologies located at 3639 Joy Road, Columbus, GA is identified as a RCRA site. According to the EPA website, cleanup activities occurred in 1987, but an assessment completed in 1996 confirmed that exposure and groundwater migration was not contained. Safety-Kleen Systems located at 5920 Coca Cola Boulevard, Columbus, GA is identified as a RCRA site. According to the EPA website, the site was out of compliance in August 2016. A drum storage site located at 1271 Noland Drive, Columbus, GA is identified as a RCRA site. As of March 2014,

the site was reported to have approximately 40 drums of which some were leaking. The drums were reported to be located within 100 feet of an unnamed tributary to Bull Creek.

**iii. Cumulative Public Health Impacts** As a result of the closing of the Peabody Apartments, a portion of the low income and high minority population of approximately 1,300 residents relocated from this public housing complex to the affordable housing located in the target area. Yet this area lacks walkability and/or ample public transportation to healthy food and routine medical care. As a result, the sensitive population of the target area are more susceptible to health impacts. According the HRSA, the target area is a medically underserved area and a dental care and mental health professional shortage area. According the CHSI, Columbus has higher than average mortality rates for cancer, heart disease, Alzheimer's, diabetes, stroke and life expectancy; and higher morbidity rates for diabetes, obesity, cancer, preterm births, gonorrhea, syphilis and HIV. Life expectancy is lower for minority populations. Primary care access in Columbus is 115.4 providers per 100,000 people compared to the U.S. median of 48.0 providers per 100,000 people. Columbus has reported high rates of binge drinking and smoking. The teen birth rate for Columbus is 65.5 births per 1,000 teens compared to the U.S. median of 42.1 births per 1,000 teens. Single parent households account for 48.4% of those households with children. The on-time high school graduation rate is 68.0% compared to the U.S. median of 83.8%. Columbus also has higher PM2.5 concentrations in air, limited access to healthy foods and more populations living near highways. High housing cost is encountered in 37.2% of the housing stock and 36.8% of the housing is deemed as stressed (constructed before 1950 and between 1950 and 1979). Individuals that live more than 0.5 mile from a park is 39.0% compared to the U.S. median of 14.0%. Approximately 24.9% of residents experience inadequate access to social services. The violent crime rate is 507.6 crimes per 100,000 people compared to the U.S. median of 199.2 crimes per 100,000 people. The City Village area is reported to have the highest crime rate in Columbus. As shown by the demographics of this area, sensitive populations (minorities, elderly, children and women) are more likely to be effected by the potential contaminants found in this area as a result of historical industrial activities. The associated contaminants may include asbestos, heavy metals (including mercury and lead), PCBs, pesticides, VOCs and SVOCs. Known to be one of the worst polluters, the textile mills in the target area potentially have exposed the surrounding population to the long-term effects of these associated contaminants.

| Historic Use | Associated Contaminants | Resulting Human Health Impacts |
|---|---|---|
| Textile mills | Asbestos, mercury, chlorine, PCBs, lead, other metals, Pesticides and VOCs | Asbestos – Increased rates of lung cancer and other lung diseases and cancer of the throat, larynx, stomach, colon and rectum[1].<br>Mercury – toxic effects on the nervous, digestive and immune systems and lungs, kidneys, skin and eyes[2].<br>Chlorine – asthma, cancer<br>PCBs – highly toxic and can cause reproductive and developmental problems, damage the immune system, interfere with hormones and also cause cancer[2].<br>Lead – attacks the nervous system leading to reduced intelligence and behavioral and learning difficulties, children and developing fetus are at highest risk; death[2].<br>VOCs/SVOCs – irritation to eyes, nose and throat; headaches, nausea and problems to the nervous system; cancer[2].<br>Petroleum products – negative effects to nervous system, blood and kidneys; cancer[4]<br>Pesticides – cancer (leukemia, non-Hodgkin's lymphoma, brain), problems with the nervous and reproductive system and liver, asthma[4] |
| Grist Mill | Asbestos, lead-based paint, SVOCs, VOCs | |
| Former Service Stations | Petroleum products related to fueling vehicles, SVOCs, VOCs | |
| Public Housing | Asbestos, lead-based paint, heating oil | |

*Cancer Society-cancer.org, [2]World Health Organization-who.int, [3]Vermont Health Department, [4]Hesperian Health Guide*

| Type of Cancer | Columbus[1] | % of City population | Georgia[2] | % of State population |
|---|---|---|---|---|
| Female Breast | 628 | 0.32% | 7,160 | 0.07% |
| Uterine Cervix | 41 | 0.02% | 430 | 0.004% |
| Colon & Rectum | 469 | 0.24% | 3,980 | 0.04% |
| Uterine corpus | 104 | 0.05% | 1,450 | 0.01% |
| Leukemia | 96 | 0.05% | 1,490 | 0.02% |
| Lung & bronchus | 644 | 0.32% | 6,670 | 0.07% |
| Melanoma | 121 | 0.06% | 2,540 | 0.03% |
| Non-Hodgkin lymphoma | 75 | 0.04% | 1,830 | 0.02% |
| Prostate | 590 | 0.30% | 5,570 | 0.06% |
| Urinary bladder | 106 | 0.05% | 1,830 | 0.02% |

*[1]Georgia Cancer Registry -Incidence rates in Georgia 2004-2008, [2]Cancer Society – Cancer Facts & Figures 2016*

**c. Financial Need**

**i. Economic Conditions** Since the mill closures in the 1990's, the 2nd Avenue Corridor has experienced extreme economic hardship. Property owners that were able left this area in search of work elsewhere leaving properties renter-occupied or vacant and/or abandoned. The vacant and rental properties account for over 83% of the residential properties. The vacant and abandoned properties in this area have created a haven for illegal activities including squatters occupying these dangerous properties. As a result, rental rates and property values continue to decline. The poverty rates in this area are extremely high (67%). Public reinvestment will be necessary to redevelop and rebuild this once thriving area. The 2nd Avenue Corridor is comprised of 1,961 parcels and approximately 756.7 acres of which, 165 parcels (8.4% of properties in target area) are property tax delinquent. As of November 9, 2016, $290,891.41 is owed in delinquent property tax for the target area. The City owns 109 parcels (5.6% of properties in target area) and 79.9 acres (10.6% of total target area) of the total area. The median house value is $64,072 for the target area compared to $132,900 for Columbus. Approximately 39.2% of houses were built before 1939 and 77.3% before 1970. Approximately 74.6% of children in the target area live in poverty compared to 40% in Columbus.

The City's economic decline was compounded further by the Great Recession. The City found itself unable to provide basic services and regular maintenance and was forced to delay projects due to funding limitations. The City has a tax freeze, adopted in 1982, in place for residential, owner-occupied properties. Once a property is purchased, taxes do not increase. This tax structure has severely impacted the City's revenue for many years, also creating a significant tax disparity for new purchasers. This system creates an artificial market where people do not move willingly due to the extreme tax hike for purchasing new property. Decline in the target area has been cumulative, an effect of the mill closures (late 1980's - 1990's), compounded by the Great Recession (2006 - 2015) and further exasperated by the presence of brownfields. Driving through this area, you can see the blight on every corner of the community in dilapidated structures and vacant, abandoned industrial sites. Extreme poverty is all around, evidenced by lines at soup kitchens, food pantries and clothing banks. Reinvestment is desperately needed to improve the economic conditions of the 2nd Avenue Corridor. Without Federal assistance, the City will not be able to redevelop brownfields located in the target area.

**ii. Economic Effects of Brownfields** As a result of the textile mill closures, the mill properties became vacant, residents that were able left the area and many local businesses closed. Once vibrant neighborhoods, the Bibb City and City Village commercial areas lost the majority of their local businesses and these areas became an area of blight and undesirable properties. Vacant properties (many of them brownfields) further depressed property values while increasing a burden on city services. With crime rates on the rise, additional police presence was required while property tax revenues declined. This neighborhood has quickly become unsustainable and a drain on the city's limited funding sources.

The economic shift and the lack of employment opportunities has severely impacted the residents of the target area. According to U.S. Census Bureau, American Community Survey (ACS) 2010 - 2014, the poverty rate is 67% and according to the estimated 2016 ESRI's Community Analyst the per capita income is $12,037 (48% lower than the city as a whole). The property values remain depressed with a median house value of $64,072 according to U.S. Census Bureau, American Community Survey (ACS) 2010-2014 – 48% less than the Columbus median house value of $132,900 (2008-2012 CHAS). Within the target area, more than 50% of the residents are housing cost burdened with more than 30% of their income being dedicated to housing (CCG 5 year Consolidated Plan FY 2017-2021). As of November 9, 2016, $290,891.41 is owed in delinquent property tax for the target area according to city records. The City owns 109 parcels (5.6%) and 79.9 acres (10.6%) of the total target area according to city records. As of result of the property value decline, properties remain vacant and often revert back as city-owned due to unpaid taxes. According to the Columbusga.org website, crime rates have risen for the past 10 years.

## 2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

### a. Project Description, Timing and Implementation

**i. Project Description and Alignment with Revitalization Plans** The 2nd Avenue Corridor, including the neighborhoods of City Mills, Bibb City and North Highlands, has a century long, vibrant history of people working, living and loving their neighborhoods until the mill closures of the late 1980's and 1990's. This project would assess the environmental condition of properties identified as part of the brownfield inventory. These properties may include: City Mills, Swift Mill, Meritas Mill, Chase Homes and multiple former automotive service station sites.

**This project directly aligns with multiple concurrent projects in the planning and implementation phases**. Multiple 2nd Avenue Corridor revitalization projects have been developed and the project is directly derived from the following redevelop/revitalization plans. The **City Village Vision Plan and the City Village Tax Allocation District (TAD)** were recently approved for the City Village area located on the southern portion of the 2nd Avenue Corridor. The plan calls for mixed use development along the 2nd Avenue Corridor with the redevelopment of Chase Homes and City Mills. City Mills could serve as a strategic anchor for a large medical or institutional campus or a mixed use development. The City Village TAD will use tax increment financing to pay for capital cost to further support the redevelopment plan of this area. **Chase Homes Revitalization Plan** completed in 2016 describes a mixed-use, mixed-income and mixed-financed community for the redevelopment of Chase Homes. Constructed in 1952, Chase Houses is located in the City Village area north of Uptown Columbus and is one of the oldest public housing developments that is still in active use. Chase Houses is bordered by a concentration of social services to the north, a Georgia Power substation for Uptown Columbus to the west and south and 2nd Avenue to the east. The revitalization of Chase Homes is a subset of the City Village Redevelopment Plan. The City Village area is envisioned as a self-supporting, live-work neighborhood with enhanced pedestrian mobility to Uptown Columbus. **The 2nd Avenue Overlay District** ordinance has been drafted by the City of Columbus to protect the aesthetic quality, enhance pedestrian safety and provide landscaping in open areas of the 2nd Avenue Corridor. The overlay district will be located on 2nd Avenue from 18th Street to Manchester Expressway and will affect properties located 500 feet from the center line of 2nd Avenue. In anticipation of the foreseen revitalization and redevelopment of this corridor, the city seeks to preserve the historic charm and promote livability for the residents of Columbus. **The Roadside Enhancement and Beautification Council Grant Program** will provide a new entry at the transition between the City Village Area and Uptown Columbus. This enhancement will include removing an abandoned portion of 2nd Avenue and the installation of landscaping, signage and lighting marking the official entry into Uptown Columbus. Once installed, this entry will be regularly maintained by a professional landscaping service to sustain the beautification of this location. This project

recognizes and realizes a combination of community involvement, small business participation and a grassroots effort to revitalize the 2nd Avenue Corridor area.

The City Mills, Chase Homes, 2nd Avenue Corridor Overlay District and City Village TAD revitalization/redevelopment plans actively seek to reuse existing brownfield properties while maintaining the historical significance and great positioning of this area. All of these plans were implemented in an effort to re-establish the sustainable characteristics of a healthy neighborhood from an economic prospective. As described in these plans, the 2nd Avenue Corridor is an underutilized area that is primed for economic redevelopment. This area has the existing infrastructure, location and resources necessary to re-establish itself as a prosperous live-work neighborhood.

**ii. Timing and Implementation** Timing and implementation of the key activities for the proposed project are outlined below to demonstrate the City's capacity to expend all grant funding within the three year project period. Additionally, we have identified the responsible person(s) for implementing and completing each of the project activities. **(a) Contractor procurement.** Immediately following the grant award, the City plans to prepare for a contractor RFQ. Contractor procurement will be completed in full compliance with state and federal guidelines, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The City's RFQ process typically takes 90 days and includes the following internal steps and approvals. The sealed bid process and RFQ process will be administered by Purchasing and reviewed by the using agency. A contract shall be executed to the selected contractor. The pre-award process for contractor selection will commence once the award notification is received with the intention of having a contract in place prior to the release of grant funds. **(b) Site inventory, identification and prioritization/selection process.** The City worked together with staff and the targeted community to inventory 14 brownfield sites. Two public meetings were held. The first meeting was held at the River Valley Regional Commission and was hosted by the Columbus Consolidated Government and Georgia Brownfield Association on October 14, 2016. This Brownfield 101 seminar included presentations from EPA and EPD as well as representatives of the City. Laura Johnson, Director of Community Reinvestment, announced that the City would submit an EPA Brownfield Assessment grant application. The City described 14 potential assessments sites and invited public comment from the 23 members of the community that attended this meeting. The second meeting was held at the Comer Auditorium located in Bibb City on November 14, 2016. This public meeting was held in conjunction with the 2nd Avenue Corridor Overlay District meeting. The anticipated application submittal was announced, the potential assessment sites were discussed and the attendees were invited to comment from the 40 members of the community that attended this meeting. The site selection and prioritization process considered the ability of sites to meet EPA Eligibility Criteria, allow for Site Access, exhibited potential for timely progress and projects that provided for economic development (Job Creation & Taxable returns), Community Development (Affordable Housing, Social Needs, Health Care), Open Space/Green Space, inclusion of Green Infrastructure (Habitat Restoration, Storm water Enhancements and Watershed Protection), inclusion of Sustainable Development & Smart Growth (Renewable Energy, LEED Development, Mixed-Use Development, Transportation Oriented Development and sites that represented Community Driven Projects (Community Based Organizations) within this Environmental Justice Community. **(c) Site access.** In order to maximize the three year time frame of the grant period, the City has identified several publicly owned sites (some of the 109 parcels owned by the City) as part of its preliminary site inventory process. This will allow for assessment work to begin immediately after award and work planning is complete. While initial sites are assessed, the City will solicit site access for other prioritized properties that are privately owned. To facilitate access, property owners will be provided information on the benefits of participation in the assessment program and will be individually invited to community/public meetings. Legal mechanisms are also available.

**b. Task Descriptions and Budget Table**

**i. Task Descriptions**

**Assessment** – Contractual support to conduct Environmental Site Assessment activities (ESAs) at selected sites: 14 ASTM-AAI compliant Phase I ESA's @ $3,000 each for a total of $42,000; 1 Generic Quality Assurance Plan (QAPP) @ $4,600, 8 SS-QAPPs @ $3,500 each for a total of $28,000; 8 Phase II ESA's @ an estimated cost of $20,000 each for a total of $160,000. Assessment total: $234,600 (1:2 petroleum/hazardous substances). All listed costs are contractual expenses. Time and effort of City staff considered in kind leveraged services. Cost estimates are based on the consultant's experience and cost basis research conduct in preparation for this proposal. Phase II ESA cost will vary due to the complexity of the site and the type of contaminant. Phase I and Phase II funds may be used for Asbestos and Lead Based Paint surveys to support preparation of permits for building demolition or renovation activities on brownfields properties. **Remediation/Reuse Planning** – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. 4 Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans @ $5,500 in contractual support for a total of $22,000 (1:2 petroleum/ hazardous substances). **Outreach** – Develop/maintain strategic partnerships and create a Community Involvement Plan ($5,000 contractual services budgeted); disseminate information/comments to/from community & stakeholders, host community meetings. $5,000 in travel funds is budgeted to supplement travel funds for attendance at national/regional brownfields-related training conferences/workshops. $1,400 is budgeted for printing. $11,250 is budgeted for contractual program support in hosting community-wide meetings, focus groups, charrettes and visioning sessions (9 planned @ $1,250 each) totaling $22,650 (1:2 petroleum/hazardous substances). **Programmatic Support** – Laura Johnson, Director of Community Reinvestment, will directly oversee grant implementation and administration and, as necessary and in support of its activities, will secure contractual support to ensure compliance with EPA cooperative agreement terms & conditions (budgeted $5,000). The environmental consultant will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. $15,750 is budgeted for contractual programmatic support. **The CCG will consider time and efforts of its employees in the project as in-kind leveraged resources.**

**ii. Budget Table**

| **Hazardous Substances** | | | | | |
|---|---|---|---|---|---|
| | Phase I/II Assessments | Cleanup Plan/ABCA | Outreach | Programmatic Support | Total |
| Personnel | 0 | 0 | 0 | $3,300 | $3,300 |
| Travel | 0 | 0 | $3,300 | 0 | $3,300 |
| Supplies | 0 | 0 | $1,000 | 0 | $1,000 |
| Contractual | $156,400 | $14,700 | $10,800 | $10,500 | $192,400 |
| **Total** | $156,400 | $14,700 | $15,100 | $13,800 | $200,000 |
| **Petroleum Products** | | | | | |
| | Phase I/II Assessments | Cleanup Plan/ABCA | Outreach | Programmatic Support | Total |
| Personnel | 0 | 0 | 0 | $1,700 | $1,700 |
| Travel | 0 | 0 | $1,700 | 0 | $1,700 |
| Supplies | 0 | 0 | $400 | 0 | $400 |
| Contractual | $78,200 | $7,300 | $5,450 | $5,250 | $96,200 |
| **Total** | $78,200 | $7,300 | $7,550 | $6,950 | $100,000 |
| ***Grand Total*** | **$234,600** | **$22,000** | **$22,650** | **$20,750** | **$300,000** |

**c. Ability to Leverage** The proposed project will leverage several active programs at work in the community. The **Georgia EPD Brownfield program** established in 2003 provides incentives for reusing brownfield properties through voluntary cleanup, tax incentives and liability protection. If a property and purchaser

meets the eligibility requirements, an application and a corrective action plan or compliance status report can be submitted prior to the property purchase. If approved, the ad valorem value of the property can be frozen for up to ten years. In 2014, Hazardous Site Response Act regulations were updated to improve the efficiency of site cleanup and aid in the reuse of brownfield properties. This program has aided in the investigation and cleanup of over 260 sites and counting.

The City of Columbus was awarded **$1,311,577 in FY 2016 for a Community Development Block Grant from the Department of Housing and Urban Development**. As of September 29, 2016, $117,679.45 of the funds remain. This grant provides for affordable housing options through new construction and the acquisition and renovation of existing homes. As a result, neighborhoods are rejuvenated house by house and block and block. This grant also provides for public service programs including kindergarten readiness, swim programs for 4-5 year olds, career development, adult literacy, meals for eligible senior citizens, fair housing training, housing counseling services and homeless prevention programs. Park renovations have also been completed as part of this grant. The City of Columbus was awarded **$587,589 in FY 2016 for a Neighborhood Stabilization Program HOME Grant from the Department of Housing and Urban Development**. As of September 29, 2016, $440,691.10 of the funds remain. This grant provides for funds for the Tenant Based Rental Assistance Program and provides affordable housing options for acquisition and new construction. Other current projects include the **Roadside Enhancement and Beautification Council grant** awarded by GDOT (**$32,656.50** and an additional **$36,046** matched with public and private funds). **City Village Vision Plan ($200,000)** that was funded by the City of Columbus through CDBG ($100,000) and Urban Development Action Grant (UDAG) ($100,000) funds. **Georgia Organics Grant ($1,500)** was awarded in 2016 to the Anthony Street Orchard to plant an orchard in a vacant lot along the 2nd Avenue Corridor, which will be a first step to bring fresh food to the neighborhood. The Columbus Water Works is currently working on or has slated several infrastructure improvements in the Columbus area including $25 million in 2014-2015 bond funded projects and $50 million in 2016-2018 bond fund projects. The Historic Columbus Foundation has worked this year to preserve the structures of the historic City Mills site until the site is redeveloped.

The Bibb City, Inc., a nonprofit, envisions the restoration of the Bibb City Elementary School as the Bibb Center for Science, Technology, Engineering, Arts and Mathematics Innovation Center (ISTEAM). As part of this process, the Bibb City, Inc., has submitted an application to the Targeted Brownfield Assistance program to request funds to assess the environmental condition of the site.

Previously completed projects located within the 2nd Avenue Corridor include the Chattahoochee RiverWalk and Johnson Mill Apartments. The third phase of the Chattahoochee RiverWalk expansion (the 2nd Avenue Corridor) was constructed in the 2000's. The multi-use trail follows the western side of the 2nd Avenue Corridor along the Chattahoochee River from Railroad Avenue north to Manchester Expressway. The approximately 2.2 miles of the multi-use trail within the target area was placed along the beautiful shoals of the Chattahoochee River and provides direct access to Uptown Columbus. The Johnson Mill Apartment was the recipient of Low Income Housing Tax Credits in 2001 and was placed in service in 2003. At the time of the redevelopment, the property was located in a qualified census tract, which allowed the investors to apply for tax credit financing. Approximately 335 units are reserved for low income families making less than 50%-60% of the area median income.

## 3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

### a. Engaging the Community

**i. Community Involvement Plan** As discussed under project description, the City will prepare a formal Community Involvement Plan (CIP) as a first step in the execution of the proposed project. The CIP will outline planned community engagement activities, schedule, project background and key players. Input will be sought on assessment and cleanup site selection, cleanup alternatives and reuse planning. The CIP for this

project will be compatible with and build on ongoing public involvement efforts (site recent Public engagement efforts for redevelopment planning). As highlighted in Section 3.a.ii below, the City has established a series of strategies and methods to effect its engagement goals based upon observations/experience of what has worked best and the challenges to expect within the targeted community. The City's goals for its community involvement efforts are to: give the public accessible, accurate, timely and understandable information, ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that 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.

The City invited community leaders and the Brownfield Advisory Board to attend the Brownfield 101 Seminar held at the River Valley Regional Commission on October 14, 2016 in partnership with the Georgia Brownfield Association. Representatives from EPA, EPD and the City of Columbus discussed brownfield programs currently in place and ongoing projects in Columbus. The City announced the decision to submit this grant application and asked for comments back regarding the identified brownfield inventory within the proposed target area. On November 14, 2016, the City invited the 2nd Avenue Corridor neighborhood, community leaders and the Brownfield Advisory Board to attend the 2nd Avenue Overlay District meeting. The City announced the decision to submit this grant application and asked for comments back regarding the identified brownfield inventory within the proposed target area. The City also discussed the details of the proposed 2nd Avenue Overlay District.

**ii. Communicating Progress** As discussed above, a Community Involvement Plan (CIP) will be developed to address the needs of community engagement and public involvement in the grant process. Public meetings will be held twice a year throughout the grant period at key project milestones to inform and engage members of the public and solicit feedback. Project milestones will include the completion of the site inventory, Phase I ESAs, Phase II ESAs and the final reports. Links to the CIP, quarterly updates and other grant project-related documents will be provided on the City webpage and email distribution lists and copies will be made available for review at the office of Community Reinvestment and at the Columbus Public Library. Social media will be used, as appropriate, to disseminate project information. Traditional mailing lists will be used to distribute information to the 2nd Avenue Corridor neighborhood only for major project milestones in order to limit mailing-associated cost. The 2nd Avenue Corridor residents and property owners will be encouraged to join an email distribution list and follow the project on social media in order to remain informed of the latest news of the project's progress and upcoming events. Partnerships with schools, youth organizations, churches and neighborhood associations will be encouraged. Cooperative partners committed to outreach assistance will be asked to help to publicize project progress, events and accomplishments. In consideration of the Central Brownfields Repository to eliminate wasted printing costs, public copies for review will be provided as described above. **Electronic copy distribution and the use of social media has been identified by the residents of the target area as highly preferable in planning efforts to date and has been chosen as the primary vehicle in the City's communications plan for this reason.**

**b. Partnerships with Government Agencies**

**i. Local/State/Tribal Environmental Authority** The Georgia EPD serves as the regulatory agency tasked with managing the Georgia Brownfield Program and voluntary remediation projects. The City has an active and established partnership and will work cooperatively with the agency. Shannon Ridley acts as the Brownfield Coordinator for this program. The Georgia Brownfield Program allows for prospective purchasers to acquire brownfield properties and enter into brownfield agreements, which protects the purchaser from environmental liability associated with existing contamination. Brownfield tax incentives are also available to purchasers who redevelop brownfield properties. This program allows for ad valorem taxes to be frozen for up to 10 years and potentially can be extended another 5 years. This program works to remove

barriers to redevelop and reuse brownfield sites and allows property owners the freedom to invest in well-positioned properties like sites in the 2nd Avenue Corridor.

**ii. Other Governmental Partnerships** Through existing Home Investment Partnerships (HOME) and Community Development Block Grant (CDBG) programs, the **Department of Housing and Urban Development** will play a vital role in the success of this project. Both of these programs provide for affordable housing, but they also provide the needed support services to assist in rebuilding a stable, sustainable neighborhood. The **Columbus Housing Authority** has been instrumental in re-envisioning the redevelopment of the Chase Homes complex and they will be an important partner in the success of this mixed-use project and the sustainability of this area. The **Georgia Department of Transportation** has funded the beautification of the southern entrance to the target area and they will be a necessary partner to attract reinvestment to this area by maintaining and/or upgrading the 2nd Avenue state route. The **Development Authority of Columbus** will be invaluable in providing economic development assistance and has pledged support to provide outreach and advertisement of grant-related events. Agency support letters are included in Appendix C.

**c. Partnerships with Community Organizations**

**i. Community Organization Description & Role** The following organizations have committed their support and to the planning and implementation of the project. **Greater Columbus Georgia Chamber** (Chamber) serves as an economic and community development organization. The Chamber will be tasked with providing assistance in the economic redevelopment and workforce development and has committed to providing community outreach, serve on the advisory board, host meetings and provide meeting space. **Uptown Columbus** is an economic revitalization organization for the designated Uptown area of Columbus. Uptown Columbus will be tasked with providing assistance in the economic redevelopment of this area and has committed to providing meeting space and distributing program materials. **Columbus Technical College** (College), part of the Technical College System of Georgia, is a two year college providing adult education to the Columbus regional area. The College's role will be to promote workforce training and has committed to promoting job training and community outreach. **Safehouse Ministries** serves people who are transitioning from homelessness, substance abuse, or incarceration. Safehouse Ministries has committed to providing meeting space, program material distribution and community outreach. **Open Door** is an organization that serves homeless women and women with children. Open Door has committed to providing meeting space, distributing project materials and advertising meetings. Safehouse Ministries and Open Door will be tasked with providing community outreach to those individuals in need of affordable housing in support of this grant. The United Way is an organization that funds health and human service agencies. **The United Way** will be tasked with providing outreach to other human service agencies who can help provide services in support of this grant. The United Way has committed to provide meeting space, social media outreach and advertise meetings. **Grace Awakening** is a church congregation located in the target area. Grace Awakening will be tasked with providing community outreach to the residents of the target area and has committed to provide meeting space, distribute flyers and program materials, advertise events and community outreach. The **Community Foundation of the Chattahoochee Valley** (Foundation) is an organization which promotes philanthropy for the benefit of Chattahoochee Valley. The Foundation will be tasked and has committed to communicating the progress of the project to other organizations in the community and has committed to serve on the advisory board, distribute program materials and advertise meetings. **Columbus Regional Health** (Columbus Regional) is the largest health care provider with two hospitals in Columbus. Columbus Regional will be tasked with providing community outreach for healthcare in support of this grant and has committed to hosting meetings/providing meeting space, serve on advisory board and community outreach. Troy University is a public university that has established a Phenix City campus, which serves the Phenix City, Columbus and Fort Benning Areas. **Troy University** will be tasked

with providing social media outreach and advertisement of project-related events and has committed to providing meeting space, community outreach and announcements for meetings.

**ii. Letters of Commitment** Letters of commitment from all of the community based organizations identified above have been provided by attachment in Appendix C.

**d. Partnerships with Workforce Development Programs** The City will partner with the Columbus Technical College and the Greater Columbus Chamber of Commerce-Workforce Advisory Council for potential employment/job training opportunities related to site assessment and remediation related to this project and to the revitalization efforts related to the target area and of the greater Columbus Metropolitan area. Letters of commitment from the work force agencies identified have been provided in Appendix C.

## 4. PROJECT BENEFITS

**a. Welfare, Environmental and Public Health Benefits** The brownfield sites located within the 2nd Avenue Corridor pose potential environmental health hazards to the adjacent community. The primary goal of this project is to improve the overall health of the community by removing potential exposure issues to hazardous materials and/or site contamination while creating opportunities for the revitalization of this area. By assessing brownfield properties, it can be determined which properties actually pose threats of environmental contamination. If contamination is found, potential for exposure to environment contamination will have to be mitigated to protect the public. Alternatively, if no contamination is found, the brownfield stigma will be removed and these properties can be repurposed and become part of the revitalization effort. Once former brownfield sites are redeveloped, there will be a revitalization ripple effect that will be visible throughout this area. These revitalization efforts will reinforce a sense of community pride. As a result of the brownfield property redevelopment, residential structures will also experience an uplift as well with refreshed exteriors and remodeled interiors maintaining quality, affordable housing in these neighborhoods.

As described before, the Chase Home Redevelopment project will also bring new housing to the 2nd Avenue Corridor. Chase Homes will be redeveloped as a multi-use complex with low income to market rate apartments and office, retail and entertainment venues. The goal of this development is to create an area that is a self-sustaining live-work-play area with easy access to Uptown Columbus. Maintaining affordable housing within this area is key to creating a thriving, long-lasting community. Once the former brownfield sites are ready for redevelopment, these properties will be in high demand due to the great location. Residents may have an opportunity to find higher paying jobs with better health insurance benefits within their neighborhoods. This will have a positive effect on the health outcomes within the community. Currently the 2nd Avenue Corridor has no sources of healthy food within the neighborhood. According to the USDA, the southern portion of the target area from 35th Street is designated as a food desert. In order to improve the health of the residents, greater access to fresh food through neighborhood grocer development is required. Neighborhood grocers are needed in the Bibb City (north end) and City Mills (south end) areas of the 2nd Avenue Corridor. The 2nd Avenue Corridor is a bleak food desert and this project will help to leverage and help organize the neighborhood to work toward a resolution of this issue. As a result of this project, redevelopment will be encouraged which may encourage greater access to primary health care and healthy food, more stable neighborhoods, reduced crime and more positive, healthy attitudes of the residents. By limiting potential exposure issues identified by this project, sensitive populations (minorities, women, children and elderly) will receive the protection needed to improve the overall health and safety of the residents of this area.

**b. Economic and Community Benefits** As a result of the mill closures of the late 1980's and 1990's, the 2nd Avenue Corridor was left in a state of distress. Historically in a mill neighborhood, mill workers lived close to work, but after the mill closures there were no job opportunities close by. Many property owners left the neighborhood to find work elsewhere, but with the depreciation of their properties they were unable to sell. As a result, the 2nd Avenue Corridor became an area of disinvestment and disadvantage. Low rents increased

low income renter occupancy rates, while home ownership declined. Due to the spiraling effect of the downward economy, many abandoned properties with unpaid taxes reverted back to City-owned properties further reducing the tax base. This disinvestment of the neighborhood encouraged criminals to frequent the neighborhood making this area an undesirable place to live and work.

Looking beyond the current plight of the neighborhood, the 2nd Avenue Corridor is well-positioned for redevelopment and revitalization. This area had a booming and thriving economy and community for over one hundred years. The 2nd Avenue Corridor is strategically located along the bluffs of the Chattahoochee River with magnificent views – a highly underutilized resource. This area is the gateway to Columbus connecting J.R. Allen Highway and Manchester Expressway to Uptown Columbus. Although often occupied by the homeless at this location, the RiverWalk runs the entire length of the east border and connects the 2nd Avenue Corridor directly to Uptown Columbus. Large parcels remain vacant and posed for redevelopment, which is rare asset in an urban setting. With the multiple revitalization efforts already in place, this project would give the 2nd Avenue Corridor the additional funding needed to move this community to the next phase of redevelopment, vitality and rebirth. The City has acquired many properties during the economic downturn of this area. If these properties could be sold and redeveloped, the property tax based would increase significantly. The City Village and Chase Home redevelopment plans call for mixed-use developments. Additional commercial properties within this neighborhood would increase the sale tax revenues. The City Village Tax Allocation District has been recently approved and will provide the funding needed for infrastructure improvement related to the redevelopment of this area.

Since the City is a large property owner in this area, some areas could be set aside for greenspace to include active and passive parks and providing vistas of the river. Since this is an area that is severely lacking access to healthy food, some public areas could be set aside to be used as public gardens. The 2nd Avenue Corridor Overlap District calls for more trees to be planted along 2nd Avenue, which would improve aesthetics and air quality. Funded by a Georgia Organics grant, an urban orchard will be planted on a property along 2nd Avenue. By providing greenspace within a neighborhood, it creates a place where people want to live and work. A place that is sustainable through changes in the economy. As properties are made available for redevelopment, the abandoned and vacant properties will gradually be removed from the landscape and people are put back in their place. As people start to reoccupy an area, crime will naturally decrease overtime. When you see mothers with baby strollers going for a stroll down the street, this represents the perception of a stable, healthy neighborhood. It is time for the 2nd Avenue Corridor residents to reclaim their neighborhood and bring back the community that it once was.

## 5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

**a. Audit Findings** The most recent audit was completed by Albright Fortenberry & Ninas, LLP on December 11, 2015 for FY15. No adverse audit findings were reported.

**b. Programmatic Capability** Laura Johnson, Community Reinvestment Director, will serve as the project director for this project. Ms. Johnson is responsible for managing and administering the Community Development Block Grant, Home Investment Partnership Program and the Neighborhood Stabilization Program and she has over 8 years of experience managing these programs. Ms. Johnson is responsible for managing all City real estate including acquiring, disposing and leasing. Ms. Johnson is responsible for overseeing the bid process for contracts, reviewing and underwriting proposals and preparing reports and budgets. Ms. Johnson will be responsible for managing all subcontractors related to this grant, reviewing all reports and maintaining all communication with the grantor. Ms. Johnson will oversee the day to day project management, tracking and measuring. Ms. Johnson will also oversee the duties of the other staff members in relation to this grant. Michael Burgess, Stormwater & Floodplain Programs Manager, will serve as the Technical Staff for this project. Mr. Burgess is responsible for managing the NPDES program and environmental compliance with state and federal requirements and administering the floodplain management

and community rating system programs and he has over 16 years of experience in this role. Mr. Burgess will provide technical oversight of the environmental consultant's work for this grant. Angelica Alexander, Financial Director, will serve as the financial director for this project. Ms. Alexander provides overall direction of the Finance Department supervising accounting, purchasing, financial planning and revenue divisions and she has over 8 years of experience in the finance department. Ms. Alexander is responsible for payroll, grant administration, business licensing, investment and billing and collection. Ms. Alexander will be responsible for all program reporting for this grant.

**c. Measuring Environmental Results: Anticipated Outputs/Outcomes** In order to evaluate its progress, the City will measure and track the following listed outputs and outcomes. Once a site has been determined to be eligible, it will be entered into the Assessment, Cleanup and Redevelopment Exchange System (ACRES). ACRES profiles will be updated following completion of Phase I and II ESAs, QAPPs, ABCAs, remediation and/or redevelopment activities. To track and measure progress the City will: (1) evaluate project achievements against those incorporated into the grant application and work plan; (2) determine if the project has resulted in an improved site (acquisition/transfer/redevelopment); and (3) report the outputs of the grant in quarterly and annual reports to the EPA and track the following outcomes and outputs to a regularly updated project spreadsheet. **Measurable outcomes:** number of acres of land assessed, number of jobs created/retained and tax revenue generated; number of acres of property remediated; quantity of leveraged funding (public and private), number of acres of property redeveloped, number of new jobs and tax revenue generated; quantity of redevelopment investment value and acres of parks and greenspace preserved and created. **Measurable outputs:** number of community meetings held, number of ABCAs completed, number of brownfields identified, number of Phase I and II ESAs completed, number of sites where cleanup planning was conducted. The City will adjust its project approach if it becomes evident that the project is not generating the expected outcomes. The City will report this information about all properties assessed/cleaned up to advisory board members/other stakeholders and make it available on the City's website and in its Information Repository. Data may be shared in discussions/site tours with potential investors. The community will be updated on a continual basis.

**d. Past Performance and Accomplishments**

**i. Currently or Has Ever Received an EPA Brownfields Grant**

**1. Accomplishments** The City of Columbus was awarded an EPA Brownfield Assessment Pilot Grant in 2002 for the area designated as the Enterprise Zone. The project area was comprised of approximately 1,780 acres and 12,883 parcels. There were three properties identified as pilot properties: Lummus Industries, Fort Benning/Cusseta Road Property and the Former Hardaway Company site. A review of environmental database reports identified approximately 100 parcels as part of the brownfield site inventory. The Lummus facility is approximately 40 acres. A Phase I ESA was completed. A Phase I, QAPP, Phase II ESA and Target Brownfield Assessment Report were completed for the approximately 35-acre site located near the intersection of Fort Benning Road and Cusseta Road. A Phase I and II ESA and a Corrective Action Plan were completed for the Former Hardaway property. The GA EPD-Brownfields Program worked in partnership with the City on the Former Hardaway Company site. The City worked with Georgia Power, the Development Authority of Columbus and Community and Economic Development and Regional Economic Development groups to determine if an urban industrial park should be established in the Enterprise Zone. A project presentation was given at the Georgia Brownfields Academy in Columbus, GA, August 2006. A South Columbus Task Force was established as part of this grant. Funds were expended to the remaining balance of $1,238.95 according to the reporting period report – April 2007-July 2007.

**2. Compliance with Grant Requirements** The City maintained compliance with all aspects of its prior grant award administration including strict adherence to reporting, expected deliverables, approved work plan, schedule and terms and conditions. Grant funds were successfully expended within the appropriate schedule and objectives achieved to establish intended results. Reporting was timely and acceptably completed.

## Regional Priorities Form/Other Factors Checklist

Name of Applicant: Columbus Consolidated Government

**Regional Priorities Other Factor**
Regional Priority Title(s): Region 4 - Assistance to communities that have limited in-house capacity to manage brownfield projects

Page Number(s): Not applicable

## Assessment Other Factors Checklist

| **Other Factor** | **Page #** |
|---|---|
| *None of the Other Factors are applicable* | |
| Community population is 10,000 or less. | |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory | |
| Target brownfield sites are impacted by mine-scarred land. | |
| **Project is primarily focusing on Phase II assessments. (50% of requested funds)** | **8-9** |
| **Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.** | **9-10** |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | |
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |
| Recent natural disaster (2012 or later) occurred with the community, causing significant community economic and environmental distress. | |

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

November 15, 2016

**VIA ELECTRONIC Mail ljohnson@columbusga.org**
Ms. Laura Johnson
Director of Community Reinvestment
Columbus Consolidated Government
420 10th Street
2nd Floor
Columbus, Georgia 31901

RE: State Acknowledgement Letter – Brownfield Community -Wide Assessment Grant Application
Columbus Consolidated Government

Dear Ms. Johnson:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the Columbus Consolidated Government 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 Columbus Consolidated Government is applying for $300,000 to be used to assess properties long the 2nd Avenue Corridor. This grant award would aid in the redevelopment vision for the Colmbus area.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the Columbus Consolidated Government 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

cc: Barbara Alfano, U.S. EPA, Region 4
Pamela Hodge, Columbus Consolidated Government

File: EPA FFY Grant Applicants, Columbus Consolidated Government-Assessment

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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:

4. Applicant Identifier:

5a. Federal Entity Identifier: 58-1097948

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

* a. Legal Name: Columbus Consolidated Government

* b. Employer/Taxpayer Identification Number (EIN/TIN): 58-1097948

* c. Organizational DUNS: 1392022170000

**d. Address:**

* Street1: 100 10th Street
Street2:
* City: Columbus
County/Parish: Muscogee
* State: GA: Georgia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 31901-2736

**e. Organizational Unit:**

Department Name: Community Reinvestment

Division Name:

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

Prefix: Ms.
* First Name: Laura
Middle Name:
* Last Name: Johnson
Suffix:

Title: Director

Organizational Affiliation: Columbus Consolidated Government

* Telephone Number: 706-225-3918
Fax Number: 706-653-4486

* Email: ljohnson@columbusga.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:**

U.S. Environmental Protection Agency

**11. Catalog of Federal Domestic Assistance Number:**

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreement

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-16-08

* Title:

FY 2017 Guidelines for Brownfields 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:**

FY 2017 U.S. EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of $300,000 ($200,000 for Hazardous Substances and $100,000 for Petroleum)

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: 2, 3

* b. Program/Project: 2, 3

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 10/01/2017

* b. End Date: 09/30/2020

**18. Estimated Funding ($):**

| | |
|---|---|
| * a. Federal | 300,000.00 |
| * b. Applicant | |
| * c. State | |
| * d. Local | |
| * e. Other | |
| * f. Program Income | |
| * 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: Isaiah

Middle Name:

* Last Name: Hugley

Suffix:

* Title: City Manager

* Telephone Number: 706-653-4029

Fax Number: 706-653-4032

* Email: ihugley@columbusga.org

* Signature of Authorized Representative:

* Date Signed: 10-16-16

## BUDGET INFORMATION - Non-Construction Programs

### SECTION A - BUDGET SUMMARY

| Grant Program Function or Activity (a) | Catalog of Federal Domestic Assistance Number (b) | Estimated Unobligated Funds | | New or Revis | |
|---|---|---|---|---|---|
| | | Federal (c) | Non-Federal (d) | Federal (e) | Non-F (f |
| 1. BROWNFIELD ASSESMENT GRANT (HAZARDOUS MATERIALS) | 66.818 | $ | $ | $ 200,000.00 | $ |
| 2. BROWNFIELD ASSESMENT GRANT (PETROLEUM) | 66.818 | | | 100,000.00 | |
| 3. | | | | | |
| 4. | | | | | |
| 5. Totals | | $ | $ | $ 300,000.00 | $ |

## SECTION B - BUDGET CATEGORIES

| 6. Object Class Categories | GRANT PROGRAM, FUNCTION OR ACTIVITY | | | |
|---|---|---|---|---|
| | (1) BROWNFIELD ASSESMENT GRANT (HAZARDOUS MATERIALS) | (2) BROWNFIELD ASSESMENT GRANT (PETROLEUM) | (3) | (4) |
| a. Personnel | $ 3,300.00 | $ 1,700.00 | $ | $ |
| b. Fringe Benefits | | | | |
| c. Travel | 3,300.00 | 1,700.00 | | |
| d. Equipment | | | | |
| e. Supplies | 1,000.00 | 400.00 | | |
| f. Contractual | 192,400.00 | 96,200.00 | | |
| g. Construction | | | | |
| h. Other | | | | |
| i. Total Direct Charges (sum of 6a-6h) | 200,000.00 | 100,000.00 | | |
| j. Indirect Charges | | | | |
| k. TOTALS (sum of 6i and 6j) | $ 200,000.00 | $ 100,000.00 | $ | $ |
| 7. Program Income | $ | $ | $ | $ |

Authorized for Local Reproduction

Pre

## SECTION C - NON-FEDERAL RESOURCES

| (a) Grant Program | (b) Applicant | (c) State | (d) Other |
|---|---|---|---|
| 8. BROWNFIELD ASSESMENT GRANT (HAZARDOUS MATERIALS) | $ | $ | $ |
| 9. BROWNFIELD ASSESMENT GRANT (PETROLEUM) | | | |
| 10. | | | |
| 11. | | | |
| 12. TOTAL (sum of lines 8-11) | $ | $ | $ |

## SECTION D - FORECASTED CASH NEEDS

| | Total for 1st Year | 1st Quarter | 2nd Quarter | 3rd Q |
|---|---|---|---|---|
| 13. Federal | $ 100,000.00 | $ 25,000.00 | $ 25,000.00 | $ |
| 14. Non-Federal | $ | | | |
| 15. TOTAL (sum of lines 13 and 14) | $ 100,000.00 | $ 25,000.00 | $ 25,000.00 | $ |

## SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT

| (a) Grant Program | FUTURE FUNDING PERIODS | | |
|---|---|---|---|
| | (b)First | (c) Second | (d) |
| 16. BROWNFIELD ASSESMENT GRANT (HAZARDOUS MATERIALS) | $ 67,000.00 | $ 67,000.00 | $ |
| 17. BROWNFIELD ASSESMENT GRANT (PETROLEUM) | 33,000.00 | 33,000.00 | |
| 18. | | | |
| 19. | | | |
| 20. TOTAL (sum of lines 16 - 19) | $ 100,000.00 | $ 100,000.00 | $ |

## SECTION F - OTHER BUDGET INFORMATION

21. Direct Charges:

22. Indirect Charges:

23. Remarks:

Authorized for Local Reproduction

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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:** 12/16/2016

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:** 58-1097948

**5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

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*** b. Employer/Taxpayer Identification Number (EIN/TIN):** 58-1097948

*** c. Organizational DUNS:** 1392022170000

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*** Country:** USA: UNITED STATES
*** Zip / Postal Code:** 31901-2736

**e. Organizational Unit:**

**Department Name:** Community Reinvestment

**Division Name:**

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

**Prefix:** Ms.
*** First Name:** Laura
**Middle Name:**
*** Last Name:** Johnson
**Suffix:**

**Title:** Director

**Organizational Affiliation:** Columbus Consolidated Government

*** Telephone Number:** 706-225-3918
**Fax Number:** 706-653-4486

*** Email:** ljohnson@columbusga.org

## Application for Federal Assistance SF-424

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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-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

NONE

Title:

None

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

Add Attachment | Delete Attachment | View Attachment

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

FY 2017 U.S. EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of #300,000 ($200,000 for Hazardous Substances and $ 100,000 for Petroleum)

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

## Application for Federal Assistance SF-424

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* a. Applicant: 2, 3
* b. Program/Project: 2, 3

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 10/01/2017
* b. End Date: 09/30/2020

**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: Isaiah
Middle Name:
* Last Name: Hugley
Suffix:

* Title: City Manager

* Telephone Number: 706-653-4029
Fax Number: 706-653-4032

* Email: ihugley@columbusga.org

* Signature of Authorized Representative: Laura L Johnson
* Date Signed: 12/16/2016

R04-17-A-033

Decide DeKalb

December 15, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960

Dear Ms. Alfano:

The Decide DeKalb Development Authority (DDDA) is pleased to submit the enclosed application to the FY 17 US EPA Brownfields Program for a Brownfield Community-wide Assessment Grant in the amount of $300,000 ($150,000 for Hazardous Substances and $150,000 for Petroleum). DDDA is the economic development arm of DeKalb County. This grant will support our efforts to remediate commercial and industrial contamination and to focus on sustainable redevelopment that will bring improved environmental conditions and economic opportunities for area residents, creating a better standing of living overall.

DeKalb County is Georgia's 3rd most populous County located adjacent to and containing a small portion of the City of Atlanta. DeKalb County has evolved from a rural farming community, to a post-World War II, predominantly white, suburb of Atlanta, to the current African-American-majority urban county that exists today. The County also has the highest concentrations of Hispanics and Asians in the state and is one of the largest refugee resettlement locations in the country. **More than 60 languages are spoken within its boundaries**. **This racial diversity, while welcome, points to environmental justice issues that blanket the County today.** The minority-majority County suffers greatly from a lack of jobs and economic opportunity: **unemployment in the County is at 19%** (American Community Survey, 2014) and in the project target areas, the rates are even greater.

Compounding the County's inability to fund brownfields redevelopment without the support of EPA is the lack of recovery in the DeKalb County tax digest. While the digest for 2015 increased by 9.7% from the previous year, it is still 10.7% less than the county's peak year of 2008. Aside from the economic downturn's effect on property values, the incorporations of Dunwoody (2008) and Brookhaven (2012) in the northern more affluent parts of the County also had a major influence on the unincorporated digest. Exacerbating the loss of revenue from declining property values is loss of income across the county, DeKalb County lost 1,477 jobs from January 2012 until present (Georgia Department of Economic Development WARN notices). Less buying power of local consumers means less gains from commercial tax as well.

Having assessment funds will jump start projects where redevelopment has the potential for success. Two CIDs are highlighted for this grant. Two TADS share a common corridor – Memorial Drive. This eight mile corridor has significant amount of pedestrian traffic with limited sidewalks. Sixty percent of the households within the area earn less than $50,000 annually and more than 80 % of the residential units are renter occupied (American Community Survey, 2014). Using funds from this grant the County will be able to identify areas of soil and groundwater contamination from existing petroleum retailers and legacy contamination from previous uses. Through an earlier windshield survey numerous closed dry cleaners, gas stations and commercial business were identified. There is an extreme lack of "new" land for available development and the extended period of time institutional and industrial users have occupied the area makes the presence of brownfields extremely likely. Two major highway corridors (Memorial Drive and I-20) are both long transportation corridors that cross nearly the entire breath of the County. Both corridors are home to aging strip retail centers with extremely high vacancy rates but present excellent opportunities for mixed-use development because of their locations between Emory University, Emory University Hospital and the Centers for Disease Control and Prevention. This

assessment project will afford communities in DeKalb County the opportunity to remove blight, reuse existing infrastructure, and create jobs in the targeted areas, two Community Improvement Districts (CID), Stone Mountain CID and E Metro CID. **The Stone Mountain and E Mountain CID's have been targeted due to their higher than County and Statewide poverty rates of 25.1% and 19.9% respectively, unemployment rates of 16.8% and14.8% and concentration of sensitive populations, minority, child and female populations** (American Community Survey, 2014).

DDDA with the support of EPA and DeKalb County works towards restoring communities negatively impacted by brownfields with a step towards sustainable redevelopment within targeted commercial and mixed-use development corridors in the County. DDDA entered into a Memorandum of Agreement in 2013 to administer the EPA Brownfields RLF Grant for DeKalb County and future EPA grants. Through this project, Decide DeKalb hopes to enhance the environment, and the economic vitality of this area. This project means the initiation of successful redevelopment of sites which will in turn reduce blight, provide new jobs and contribute to improved living conditions for all residents.

a. **Applicant Information:** The Decide DeKalb Development Authority, Georgia
Two Decatur Town Center, Suite 150
125 Clairemont Avenue
Decatur, GA 30030

b. **Funding Request:**
   - **i.** Grant type – Assessment
   - **ii.** Assessment grant type: Community-wide
   - **iii.** Federal Funds Requested: $300,000
   - **iv.** Contamination: Hazardous Substances $150,000 and Petroleum $150,000

c. **Location:** DeKalb County, Georgia

d. **Property Information: Community-wide**

e. **Contacts:**
   - **i.** Project Director – TJ Filipowicz
     (P) 404.687.2730
     TJFilipowicz@decidedekalb.com
   - **ii.** Highest Ranking Elected Official – Ray Gilley, President
     (P) 404.687.2730
     RGilley@decidedekalb.com

f. **Population**
   - **i.** 700,308 (U.S. Census, American Community Survey, 2014)
   - **ii.** Project area population – 9,148
   - **iii.** Persistent poverty – No

The Decide DeKalb Development Authority appreciates the opportunity to apply for FY 17 EPA Brownfields Grant funding. If you have any questions, please do not hesitate to contact us.

Sincerely,

Ray Gilley
President

# 1. Community Need

## a. Targeted Area and Brownfields

### 1. Community and Target Area Descriptions

DeKalb County is Georgia's 3rd most populous County located adjacent to and containing a small portion of the City of Atlanta. DeKalb County has evolved from a rural farming community, to a post-World War II, predominantly white, suburb of Atlanta, to the current majority-minority African American urban county that exists today. The County also has the highest concentrations of Hispanics and Asians in the state and is one of the largest refugee resettlement locations in the country. **More than 60 languages are spoken within its boundaries.**

DeKalb County was created in 1822 and named for Baron Johann de Kalb, a native of Germany and self-proclaimed baron who aided the colonists in their fight for independence. During the 1700s the occupants of present day DeKalb County were members of the Creek Confederacy. The early European settlers were of English, Scotch and Irish descent coming from Virginia and the Carolinas. They were subsistence farmers who were not highly educated and usually lived in log cabins. Decatur, a trading post at the intersection of two Indian trails, was incorporated as the county seat in 1823. In July of 1864, much of the Civil War Battle of Atlanta actually took place in DeKalb County around the Courthouse and along DeKalb Avenue.

Chief of the industries during the early years in DeKalb were granite quarrying, farming, dairy farming and cotton mills and grain mills. Land near the South River produced 1,000 or more pounds of cotton per acre, and the county was one of the largest milk producers in the southeast U.S. Large track farms supplied vegetables throughout the region. Development in DeKalb in the early years was along the rivers and along the railroads, from Decatur east to Augusta, and from Atlanta to the northeast. From the late 1940s through the 1970s the County moved from an agricultural economy to a more urban/industrial economy. Major rail corridors (Norfolk Southern and CSX) bisect the County. A major rail/highway intermodal transfer yard is located west of the county seat. Interstate Highways I20, I85, I285, I675 crisscross the County, facilitating significant transportation/warehouse activities. Major oil and gas pipelines from the Gulf Coast to the Carolinas and the Northeastern U.S. traverse the County, with a major bulk oil storage terminal near the City of Doraville. DeKalb-Peachtree Airport is the second busiest airport in Georgia for operations, averaging more than 230,000 flights annually. DeKalb also became one of only two counties to approve MARTA rapid transit in the 1970s; the County now contains the east and northeast rail lines. The industrial mix today includes retail, wholesale trade, health services, tourism, communications, with major corporations and small establishments. Emory University, Agnes Scott College and the Centers for Disease Control are a few of the major institutions in the County.

DeKalb County is located in the Upper Piedmont geological region. The Upper Piedmont terrain generally consists of rolling hills and stream valleys. Stone Mountain, formed as a result of the upwelling of magma from within the Earth's crust, one of the largest exposed mass of granite in the world, is located in east DeKalb County.

Decide DeKalb Development Authority (DDDA), the economic development arm of DeKalb County, is the applicant. DDDA entered into a Memorandum of Agreement in 2013 to administer the EPA Brownfields RLF Grant for DeKalb County and future EPA grants. DDDA with the support of EPA and DeKalb County work towards restoring communities negatively impacted by brownfields with a step towards sustainable redevelopment within targeted commercial and mixed-use development corridors in the County. The DeKalb assessment project area has been divided into three categories: Tax Allocation Districts (TADs), Community Improvement Districts (CIDs), Industrial Areas, and Commercial and Residential Districts – comprising more than 21,000 acres. These three groups have been subdivided into 17 major corridors that include brownfields. **Two CIDs are highlighted and targeted for this grant. Two TADS share a common corridor – Memorial Drive.** This eight-mile corridor has significant amount of pedestrian traffic with limited sidewalks. Sixty percent of the households within the area earn less than $50,000 annually and more than 80% of the residential units are renter occupied. Using funds from this grant the County will be able to identify areas of soil and groundwater contamination from existing petroleum retailers during roadway and sidewalk enhancements. The Industrial Areas encompass over 6,000 acres. Like most industrial corridors there are legacy contamination from previous uses. **Contamination resulting from storage of petroleum, hazardous chemicals and manufacturing.** The Commercial and Residential Districts include two aging shopping malls and surrounding retail and commercial businesses. **Through an earlier**

**windshield survey numerous closed dry cleaners, gas stations and commercial business were identified.** Efforts have been underway by DDDA to contact property owners, some absentee owners, and educate them on the EPA Assessment grant opportunity. There is an extreme lack of "new" land for available development and the extended period of time institutional and industrial users have occupied the area makes the presence of brownfields extremely likely. Two major highway corridors (Memorial Drive and I-20) are both long transportation corridors that cross nearly the entire breath of the County. **Both corridors are home to aging strip retail centers with extremely high vacancy rates, but present excellent opportunities for mixed-use development because of their locations between Emory University, Emory University Hospital and the Centers for Disease Control and Prevention.** This assessment project will afford communities in DeKalb County the opportunity to remove blight, reuse existing infrastructure, and create jobs in areas of declining population. Targeted areas include two Community Improvement Districts (CID): Stone Mountain CID and E Metro CID.

ii. Demographic Information and Indicators of Need

| Demographics | East Metro | Stone Mountain | DeKalb County | Georgia | USA |
|---|---|---|---|---|---|
| Population | 3,408 | 5,740 | 700,308 | 9,907,756 | 314,107,084 |
| Children | 951 (27.9%) | 1,596 (27.8%) | 23.8% | 2,488,668 (25.1%) | 79,543,013 (25.3%) |
| Female | 1,682 (49.4%) | 3,058 (53.3%) | 52.2% | 5,069,761 (51.2%) | 159,591,925 (50.8%) |
| Minority | **2,331 (68.4%)** | 3,880 (67.6%) | **64.6%** | 3,918,522 (39.6%) | 82,257,371 (18.5%) |
| African-American | **2,161 (63.4%)** | 2,256 (39.3%) | **53.9%** | 3,056,726 (30.9%) | 39,564,785 (12.6%) |
| Hispanic | 99 (2.9%) | 1,010 (17.6%) | 9.4% | 4,517,191 (23.3%) | 53,070,096 (16.9%) |
| Poverty Rate | 19.9% | 25.1% | **19.0%** | 16.7% | 15.6% |
| Unemployment | 14.8% | 16.8% | **14.0%** | 6.5% | 5.8% |
| Per Capita Income | $28,534 | $23,327 | $28,810 | $26,499 | $28,555 |
| Median Household. Income | $39,651 | $41,009 | $50,856 | $47,212 | $53,482 |

Source: US Census, American Community Survey, 2014

**DeKalb County has a majority-minority population** (65% minority) with 53% of its Citizens African-American, **which emphasizes the environmental justice issues at hand.** The County has the highest concentrations of Hispanics and Asians in the state and is **one of the largest refugee resettlement locations in the country.** *More challenges are expected in this area due to the current world-wide refugee crisis.* The County poverty rate at 19% and unemployment rate at 14% are considerably higher than the State or nation, and are concentrated in specific areas of the County, predominantly south DeKalb. Note, there are higher income areas in the northern part of the County which skew some of the County-wide figures above. Of the single female headed households with children under five, which constitutes two subsets of the most vulnerable and **sensitive populations** (youngest children and women of children bearing years) and those most likely to live in low-income areas, **37.3% live below the poverty level**. Those same subsets are also a majority of the population in both target areas: **in Stone Mountain 59.5% of the population are women in their children-bearing years and are children under 5 years and in East Metro the figure is 62.1** (American Community Survey, 2014).

With the 3rd largest public school system in the State, DeKalb County provides primary and secondary education to more than 99,000 students in grades K-12. Ten percent of children have Individual education plans (IEPs) for special education services (costs exceed $1 billion per year). On average, 68% of children in DeKalb schools are eligible for free or reduced lunch, the state average is 56% and the national average is 45%. At 72 of 135 County schools the rate for free lunch alone exceeds 70% and at 18 schools exceeds 90% (www.ed.nces.gov).

A Community Improvement District is a geographically defined area where commercial and industrial properties increase their own tax rate to fund needed improvements. CID's partner with local governments, business professionals and surrounding residents to identify and improve blighted areas that impact quality of life. The Stone Mountain and E Mountain CID's have been targeted due to their higher than County and Statewide poverty rates of 25.1% and 19.9% respectively, unemployment rates of 16.8% and14.8% and concentration of

minority, child and female population (American Community Survey, 2014). These sensitive populations found in the targeted areas are at greater risk for negative impacts from brownfield contamination.

iii. Brownfields and Their Impacts

The target areas include Stone Mountain CID and E Metro CID which include primary transportation corridors with a varied range of land uses. These areas have significant foot traffic with limited sidewalks, a sign of blight and decay that affects many under-served residents. Abandoned commercial and industrial buildings, auto yards and gas stations occupy comer lots, multiple rail lines, known and potential contamination on these sites that were historically used for commercial or industrial purpose prevent new business opportunities, depress property values, discourage community visioning, and pose environmental hazards throughout the County. The DeKalb Industrial Land and Economy Studies (August 2016, http://www.decidedekalb.com/news-info/public-information/reports.stml) identifies both commercial and industrial vacant parcels within the two identified CIDs. The former industries located within these sites were automobile repair and maintenance facilities, wood product manufacturing and textile milling. The residual contamination from these industries has likely left eligible brownfield sites behind. The same study identifies a total of 29 brownfields sites already uncovered in DeKalb County with only 16 of them fully cleaned, 1 of which is located in the Stone Mountain CID. Of the 13 which have not yet been cleared, 2 are located within the E Metro CID. Sites that have been prioritized for assessment by their appearance on State Hazardous Site Inventory include an appliance service center in Chamblee; a restaurant and a dry cleaners in Brookhaven; a chemical site and abandoned shopping center in Lithonia which borders the E Metro CID to the West; Chemical storage and production as well as a professional cleaners in Tucker; auto sales, service and repair centers in Decatur; and a professional cleaning service in Stone Mountain. DDDA was contacted through its Brownfields RLF by a local individual interested is developing a site within the E Metro CID. The local college student (resident) needs assessment funding to address two vacant lots on Garden Mill Land. His hope is to develop this land as a Renewable Energy power house, using solar panels and possibly construct net zero energy homes. Housing stock is rare in the area and the community can benefit from Phase I and Phase II ESAs under this award. Additionally, this type of local resident partnership with DDDA exemplifies the goals of the redevelopment plans and this application.

**b. Community Welfare, Environmental, and Public Health Impacts**

i. Welfare Impacts

The proliferation of brownfields in targeted communities strain the residents and resources of DeKalb County. Residential and industrial uses exist in close proximity to the target areas, where low-income and sensitive populations live. Furthermore, the disproportionate numbers of brownfield sites in the focus areas decrease economic stability, leading to social negatives including blight, crime, vandalism, illegal dumping, and disrepair of homes and businesses and environmental injustice.

| **Crime Index for Target Areas in DeKalb County**<br>Higher number = more crime | |
|---|---|
| **Location** | **Crime Rate** |
| US | 289.9 |
| **Atlanta (East Metro is part of this figure)** | **613.6** |
| Chamblee | 478.9 |
| Doraville | 372.5 |
| **East Metro** | **651.0** |
| Lithonia | 287.0 |
| **Stone Mountain** | **744.0** |
| Tucker | 287.0 |
| www.city-data.com/crime/crime-Decatur-Georgia.html and www.nation.maps.arcgis.com | |

Atlanta, 10% of which is located in DeKalb, was ranked as the 6th most dangerous city in the United States among cities of more than 200,000 residents with a violent crime rate of 1,433 per 100,000 (Forbes, 2012). As the chart here indicates, other cities in DeKalb are victim to above-average rates.

According to the CDC's Community Health Index (2015), DeKalb County has a disproportionately high poverty. The blight and lack of economic development caused by the area brownfields directly contribute to the poverty in the area. Adolescents who grow up in neighborhoods characterized by concentrated poverty are more likely to be a victim of violence; use tobacco, alcohol, and other substances; become obese; and engage in risky sexual behavior (CDC, 2015). This poverty in turn leads to an increase in exposure to violent crime for these sensitive

populations as found in the above crime statistics.

ii. Cumulative Environmental Issues

There are 2,280 miles of county roadway; more than 700 miles of US and state highways and 57 miles of interstate highways in DeKalb. Daily, drivers log 464,294.32 miles on the DeKalb County roads, and every day 238,922.53 miles are driven on the streets within DeKalb (Georgia DOT). For many days particularly, May 1 to September 30, when children are out of school and more-likely to be outside, DeKalb County regularly fails federal air quality standards for proportion of ground-level ozone, a major nitrogen oxides (NOx) emissions, a component of smog (eealliance.org). Other sources are of environmental pollutants affect the health of the environment in the County as demonstrated the following chart:

| **Top 10 Environmental Releases in DeKalb County 2011** | | |
|---|---|---|
| Rank Facility | Pounds | Human Health Hazards |
| XYLENE (MIXED ISOMERS) | 397,342 | Suspected toxicant to cardiovascular system, kidneys, reproductive system, respiratory and immune system, thought to cause leukemia |
| 1,2,4-TRIMETHYLBENZENE | 364,753 | Suspected toxicant to cardiovascular system, blood, respiratory system, neurotoxin |
| N-BUTYL ALCOHOL | 136,400 | Suspected toxicant to cardiovascular system, blood, liver, respiratory, skin, neurotoxin |
| GLYCOL ETHERS | 110,354 | Suspected toxicant to cardiovascular system, kidneys, liver, reproductive system, respiratory and immune system, |
| TOLUENE | 101,721 | Recognized developmental toxicant; Suspected toxicant to cardiovascular system, blood, kidneys, liver, skin, reproductive system, respiratory and immune system, |
| AMMONIA | 89,191 | Suspected toxicant to liver, skin, reproductive system, respiratory system, neurotoxin |
| SULFURIC ACID | 62,040 | Suspected toxicant to musculoskeletal, respiratory system, skin and senses |
| METHANOL | 59,400 | Suspected toxicant to developmental system, liver, kidneys, reproductive system, respiratory system, skin and senses, neurotoxin |
| METHYL ISOBUTYL KETONE | 55,155 | Suspected toxicant to developmental system, liver, kidneys, respiratory system, skin and senses, neurotoxin |
| ETHYLBENZENE | 52,784 | Recognized carcinogen; Suspected toxicant to developmental and reproductive systems; cardiovascular system, blood, endocrine, kidneys, liver, skin, reproductive system, respiratory and immune system, neurotoxin |
| Total Environmental Releases includes all reported on-site releases to air, water, and land (including underground injection). The sum of chemicals released to the environment including only chemicals and companies covered by national emissions reporting systems. http://scorecard.goodguide.com/chemical-profiles/rankings-explanations-2.tcl | | |

In 2013, an EPA TRI report for DeKalb County linked the majority of reported releases to petroleum facilities and chemical wholesalers. On a measurement scale of the dirtiest or worst degrees of chemical/physical releases in the County, the releases of carcinogens, cancer causing agents, were determined to be in the upper 60th percentile and mutagens, a physical or chemical agent that changes genetic material, usually DNA, of an organism and thus increases the frequency of mutations, were found in the upper 70th percentile (rtknet.org). This overburdening from existing sources of pollution presents environmental justice concerns as the targeted project areas are home to the most sensitive and resource-strapped populations.

The DeKalb-Peachtree Airport, the second largest in the State, while it brings commerce to the County, also hosts more than 765 acres of paved runways and large hangars, with the associated storage of fuels and engine-related oils and solvents for more than 600 aircraft that are permanently based here. Runoff threatens soil, groundwater and nearby waterways with contamination. Atlanta's Hartsfield-Jackson International Airport, one of the largest passenger terminals and cargo hubs in the world, is only six miles from the county line, further contributes to decreased air quality.

iii. Cumulative Public Health Impacts

According to the *2010 Status of Health in DeKalb County Report* (most recent publication) produced by the DeKalb County Board of Health, "The leading causes of hospitalization" reflects how many people were hospitalized due to a disease or condition. It can be used as an indicator for morbidity, which refers to how many people are affected by a disease or condition. In DeKalb County, from 2002 to 2007, the leading cause of hospitalization was pregnancy and childbirth complications. These complications were to the mother and associated with pregnancy, childbirth and the time-period surrounding these. Other leading causes of hospitalization include cardiovascular and respiratory diseases. Among residents with cardiovascular diseases, 30 percent suffered from heart disease and 15 percent from stroke. Flu and pneumonia were responsible for 35 percent of respiratory diseases and asthma was responsible for 19 percent. Of frightening note, is that all of the chemicals identified in reported DeKalb County environmental releases (see section 1.a.iv) are suspected to cause one of more of these leading causes of hospitalization. A recent study of freeways published by the American Chemical Society concluded that highways produced air pollutant particles and carried them to susceptible populations thus exacerbating allergic reactions and asthma (McGee, 2015). "Hazardous chemicals may cause adverse effects on human health and the environment. Increased combustion of fossil fuels in the last century is responsible for the progressive change in the atmospheric composition. Air pollutants, such as carbon monoxide (CO), sulfur dioxide ($SO_2$), nitrogen oxides (NOx), volatile organic compounds (VOCs), ozone ($O_3$), heavy metals, and respirable particulate matter (PM2.5 and PM10)...have both acute and chronic effects on human health, affecting a number of different systems and organs from minor upper respiratory irritation to chronic respiratory and heart disease, lung cancer, acute respiratory infections in children and chronic bronchitis in adults, aggravating pre-existing heart and lung disease, or asthmatic attacks. In addition, short- and long-term exposures have also been linked with premature mortality and reduced life expectancy (Kampa, *Human Health Effects of Air Pollution*, **Environmental Pollution**: 2008).

While DeKalb County is admittedly more urban/suburban than other regions of the state, the area can still be considered lacking in terms of medical services. Compounding the health concerns confronting DeKalb residents in the areas of South DeKalb, where the two targeted CID's are located, is the lack of medical and dental care available. These sections of DeKalb County have been designated as **Medically Underserved Areas (MUA)** by the U.S. Department of Health and Human Services (DOH), indicating a shortage of providers available to meet the needs of economically/culturally disadvantaged people in the area. DeKalb's Stone Mountain and Clarkston were rated 59.7 and 58.9 respectively on a scale of 0-100, based on physician accessibility, health statistics, and sensitive population totals. And Stone Mountain is also federally designated a **Health Professional Shortage Area** for its low-income population (Health Resources and Services Administration, Department of Health and Human Services, http://muafind.hrsa.gov/index.aspx). Georgia ranks 8th in population among the fifty states, but 40th in physician supply per 100,000 population (American Assoc. of Medical Colleges, *2007 State Physician Workforce Data Book*. 2007: Washington DC).

**c. Financial Need**

i. Economic Conditions

The DDDA recognizes the need to assess the brownfields sites across the County but faces considerable fiscal strain resulting in the lack of resources to do so. While the tax digest of the County steadily decreased from 2008 until 2013, the strain on its resources grew. The creation of the City of Dunwoody on the County's northern edge decreased County revenues as the area represents one of the largest concentrations of office space in Metro Atlanta. As a result of tax revenues lost, the DDDA and the County overall have limited resources to devote to redevelopment efforts. Revenue generated primarily through property, sales, or other taxes makes up one of the largest portions of the county's budget. The amount of revenue collected from property taxes is determined by the millage rate and the value of the property. The combined value of all taxable property in the county is known as the tax digest. The largest barrier facing DeKalb County is the slowly recovery of the tax digest from the recent recession and the growing trend of incorporating unincorporated areas of the county. The estimated digest for 2015 has increased by 9.7% from the previous year, it is still 10.7% less than the county's peak year of 2008. Aside from the economic downturn's effect on property values, the incorporations of Dunwoody (2008) and Brookhaven (2012) in the northern

more affluent parts of the County also had a major influence on the unincorporated digest. Exacerbating the loss of revenue from declining property values is loss of income across the county, **DeKalb County lost 1,477 jobs from January 2012 until present** (Georgia Department of Economic Development WARN notices). Less buying power of local consumers means less gains from commercial tax as well. **When the General Motors auto plant in Doraville closed in 2008 more than 1,000 jobs were lost, a staggering 36% drop in the Doraville employment base alone**.

Vacant commercial and industrial acreage as located in both the Stone Mountain CID and E. Metro CID are evidence of lost opportunities for property tax income and collectable revenue from sales and income taxes due to their loss of use. The presence of previously identified brownfield sites in both targeted areas contribute to the stigma of contamination which depresses private investment which could help to mitigate these vacancies. Assessment and either remediation or removal of the stigma of pollution would greatly improve the economic conditions of these targeted areas.

ii. Economic Effects of Brownfields

The DeKalb Industrial Land and Economy Studies identifies 441.6 acres of abandoned or contaminated industrial brownfields acres within DeKalb County representing a mass scale of un-productive land resulting in a huge loss in terms of tax base. The presence of contamination, real or perceived, is the major deterrent to industrial/economic development in large portions of DeKalb County. Infrastructure exists, and there is capacity to develop a trained workforce, however potential employers have left or refuse to relocate to industrial areas and other vacant properties because of legacy contamination concerns. Without addressing this concern, potential employers will continue to bypass our communities for greenfields in the outer suburbs or exurbs. It is widely understood that brownfields discourage economic development. Furthermore, the disproportionate number of brownfield sites in the focus areas decrease economic stability, leading to social negatives including blight, crime, vandalism, illegal dumping, and disrepair of homes and businesses. The County also incurs direct costs to maintain and secure abandoned properties, including mowing weeds, disposing of illegally dumped waste, vandalism and graffiti cleanup, and patrolling for criminal activities. Vacancy rates in the County have increased by 4.4% overall in the past 5 years. Retail, industrial, and office markets have experienced a sizable increase in vacant stock. Although the rising vacancy rates began to level off in 2011, they remain high enough to be detrimental to redevelopment efforts. Industrial vacancy rates in particular have a large impact because of its build out, with over 6 million square feet of industrial space standing vacant in 2011. Industrial leases in the County currently range from $2.50 to $8.00 per square foot per year meaning an annual average loss of over $30 million in potential real estate revenues to property owners in the County (cityfeet.com).

## 2. Project Description and Feasibility of Success

### a. Project Description, Project Timing and Implementation

i. Project Description and Alignment with Revitalization Plans

Decide DeKalb Development Authority (DDDA) is requesting $300,000 in EPA brownfield assessment funding to assess parcels of land in historically underutilized and potentially-contaminated commercial, industrial and residential properties within the targeted project areas. The Development Authority is proposing a three-year time frame in which to complete the assessment portion of its brownfields program. This project will consist of the tasks as described below: Task 1 Phase I and II assessments; Task 2, Remediation and Reuse Planning; Task 3, Community Outreach and Public Involvement and Task 4, Programmatic Support. The project details are further described below in the Task Descriptions and Community Involvement Plan discussion. The goal of the DDDA Brownfield project, as outlined in the DeKalb County 2013 Urban Redevelopment Plan is to promote the remediation, rehabilitation, adaptive re-use, redevelopment and overall improvement in conditions in the areas where brownfield sites are located for the benefit of the people who live there, particularly those most in need. DeKalb County land development strategies focus on blight removal, redeveloping brownfields and under-utilized properties, reducing crime rates and code enforcement actions, and building internal capacity to effectively stabilize and improve our neighborhoods.

The *Decide DeKalb Economic Development and Strategic Plan Recommendations* published August 2016 lists specific strategies and timelines for the redevelopment and investment in the County. It focuses on linking current strengths and potential growth areas with those areas in the County currently experiencing vacant properties, halted job growth and the type of blight which would be identified in the brownfields assessment. It emphasizes collaboration between community stakeholders, tax and other financial incentives for investors and marketing strategies to bring in enhanced community services, arts and jobs creation to enhance the quality of life for those living within DeKalb County.

ii. Timing and Implementation

Monitoring of project progress will be monitored by the Project Director, Ray Gilley. Technical supervision of program activities will be conducted by TJ Filipowicz Technical activities will be conducted by the procured consultants. Outreach and marketing will be overseen by Mr. Filipowicz with support from community and government partners (see sections 3.a, 3.b).

| PLANNING/START-UP ACTIVITIES | |
|---|---|
| **0 months** | Grant award |
| **<2 months** | Work plan revisions begin before grant award is final; due in 60 days |
| **0 – 4 months** | **Request for Proposal (RFP) for contractor procurement;** Contractor procurement will be completed no later than four months after grant award in full compliance with state and new federal guidelines, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. |
| **0 - 6 months** | Consultant contract executed and Contractor on-board; Kick-off meeting held with County, EPA, State; Kick-off with CBOs and public; Prepare for Quarterly Report submission within first quarter; Revisit reporting protocol with staff; Plan for Brownfields conference trip |
| YEARS 1 AND 2 | |
| **Months 2 – 6** | **Site Selection Priority Process established w/ community involvement and implemented; access discussions initiated** |
| **2 – 6** | Concurrently update the existing RLF community engagement plan. |
| **4 – 9** | Phase I activities initiated on high priority sites |
| **4 – 9** | ACRES forms are completed within 30 days of site ID |
| **4 – 6** | Develop generic QAPP |
| **4 – 9** | QAPP and SAP submitted to EPA/State for approval |
| **Ongoing Quarterly/yearly** | Progress reporting to existing Brownfields Subcommittee Advisory Board on a quarterly basis with monthly updates to the DDDA board. Meetings are open to the public. |
| **Month 10** | Assess to ensure on target to meet set year end goals |
| **Ongoing** | Phase I reports are being finalized/ACRES forms are being updated; Update local officials |
| **Month 9 and Ongoing** | Phase II is initiated |
| **Ongoing** | Phase II reports are being finalized/ACRES updated |
| **Ongoing** | Phase I planning to Phase II initiation cycle for community-side grants repeats Year One |
| FINAL YEAR 3 | |
| **Ongoing and thru Month 30** | Sampling & Analysis Plans (SAPs) submitted to EPA/State |
| **Months 24-36** | Begin clean-up planning (ABCA) on sites ; Submit to EPA /State for review/comment/ Begin securing/seeking financial support for cleanup |
| **Months 30-34** | Final expenditures to be made; Final activities completed; Insure all final data and input for reports are collected; ACRES input finalized |
| **Months 34-36** | Closeout |

When prioritizing sites, DDDA will examine the following: threats to public health and safety; environmental impacts; potential economic development opportunities; tax delinquency status; site eligibility criteria; and landowner cooperation. Initially identified areas for this project were chosen because of an in-depth community needs effort conducted by Decide DeKalb staff and its engineering consultants followed by an outreach program where Decide

DeKalb engaged local residents and business owners. Those efforts will continue in this proposed project. To identify sites with near-term redevelopment potential, eliminate threats to human health and the environment, and contribute to community revitalization/economic development goals, the DDDA will build from these preliminary efforts, prepared as part of this application. The DDDA will first examine sites inside the target areas and will incorporate stakeholder input from previous and continuing public meetings and workshops. DDDA will apply a ranking system to develop a short-list of the top opportunity sites. DDDA has extensive experience identifying and resolving issues concerning ownership, liability, zoning, and permitting. First meetings with affected landowners will be conducted to explain the process and the benefits of a "County funded" Environmental Site Assessment. *Legal services and other tools are available as needed for access to properties, and DDDA has begun talks with several property owners in the target areas.*

**b. Task Descriptions and Budget Table**

i. Task Descriptions

***Task 1 –*** *Assessment* – 10 ASTM-AAI compliant Phase I's @ $3,500 each for a total of $35,000; One (1) Generic Quality Assurance Plan (QAPP) @ $6,500, five (5) SS-QAPPs @ $3,500 each for a total of $17,500; Five (5) Phase II's @ an average cost $32,200 for each site for a total of $161,000. Assessment total approximately: $220,000 @50% petroleum/50% hazardous substances). *Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s).* Phase I/II funds may be used for Asbestos and Lead Based Paint surveys to support existing building demolition or renovation activities on brownfields properties.

***Task 2-*** *Remediation/Reuse Planning* – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. The actual number of Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans depend on complexity and proposed reuse of each site. For budgetary purposes $40,000 has been earmarked for this project task. (@50% hazardous substances/50% petroleum).

***Task 3 –*** *Outreach* – Develop/maintain strategic partnerships and create a Community Involvement Plan; disseminate information/comments to/from community & stakeholders, host community meetings. $8,000 in travel funds is budgeted to supplement travel funds from other sources; attendance at national/ regional brownfields-related training conferences/workshops is planned. $4,000 is budgeted for printing. $14,000 is budgeted for developing the CIP and hosting community-wide meetings, focus groups, charettes, & visioning sessions – totaling $26,000. (@50% hazardous /50% petroleum).

**Task 4 – *Programmatic Support* –**

*Programmatic Support* – The DDDA will directly oversee grant implementation and administration and, as necessary and in support of its activities. The DDDA will continue with its existing qualified brownfields consultant that was secured under competitive process for its EPA RLF grant for contractual support to ensure compliance with EPA cooperative agreement terms & conditions. The DDDA will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. $14,000 is budgeted for contractual program support. **The DDDA will consider time and efforts of its employees in the project as in-kind leveraged resources.**

ii. Budget Table

| **Hazardous Substances** | | | | | |
|---|---|---|---|---|---|
| **Categories** | **Project Tasks** | | | | |
| | Phase I/II Assessments | Remediation/ Reuse Plan | Outreach | Programmatic Support | Total |
| Travel | 0 | 0 | $4,000 | 0 | $4,000 |
| Supplies | 0 | 0 | $2,000 | 0 | $2,000 |
| Contractual | $110,000 | $20,000 | $7,000 | $7,000 | $144,000 |
| **Total** | **$110,000** | **$20,000** | **$13,000** | **$7,000** | **$150,000** |

**Petroleum Products**

| Categories | Project Tasks | | | | |
|---|---|---|---|---|---|
| | Phase I/II Assessments | Remediation/ Reuse Plan | Outreach | Programmatic Support | Total |
| Travel | 0 | 0 | $4,000 | 0 | $4,000 |
| Supplies | 0 | 0 | $2,000 | 0 | $2,000 |
| Contractual | $110,000 | $20,000 | $7,000 | $7,000 | $144,000 |
| **Total** | **$110,000** | **$20,000** | **$13,000** | **$7,000** | **$150,000** |
| **Grand Total** | **$220,000** | **$40,000** | **$26,000** | **$14,000** | **$300,000** |

**c. Ability to Leverage – see attachments for leverage verification**

To date, through its Decide DeKalb Development Authority and its EPA Revolving Loan Fund cleanup program, the County **has secured approximately $24 million in leveraged resources for brownfield redevelopment projects across the County.** As another source of leveraged funding, in 2015, the Board of Commissioners approved the creation of the East Metro DeKalb Community Improvement District. This 39-square-mile area along the I-20 corridor in South DeKalb will become a self-taxing district with the capacity to jumpstart infrastructure improvements. This includes those related to brownfield redevelopment, as this area is also a brownfield assessment/cleanup target area. The DDDA will leverage their existing resources, which include tax abatement bond financing and other incentives. Based on the anticipated taxable value and new job creation potential developers are eligible for reductions in building permits, general contractor fees and business license fees for development that is in line with the DDDA's Redevelopment Plan. This represents a partnership between DeKalb County and DDDA to encourage investment and leverages available incentives with potential EPA funding.

## 3. Community Engagement and Partnerships

### a. Engaging the Community

i. Community Involvement Plan

From its experience with its own EPA Revolving Loan Fund project (project period 10/2012 to 09/2017) and previous redevelopment programs, DDDA recognizes the importance of community engagement. Public participation to involve and inform the impacted communities will be encouraged through a variety of forums including public meetings, newsletters, project webpage on the DDDA website, social media outlets and awareness activities at public events. For this project, the updated communications plan will include both formal communication strategies and informal strategies. Notice of all public meetings will be consistent with the DDDA established process for public notices. Public meetings will provide a formal communication strategy to solicit recommendations for sites from local residents of both communities, as well as to gather personal knowledge of contaminant sources. Public input will be sought on project planning, site selection, cleanup decisions (ABCAs) and reuse planning. The existing RLF Brownfields Advisory Committee has already been operating since 2013 and members will continue to serve as ambassadors for the brownfields project providing outreach and education on a personal basis, keeping their community groups, families, friends and neighbors informed. The group will also review study materials, technical documents and other related information. The members include concerned citizens, stakeholders such as business owners, community partners and representatives from local and regional agencies. The existing DDDA website for the RLF grant will be revised to provide basic information on the project background, progress reports, projected schedule, public involvement activities and information on participation. Website visitors will be allowed to electronically submit project comments as exemplified by the email inquiry regarding support for a proposed project with our targeted area described in previous sections. A central repository of information at the offices of the DDDA will allow those without computer access to view plans, to voice concerns, and to provide input towards redevelopment.

ii. Communicating Progress

The DDDA will utilize its website, social media, email and public meetings for updates to provide clear information and contact information for questions. Activities being undertaken and progress will be updated on the websites on a monthly basis for the duration of the project. Particularly important for local residents will be the cleanup/reuse plans for sites, and success stories will be shared through local media including newspapers with local general circulation. Public announcements will be sent to via email to local community groups that serve the variety of ethnic communities within the counties. Public meetings will be held quarterly in the first project year and then as-needed to: monitor progress, gather input from constituents on reuse, and inform the public of progress and results of program activities. Feedback will be solicited to help inform the DDDA as to the effectiveness of our communication strategy. The afore-mentioned central repository of information will allow those without computer access to stay informed about project progress.

**b. Partnerships with Government Agencies**

i. Local/State/Tribal Environmental Authority

The DDDA is coordinating its brownfield efforts with the Georgia Environmental Protection Division (EPD), which has brownfield and cleanup oversight responsibility for the state. The DDDA will assist prospective developers in entering the GA EPD voluntary cleanup program, which provides liability relief and tax incentives. Additionally, the County has partnered with the DeKalb County Board of Health (BOH) to oversee the impacts of the brownfield, any related cleanup, and associated activities, including lead-based paint screenings and investigation of health impacts from soil or groundwater contamination. Currently, the BOH works with the DeKalb Housing Authority on its Lead Poisoning Prevention Program that works to protect children from ill-effects of lead poisoning. This program works to provide inspections for lead-based paint in older housing developments where children may be at a greater risk of exposure. This program will be replicated in this proposed brownfields program.

ii. Other Governmental Partnerships

DDDA has collaborated with HUD in its Neighborhood Stabilization Program that encourages home ownership and in conjunction with HUD and The DeKalb Housing Authority in the development of affordable housing units. The Agency for Toxic Substances and Disease Registry (ATSDR), a department of the CDC will support DDDA with technical assistance related to health and education. ATSDR, working with health departments and EPA, can help more people include community health in brownfield and land reuse projects. ATSDR has free tools to assist communities and their health departments to include health activities as part of their Brownfield and Land Reuse projects. People who work to renew brownfields and other lands can use these tools to learn about health and environmental risks. ATSDR and its partners also work to build community resources so that communities themselves can continue to make health part of a well-rounded approach to growth. The DDDA plans to access or support developers in accessing grant funds from the following sources: US EDA Public Works and Regional Innovation Strategies Programs, US DOT Tiger grants, and Georgia DCA CDBG. Loan Programs and tax credits such as the Georgia Land Conservation Tax Credit, Georgia DCA Bond Allocation Program, Georgia Fund for water infrastructure, and the Downtown Development Revolving Loan Fund, will provide incentives for developers/owners to move towards positive redevelopment in the County.

**c. Partnerships with Community Organizations**

i. Community Organization Description & Role

| Organization | Description | Project Role |
|---|---|---|
| Habitat for Humanity | Non-profit organization dedicated to affordable housing | Public outreach and marketing through meetings and membership |
| Leadership DeKalb | Non-profit that develops community leaders to solve critical issues | Public education through its membership and classes and will serve in an advisory capacity |
| DeKalb County Chamber of Commerce | Local Business Group | Will assist in outreach and marketing, particularly to market brownfield sites & recruit |

| | | |
|---|---|---|
| | | businesses and jobs to the targeted project areas. |
| Wesley Chapel Community Overlay Coalition | Non-profit organization - addresses quality of life issues on commercial corridors in the area | Will assist with community education and will offer meeting space |
| Greater Conley Industrial CID | Community Improvement District | Public Outreach, and will assist with identification of potential sites |

ii. Letters of Commitment *See Appendices.*

**d. Partnerships with Workforce Development Programs**

A 2013 study of brownfields redevelopment projects in Ohio determined that for every job created or sustained through activities directly tied to a remediated brownfield, more than one additional job was indirectly created or sustained in all 21 project studied (http://www.greaterohio.org/files/policy-research/corf-report.pdf). DDDA will work with the DeKalb County Workforce Development Division on workplace investment activities that will attract employers to the targeted area once redevelopment is planned as well as to train and place workers from the targeted areas in temporary cleanup activities. This partnership is an important part of the County's incentives for new business development and is a key area of focus in Decide DeKalb's Economic Development and Strategic Plan Recommendations.

**4. Project Benefits**

**a. Welfare, Environmental and Public Health Benefits**

Brownfields assessment and subsequent cleanup can remove ancillary safety and health threats posed by area issues, such as abandoned buildings that may be structurally unsound and unsafe, storage tanks and confined spaces which could present dangerous atmospheres, contaminated soils that emit harmful vapors, or are spread through dust or exposure to soil, etc. Clean-up planning created as a result of this grant will reduce or eliminate potential human exposures to contaminants of brownfield sites. In a densely populated urban area as DeKalb County, residents here need sustainable redevelopment that includes environmental buffers, parks and greenways, and space for health and community centers as well as new fire stations or transit facilities, all of which will improve the health and safety of the County's under-served and sensitive populations in the targeted communities. These same improvements bring economic improvements in terms of job creation, increased tax revenues to cash-strapped communities and development of affordable housing and amenities in the County's under-served communities. Abandoned or vacant sites can provide opportunities for crime, vagrancy, and vandalism as noted in section 1.b.; redeveloping these types of sites not only reduces these negative impacts but brings about positive opportunities in the form of jobs, homes, and recreational sites, which are also means of reducing crime, vagrancy and vandalism.

The primary direct environmental benefit is the resulting improvement to air, soil, and water quality as sources of pollution are identified and removed. Identifying contamination through assessment leads to removal and redevelopment, which will eliminate runoff from contaminated soil to sensitive natural environments nearby, including streams. Not only is this critically important to the protection of sensitive ecosystems, but also to the protection of groundwater and riverine public water supplies. Brownfields assessment leads to cleanup activities and subsequent development of green space by rehabilitating land previously contaminated or abandoned or both and by limiting sprawl. Creating more transportation options, such as in the potential Doraville MARTA station redevelopment and expansion, has the potential to reduce air pollution through reduction in congestion.

The goal of the DDDA Brownfield project, as outlined in the DeKalb County 2013 Urban Redevelopment Plan is to promote the remediation, rehabilitation, adaptive re-use, sustainable redevelopment and overall improvement in conditions in the areas where brownfield sites are located for the benefit of the people who live there, particularly those most in need. DeKalb County land development strategies focus on blight removal, redeveloping brownfields and under-utilized properties, reducing crime rates and code enforcement actions, and

building internal capacity to effectively stabilize and improve our neighborhoods. In 2001 and 2006, DeKalb County voters approved bond referendums to fund greenspace acquisitions and park improvements worth $248 million, which has allowed the County to more than double its existing parkland. Greenspaces provide needed environmental buffers as the increased plant life will improve air quality by removing smoke, dust, and pollutants from the air. Additionally surface water run-off is reduced with proper landscaping (www.projectevergreen.org). DeKalb County is a completely "built-out" county with a significant existing infrastructure investment and limited undeveloped lands. In certain areas of the county, such as the identified project targeted areas, the lack of pristine land necessitates the reuse of brownfields properties to equitably distribute parks across the County and serve those at-risk communities and residents. DeKalb County has also created a land bank – a legal and financial tool that serves to combat vacant, abandoned and under-utilized properties that undermine the value and quality of neighborhoods by strategically intervening when publicly or privately owned land is not reclaimed or developed into productive uses by regular market forces.

As part of the DeKalb County 2013 Urban Redevelopment Plan this Brownfield project will promote the remediation, rehabilitation, adaptive re-use, redevelopment and overall improvement in conditions in the areas where brownfield sites are located for the benefit of the residents, particularly those most in need. It is a County priority to promote a mix of housing types across all incomes and to facilitate job creation. The hope is that this will increase the job opportunities at all levels, increasing the number of young professionals in general and health care professionals specifically to move into the targeted areas. Sustainability is an integral part of the DDDA Brownfield Project which includes assistance and incentives to land owners and businesses to facilitate the environmental cleanup, redevelopment and/or reuse of properties. Assistance includes administrative, regulatory, technical assistance, and financial incentives appropriate to the needs of the community through a program of area brownfield designations including corridors of commercial, industrial, and residential properties; cleanup of the surrounding environment and efforts to increase job opportunities will be a benefit of the program to the residents of these communities.

**b. Economic and Community Benefits (long-term benefits)**

Cleanup and redevelopment resulting from assessment of targeted at-risk communities offers several far-reaching benefits: 1) the removal of risk to the targeted communities in terms of disinvestment; 2) significant economic stimuli associated with redevelopment including increased tax base, leveraged investment and job creation. An analysis of the Tax Allocation District (TAD) created by Bleakley Advisory Group in April 2015 for the City of Doraville concluded that collectively, the 25-year redevelopment potential forecast of its brownfield area, formerly the Doraville GM plant, included 5,358 housing units (apartments and condominiums), 4.5 million SF of commercial space, of which approximately 70% is office space, and 307,000 SF of civic space, including a City Hall, Library, and High School. The development potential of the proposed TAD area was estimated to be over $1.8 billion (estimated market value) over the next twenty years, with the bulk of the *development (68%) occurring on the former GM Assembly Site*. During this same 20 year time period, the redevelopment of the TAD area was estimated to generate approximately $235 million in potential TAD bond proceeds which could be used for eligible activities to support redevelopment in the TAD area. While, the GM site has been a massive undertaking, the potential for the same amount of benefit spread over the targeted communities in mass would be of great significance to those areas and the County overall.

A study found that the investments by the public sector brought substantial returns — a median return of $16 in total investment per $1 of state investment in the brownfield program. "While state investment does not necessarily cause private investment, the external funding can help the local government provide a productive economic environment suitable for business investment, thus representing a successful public-private partnership" (IIRA, 2005).

Research published by the American Society of Civil Engineers in 2012 found that developing underutilized urban industrial sites with certain characteristics (i.e., close proximity to transit, job and services, low remediation cost, and high density) can potentially reduce the transportation sector's impact on the environment by lowering vehicle kilometers traveled (VKT) and related GHG emissions. The study examined the effect of

residential brownfield developments on VKT reduction and the resulting costs (including the cost of driving time, fuel, and external air pollution costs) and further compares the resulting costs with the initial one-time cleanup cost of brownfield sites. Sixteen brownfield and conventional development sites were analyzed in Baltimore, Chicago, Minneapolis, and Pittsburgh. Travel demand models were used to estimate VKT differences among the developments. Air pollution valuation data were used to estimate external environmental cost differences. On average, residential brownfield developments reduce VKT by 52% compared to conventional greenfield developments. Also on average, brownfield developments result in a time and fuel cost reduction of 60% and an external environmental cost saving of 66%. Comparing these cost savings with the initial one-time cleanup cost of brownfields, it is shown that development density and the cost of remediation significantly affect the number of years required for the VKT cost savings to offset the remediation cost (cmu.edu)

## 5. Programmatic Capability and Past Performance

### a. Audit Findings

The County's financial statements have been audited by Mauldin & Jenkins, LLC, licensed certified public accountants. The independent auditor concluded, in a report issued on October 14, 2016, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the County's financial statements for the year ended December 31, 2015, are fairly presented in all material respects, in accordance with GAAP.

### b. Programmatic Capability

**The DDDA project will be led by Project Director**, Ray Gilley. Gilley is an experienced economic developer and community relationship builder with a significant record of over 25 years of leadership and management experience. He has established an outstanding record for identifying capital resources, managing significant budgets, researching trends, leveraging public relations and developing strategic planning procedures. Gilley is currently the President of the Decide DeKalb Development Authority. Other positions he has held include Chief Executive Officer, Solodev Software; President of Metro Orlando EDC where his team produced 41,300 announced high wage jobs and $2.69 billion in capital investment from 2001 through 2010. Additionally, he serves on the boards and committees of JDAMA (Joint Development Authorities of Metro Atlanta); ICRP (Innovation Crescent Regional Partnership; WorkSource DeKalb Development; IEDC (International Economic Development Council); and Metro Atlanta Chamber's Prosperous Committee. He earned a Bachelor's degree in Marketing from Florida State University. He will also oversee the Project Finance Director as well as the Grant Manager.

**The Project Director will be supported by Dorian DeBarr, Project Finance Director and current VP of Finance and Administration for the DDDA.** His role will be to request drawdowns from EPA, assist with expense tracking and serve as the point of contact for the DDDA for all federal, state and local grants in terms of compliance, accountability and transparency managing more than $1 million in grant funds. He has over 10 years of experience leading accounting and finance teams across a variety of industries throughout the state of Georgia. DeBarr previously served as the Vice President of Finance for Invest Atlanta, the City of Atlanta's Development Authority. His extensive Brownfield RLF experience with multiple organizations makes him an asset to this project. He earned both his Masters of Accounting and Bachelor of Business Administration from Georgia Southern University.

**TJ Filipowicz, Director, Marketing and Communications for the DDDA, will serve as the project's Grant Manager**. Filipowicz currently oversees all website, social and media relations for the Development Authority in addition to promoting the WE DeKalb Workforce Enhancement down payment assistance program. As the Grant Manager, he will work to keep all aspects of the program in compliance, track deliverables and assist with public outreach and community involvement. Before this position, he served as Vice President, Marketing and Communications for the Greater Austin Chamber of Commerce. He earned a BA in Psychology from the University of North Carolina-Greensboro and a MS degree from the University of North Texas.

**c. Measuring Environmental Results: Anticipated Outputs/Outcomes**

DDDA will track and measure the following task-specific outputs and outcomes in ACRES and in quarterly and closeout reports. DDDA has determined that it will measure the success of its brownfields project through the following means:

| Task and Responsible Party for Oversight | Output Measurement | Outcome Measurement |
|---|---|---|
| **Task 1**: Site Characterization Assessments<br><br>*Oversight*: Environmental Consultant and Project Technical Coordinator | • Number of Phase I assessments completed<br>• Number of endangered species and cultural history surveys conducted<br>• Number of Phase II assessments completed | • Number of sites and acres of property assessed<br>• Acres of property surveyed and number of surveys conducted<br>• Number of assessments completed and acres of Property assessed |
| **Task 2**: Cleanup and Redevelopment Planning<br><br>*Oversight*: Environmental Consultant; Project Technical Coordinator; Project Director | • Number of ABCAs<br>• Quality and feasibility of redevelopment plans | • Acres redeveloped into greenspace<br>• Dollars leveraged in redevelopment<br>• Jobs leveraged and/or created<br>• Tax revenues of redeveloped properties |
| **Task 3**: Community Engagement<br><br>*Oversight*: Outreach Consultant; Project Director | • Number of stakeholder advisory committee (SAC) meetings<br>• Number of public meetings and community group meetings<br>• Quantity of outreach materials distributed<br>• Number of public announcements printed/aired | • Number of attendees at meetings<br>• Number of attendees at meetings<br>• Number of groups and attendees<br>• Number of public inquiries received<br>• Circulation of printed materials<br>• Adoption final CIP |
| **Task 4: Programmatic Support**<br><br>*Oversight*: Project Technical Coordinator; Project Director; Financial Director | • Number of entries into ACRES<br>• Number of timely reports to EPA | • Successful project measurement and tracking<br>• Timely, accurate project reporting and management of activities and finances |

**d. Past Performance and Accomplishments**

i. **Currently or Has Ever Received an EPA Brownfields Grant**

1. Accomplishments

As mentioned, DDDA has provided $874,800 in loans, sub-grants and programmatic services through its current EPA RLF grant. A sub-grant for $184,000 to abate asbestos was made to the City of Lithonia in its efforts to redevelop in partnership with a private developer a former abandoned shopping center into approximately 100 units of affordable multifamily housing. The development will consist of 1, 2 and 3 bedroom units serving families earning 50% and 60% of the area median income. For a family of 4 this is $34,100/year and $40,920 respectively. The abatement was completed and the partnership is waiting on final determination of a sales tax credit application from the state housing agency before moving forward with construction. The DDDA made an EPA RLF loan of $502,004 was instrumental in cleanup of a portion of the former GM Assembly Plant in Doraville. Through the loan the master developer has been able to remediate an area of petroleum and hazardous waste contamination making way for the sale of the property to a regional car dealership – the first of many parcels comprising the former plant posed for redevelopment. Additionally, the DDDA was successfully award $300,000 in supplemental RLF funding in 2015. Through its grant-funded Community Involvement and Awareness activities efforts the East Decatur Greenway, a local non-profit group, approached the DDDA for a $50,000 sub-grant to complete ongoing remediation of a former petroleum site to reuse as a trail head in the last quarter, thus supporting environmental reclamation and promoting healthy active lifestyles to County residents. DDDA representatives attended the 2015

Brownfields National Training Workshop in Chicago. At the conference attendees participated in the RLF Grantee workshop held on Monday, September 1, 2015 and other presentations.

2. Compliance with Grant Requirements

As an EPA Brownfields 2012 Revolving Loan Fund (RLF) grant recipient, DDDA has a strong record of pursuing brownfields funds and leveraging funding from sources. Additional grant funding is essential to the progress in its wide-spread brownfields areas within the County. As of its September 30, 2015 *Quarterly Progress Report No. 12*, DDDA has cumulative approved expenses, including $874,800 in loans, sub-grants and programmatic services, of $1,080,000 from the original $900,000 grant award ($250,000 petroleum and $650,000 petroleum). The County is in compliance with the workplan, schedule and terms and conditions of the grant. Quarterly reports have been timely and deliverables/accomplishments were reported to EPA's ACRES database. In FY 2015, the DDDA was awarded a $300,000 Supplemental RLF grant to continue its impactful work.

# Appendix 3
# Regional Priorities Form/Other Factors Checklist

Name of Applicant: Decide DeKalb Development Authority

## *Regional Priorities Other Factor*

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

**Not applicable**

Page Number(s):

## *Assessment Other Factors Checklist*

Please identify (with an ***x***) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| **Other Factor** | **Page #** |
|---|---|
| *None of the Other Factors are applicable.* | |
| Community population is 10,000 or less. | |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| Targeted brownfield sites are impacted by mine-scarred land. | |
| Project is primarily focusing on Phase II assessments. | |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | X. 9, and see attachments |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | X, 6 |

| | |
|---|---|
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.** | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

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

November 4, 2016

**VIA ELECTRONIC Mail rriley@decidedekalb.com**
Mr. Ray Riley
President
Decide DeKalb Development Authority
125 Clairemont Avenue
Suite 150
Decatur, Georgia 30030

RE: State Acknowledgement Letter – Brownfield Community -Wide Assessment Grant Application
Decide DeKalb Development Authority

Dear Mr. Riley:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the Decide DeKalb Development Authority 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. This grant award would aid in positioning brownfields for enrollment in DeKalb County's Revolving Fund Program for cleanup.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the Decide DeKalb Development Authority 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

cc: Barbara Alfano, U.S. EPA, Region 4
Dorian DeBarr, Vice Present, Finance and Administration, Decide DeKalb Development Authority
Roger Register, National Brownfields Practice Leader, Cardno,
Carolyn Weave, Grants Manager, Cardno

File: EPA FFY Grant Applicants, Decide DeKalb County Development Authority-Assessment

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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: 12/16/2016

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: Decide DeKalb Development Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN): 58-6000814

* c. Organizational DUNS: 0614205350000

**d. Address:**

* Street1: 125 Clairemont Avenue, Cuite 150
Street2:
* City: Decatur
County/Parish:
* State: GA: Georgia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 30030-2439

**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: TJ

Middle Name:

* Last Name: Filipowicz

Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 404-687-2730

Fax Number:

* Email: TJFilipowicz@decidedekalb.com

## Application for Federal Assistance SF-424

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

B: County 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-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

NONE

Title:

None

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

Add Attachment | Delete Attachment | View Attachment

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

Decide DeKalb Development Authority FY17 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-5

* b. Program/Project GA-5

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 10/01/2017

* b. End Date: 09/30/2020

**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: TJ

Middle Name:

* Last Name: Filipowicz

Suffix:

* Title: Director

* Telephone Number: 404-687-2730

Fax Number:

* Email: TJFilipowicz@decidedekalb.com

* Signature of Authorized Representative: Decide Dekalb

* Date Signed: 12/16/2016

The city of
EAST POINT
Georgia

**Office of the Mayor**
2777 East Point Street
East Point, Georgia 30344
404-270-7091Telephone
www.eastpointcity.org

**MAYOR**
JANNQUELL PETERS

**COUNCIL MEMBERS**
SHARON D. SHROPSHIRE
ALEXANDER GOTHARD
KAREN RENÉ
THOMAS CALLOWAY
NANETTE SAUCIER
MYRON B. COOK
DEANA HOLIDAY INGRAHAM
STEPHANIE GORDON

**CITY MANAGER**
FREDERICK GARDINER

December 19, 2016

R04-17-A-034

Barbara Alfano
Atlanta Federal Center
61 Forsyth Street, S.W. 10th FL
Atlanta, GA 30303-8960

Ref: Submission of EPA Fiscal Year 2017 Community-Wide Brownfield Assessment Grant Application for both Hazardous Substance and Petroleum Contaminated Sites in the City of East Point, Georgia (DUNS#: 073425514)

Dear Ms. Alfano:

As Mayor of the City of East Point, I am pleased to submit this U.S. Environmental Agency (EPA) Fiscal Year 2017 Brownfields Community-Wide Assessment Grant application for both hazardous substances and petroleum contaminated sites located within the City of East Point. The City will be the responsible agency for the receipt of EPA funds. Said funds will be administered through East Point's Department of Economic Development located 1526 East Forrest Avenue, East Point, Georgia 30344.

Based upon the need established in the attached application package, we respectfully request a total of $300,000.00 under this application with $150,000.00 for site assessments for brownfields contaminated with hazardous substances and $150,000.00 for site assessments of brownfields contaminated with petroleum. It is understood that the duration of the project will be three years. Based on the plan provided in the application, the leadership team in place, and the sites that have been tentatively identified for assessment noted in our proposal, the City plans to complete much of the work within 15 to 20 months of issuance of the final cooperative agreement so that we can leverage the assessment work and apply for cleanup funds during the FY2019 application cycle.

The City of East Point is an ethnically diverse and economically challenged community of roughly 35,512 people. The current population is 83.9% minority. The median household income of the City of East Point is $37,646, which is 29.6% less than the national median household income. In addition, the poverty rate in the City is 27.1% in comparison to the national poverty rate of 13.5%. The Project Director will be Maceo Rogers, Director of Economic Development. Mr. Rogers will be assisted by Reuben Thurman, the City's Grants Manager; Regina Carter and Rhonda Appleby, Economic Development Specialists. Together the team will be will be responsible for the implementation of the City's Brownfield Grant. Their offices are located in City Hall Annex at the address provided above, and they can be reached by email at mrogers@eastpointcity.org, rthurman@eastpointcity.org, rcarter@eastpointcity.org

and rappleby@eastpointcity.org or by phone at (404) 270-7057 (Main Office). Alternatively, you may contact me, Mayor Jannquell Peters at jpeters@eastpointcity.org or by phone at (404)-270-7091.

Like many communities, East Point is currently struggling to encourage the redevelopment of brownfields and revitalize and redevelop in much of our older, previously developed portions of the City, including our Downtown District. In many instances, the redevelopment of properties within our City have either been impacted or perceived to have been impacted by previous commercial and industrial uses. EPA Brownfield Funding will allow the City to take a pro-active community-wide approach to addressing the existing environmental concerns and facilitate redevelopment and revitalization of the City.

Grant funds will be used to conduct community outreach, prepare a prioritized brownfield site index, perform a prescribed number of Phase I and Phase II Environmental Site Assessments, and develop clean-up plans for selected developable sites. As noted in the application, the City has identified a number of sites which can and will become catalysts for growth. These sites include a vacant auto dealership, auto repair shop, gasoline filling station, drycleaner, and former industrial properties.

We are confident that by using the grant funds to complete this work, we will be able to move towards our vision of establishing East Point as a progressive, charming, and sustainable community where local businesses provide economic diversity that makes the City a center for commerce, culture and connectivity within the Metropolitan Atlanta Area in keeping with EPA's livability principals.

As will be demonstrated in the application, the City has developed a very robust citizen participation program. We are confident that we will be able to build momentum and foster a greater level of input during the implementation of our brownfield program. In fact we have had five brownfield community outreach meetings with the first one being held on September 29, 2016 in order to set the stage for this important program.

The City of East Point is determined to develop a brownfield program that will build upon itself. We look forward to being a true partner with the U.S. EPA and Georgia EPD to have our project showcased on both agencies' websites as "success stories" on par with others located throughout the State and the nation.

The City of East Point would greatly appreciate your support and consideration of our grant proposal. If you have any questions about the grant application or need additional information related to the proposed project, please contact Maceo Rogers or the undersigned.

Yours truly,

Myron Cook,
Mayor Pro Tem, City of East Point

# FY2017 City of East Point: Community-wide Brownfield Assessment Grant Proposal

## 1. COMMUNITY NEED

**1.a. Target Area and Brownfields**: The target area for the East Point Community-Wide Brownfield Program is centered on three areas, or area types, including city gateways, its historic central business district, and the fringes of its industrial core. East Point is a growing city of 35,512 conveniently located in Fulton County, Georgia just inside the I-285 perimeter and only 12 miles southwest of Atlanta. The City has easy access to all four major Atlanta highways: I-285, I-75, I-85 and I-20. However, the City's proximity to these heavily traveled roads has a negative impact on localized air quality, noise is prevalent, and the area drug trade often converges on its city streets. The East Point Department of Economic Development's Brownfield Task Force has selected and vetted the five (5) sites listed in Table 1 which initially concentrate preliminary assessment activities upon the grant award.

Table 1 Preliminary Target Brownfield List

| Property/Parcel ID | Location/Address | Site Size | Prox. to Vulnerable Pops. | Building Condition |
|---|---|---|---|---|
| 14 015700140576 | 1720 W. Washington Ave | 2.00 Ac. | 50 Yards | Vacant |
| 14 015700170029 | 0 Martin Street | 2.00 Ac. | 50 Yards | Vacant |
| 14 016600040700 | 2112 Stanton Road | .2296 Ac. | 200 Yards | Vacant |
| 13 0034 LL0970 | 4515 Washington Road | .0703 Ac. | 200 Yards | Vacant |
| 14 016600040742 | 1847 Stanton Road | 9.10 Ac. | 200 Yards | Vacant |

The task force met with property owners and discussed the City's intent to apply for a brownfield grant, provided a description of the brownfield program and presented them with "Access Affidavits" authorizing the City of East Point to access their properties to conduct environmental assessments. All owners have indicated that they are in support of the brownfield program and will sign the affidavits. Additional sites within the City will be selected and vetted through the following methods: Site nomination by community members/neighborhood association members, by owners/stakeholders. Once the forms are received, the property will be selected for assessment based upon: 1). Previous use of nominated site; 2). Existence of structures, vegetation, drums, pavements, etc.; 3). Proposed redevelopment plan.

Three (3) of the Preliminary Targeted Brownfield Properties as highlighted in Table 1 are located in the **East Point Corridors Tax Allocation District (EPTAD) and Opportunity Zone (EPOZ).** The EPTAD Redevelopment Plan is a community-supported strategy for guiding growth and capital improvement in predictable and desirable ways for an area's commercial and residential neighborhoods/streets. This redevelopment plan orients projects towards improving the livability and connectivity of neighborhoods in creating a place where pedestrians/cyclists, transit customers, and motorists are balanced partners in manner consistent with City policies. The implementation component is intended to guide future development as it relates to the type and mix of commercial and residential uses. These components are vital in influencing the quality and intensity of private investment in East Point in a predictable, well planned, manner. The Opportunity Zone designation is a provision under the Job Tax Credit Program, in O.C.G.A. 48-7-40.1(c)(4), which states: "Any area which is within or adjacent to one or more contiguous census block groups with a poverty rate of 15% or greater as determined from data in the most current U.S. Census, where the area is also included within a state enterprise zone pursuant to Chapter 88 of Title 36 or where a redevelopment plan has been adopted ...which, in the opinion of the commissioner of community affairs, displays pervasive poverty, underdevelopment, general distress, and blight."

**1.a.i. Community and Target Area Descriptions:** The target area for the Community-Wide Brownfield Program is centered on three areas, or area types, including city gateways, its historic central business district, and the fringes of its industrial core. To provide historical context, the

City started with a citizenry of only 16 families, to include the Connally and Peacock Families, slave owners who were listed in the 1830 census. In 1866 following Emancipation, East Point was caught in the aftermath of the Civil War Campaign. They were engulfed by the massive social, economic and political changes. African American men and women, who had previously worked the plantations as slaves, were now free. By 1870 East Point was quickly growing into an inviting place for industry to develop. Soon, the city boasted the railway, two grist mills, the East Point Jug Company, and a government distillery.

The first housing boom began in 1890 when a major portion of property along East Point Avenue was subdivided and developed, opening the way for more homes, churches, people and places of employment. A few of the major employers were the Furman Farm Improvement Company, the American Agricultural Chemical Company, the Hercules Powder Company, three fertilizer plants. Black communities emerged due to industries' need for cheap labor. From 1910 to 1920, the African-American urban population in the Atlanta Region grew significantly. In 1929, the stock market crashed and the Great Depression began. By 1930, the City had increased to 9,512. In 1935, the federal government financed the construction of a new post office. In 1939, grants from the Works Progress Administration financed new water and sewer systems. By the end of the decade, city officials hailed East Point as Atlanta's Leading Suburban City, and the patterns of residential and municipal development were also being affected by the arrival of a new mode of transportation—the automobile.

During the late 1950s and early 1960s, public spaces/services (busses, parks, pools, and schools once prized by residents of East Point came to be regarded with distrust and fear after ten years of "forced integration." Rather than integrate, many white residents chose to leave East Point and the Metropolitan Atlanta Region altogether. Between 1960 and 1990, East Point's white population fell significantly. Stung by the perceived betrayal of their communities and elected officials, those leaving the City set out to build a new lifestyle in suburbs outside of Metro Atlanta creating what has been described as suburban sprawl. At the same time and due in part civil rights movement and a renowned cluster of Historically Black Colleges, Atlanta Metro became known throughout the nation as Harlem's Southern Following decades of slow and hard-fought progress, the Black Atlanta community, and more broadly Black America, was rocked in the late 1980s and early 1990s by an alarming rise in violent crime and homicide. The U.S. murder rate among young black males aged 14 - 17 doubled from 1984 to 1994. The murder rate for black males aged 18 - 24 spiked 30%.

In his 2000 article published by Environmental Research, economist Rick Nevin claims that 90% of the variation in America's violent crime over the past fifty years can be explained by childhood exposure to lead (once common in gasoline and paint). With blacks more likely to live in dense neighborhoods closest to interstates and central business districts, gasoline-based lead exposure may explain a significant portion of the crime-wave experienced in the black community. Another commonly-cited culprit is crack cocaine. In the world of recreational drugs, the development of crack cocaine was a technological breakthrough of sorts, democratizing cocaine consumption by enabling dealers to sell small, $10 "rocks" which delivered an intense, short-lived high turf ensued that tore East Point and neighboring communities apart. According to research by Harvard economist Royland G. Fryer, Jr., the Atlanta Metropolitan Region (along with Newark and San Francisco) was one of the three U.S. cities most dramatically affected by the crack epidemic. The impact of crack and lead exposure on the region's residents can best be seen through a review of historical crime rates. In 1985, just prior to the crack outburst, Atlanta's murder rate stood at 37 people per 100,000. It peaked in 1990 at almost double that rate—65 people per 100,000. By 2011, the rate fell to approximately 70% below peak levels. Though this improvement is notable, lingering effects of

past trends remain. East Point's crime rate, poverty rate and all other economic and social health indicators are disproportionately negative in comparison to the region and nation.

**1.a.ii. Demographic Information and Indicators of Need**: The statistics presented in Table 2 from the U.S. Census Bureau clearly show that the education, poverty and unemployment rates have not recovered.

| Table 2 | East Point | Fulton County | Georgia | National |
|---|---|---|---|---|
| Population: | 35,512 | 984,293 | 10.1 million | 321,418,820 |
| Unemployment: | 8.8% | 5.9% | 6.3% | 4.9% |
| Poverty Rate: | 27.1% | 17.4% | 17% | 13.5% |
| Percent Minority: | 83.9% | 53.6% | 40.3% | 37% |
| Persons under 5 years: | 7.9% | 6.8% | 7.1% | 6.5% |
| High School Graduate: | 83.5% | 90.7% | 85% | 86.3% |
| Bachelor Degree: | 25% | 48.6% | 28.3% | 29.3% |
| Per Capita Income: | $19,076 | $36,827 | $25,427 | $28,555 |
| Median Household Income: | $37,646 | $56,642 | $49,342 | $53,482 |

Industrial development and the population increase of the City peaked with the development of factories and declined when those industries closed and left the city dotted by vacant factories, gasoline stations, dry cleaners, automotive repair shops, machine shops, and vacant single & multi-family homes. The problem was compounded when affluent, economically advanced, highly educated white population left the City leaving minority, less educated, economically challenged residents living under the shadow of these brownfield properties. East Point's unemployment rate of 8.8 percent is over 55% greater than the national average, the poverty rate is just over twice that of the national average, and the per capita income is 49% of Fulton County's. These indicators of need clearly demonstrate that East Point is deserving of assistance from a Community-Wide Brownfield Assessment Grant.

**1.a.iii. Brownfields and Their Impacts**: Considering the depressed economic conditions in East Point in comparison to much of Metro Atlanta Region, the Department of Economic Development is seeking to initiate the Brownfield Program to identify, assess and develop cleanup plans for abandoned and vacant properties, especially those located in the referenced focus areas. It is known and acknowledged that the brownfield program alone cannot improve the statistical conditions noted Table 2. However, the program can serve as a strong apparatus of change to spark community/municipal activities and interest in reversing economic, environmental, health and social welfare decline that has taken over. The American Cancer Society has noted rising trends of cancers in Fulton County in comparison to stable or falling trends in the State of Georgia as depicted in Table 3.

Table 3 American Cancer Society Rising Cancer Rates in Fulton County

| FEMALE | CANCER | AGE ADJUSTED INCIDENT RATE per 100,000 - FULTON | AGE ADJUSTED INCIDENT RATE per 100,000 - STATE OF GA | AVERAGE FULTON COUNTY | AVERAGE STATE OF GA | RECENT TREND FULTON COUNTY | RECENT TREND STATE OF GA |
|---|---|---|---|---|---|---|---|
| FEMALE | Brain & ONS | 36.9 | 5.3 | 178 | 269 | Rising | Stable |
| | Kidney & Renal Pelvis | 9.4 | 10.8 | 44 | 572 | Rising | Stable |
| | Melanoma of the Skin | 21.5 | 18.4 | 104 | 952 | Rising | Stable |
| | Pancreas | 12.2 | 11 | 54 | 575 | Rising | Stable |
| | Thyroid | 7.2 | 16.1 | 31 | 831 | Rising | Stable |
| MALE | Kidney & Renal Pelvis | 21 | 21 | 81 | 933 | Rising | Stable |
| | Liver & Bile Duct | 13.5 | 11 | 56 | 515 | Rising | Stable |
| | Melanoma of the Skin | 37.3 | 32.5 | 139 | 1363 | Rising | Stable |

It is known and accepted that environmental factors prevalent in an around brownfield sites contribute to the prevalence of certain cancers. Brownfields have also had significant impacts to the public health and welfare of the residents of East Point. This predominately

African American community has not only been subjected to environment risks from racially segregated zoning of its early history, but has been disproportionately affected by the brownfields from industrial decline. There are three main pathways of exposure to environmental contamination; air, water and soil. Contamination in East Point encompasses all of these. The City suffers from both legacy soil contamination and ongoing toxics from present day operations. Storm water runoff /toxic releases have impaired waterways and moved contaminants off-site. Risk of contaminant migration is high not only in East Point but also through drainage into watersheds. The American Lung Association ranks Fulton County 52nd for high ozone days out of 228 metropolitan areas; ranked 63rd for 24-hour particle pollution out of 186 metropolitan areas; ranked 44th for annual particle pollution out of 171 metropolitan areas. Fulton County also have approximately 21 orange days (unhealthy for sensitive populations) and 5 unhealthy days per year. Population groups at risk are people with pediatric asthma, adult asthma, COPD, cardiovascular disease, diabetes, children under 18, adults over 65 and those living in poverty.

The proposed project will target environmentally-impaired properties in the City with known or suspected contamination that pose an environmental threat. Assessment of these at-risk properties will identify contaminates and development of cleanup plans and mitigation will eliminate potential environmental threats. Phase I/II EASs will be conducted in accordance with all applicable EPA/EPD regulations, resulting in environmental improvements through assessment leading to: identification of potential negative environmental impacts; soil/groundwater remediation; redevelopment of sites to environmental sustainable reuses; creation of open space/green space; and redevelopment projects to improve water quality through storm water treatment. Once the sites are remediated, there is an expectation that air quality improvements will be realized, especially during drought conditions. Water quality is also expected to improve due to the reduction of contaminated runoff. There are various studies that conclude that there are also significant water quality benefits of dense development due to lowered run-off per dwelling unit. Storm water from East Point drains into the following watersheds: Camp Creek, Utoy Creek, South River, and Flint River. Migration of chemical originating in East Point not only have the potential to adversely affect the City, but also the State of Georgia. Neighborhood welfare is also affected by brownfield revitalization. Cleanup and redevelopment lead to property value increases on the order of 5%-15% from properties that are up to ¾ miles from the site. Projects involving change in use from industrial to parks or mixed- use, have had much higher impacts, even exceeding 100%. Brownfield redevelopments are a direct generator of local tax revenue. They generally recoup local taxes generated from the project within about five years, and realize cost savings during redevelopment as a result of existing infrastructure in place. The City is seeking to reverse negative impacts and develop a trend of positive benefits from brownfield redevelopment throughout the City. As noted, the Brownfield Task Force has initially identified five (5) key sites listed in Table 1. Site access documentation has been presented to owners with indications that the documents will be signed.

**1.b. Welfare, Environmental, and Public Health Impacts**

**1.b.i. Welfare Impacts:** There are numerous abandoned and vacant properties throughout the City that can be defined as brownfields. The City acknowledges and has considered the broader public health and welfare impacts of brownfields and seeks to reduce the impacts to welfare, environmental and public health impacts posed by brownfields within the community. Most brownfields properties have physical health hazards, such as uncovered holes, unsafe structures,

and sharp objects. Past industrial activities can leave behind chemical contamination/wastes. When people enter these properties there is a chance that they may be injured or exposed to toxic chemicals. While most adults show little interest in entering these properties, children often use brownfields as places to play/shortcuts. The City acknowledges that cleaning up brownfield properties can improve public health in a number of ways. Healthcare professionals attended our brownfield community meetings, expressed their support of the program and indicated their desire to assist in assessing risks. The City's brownfield program will continue to seek partnerships with these agencies to help guide our assessment, activities and planning in reducing risks to the community. There are two local healthcare facilities within the City, the Grady Clinic and Wellstar. Representatives of both institutions will serve on the Task Force.

**1.b.ii. Cumulative Environmental Impacts**: The assessment and cleanup of brownfield sites provide an opportunity for communities to create safer, healthier communities through the redevelopment process and use of smart growth principles. Redevelopment focused on improving public and environmental health will increase recreational facilities and greenspace to encourage physical activity, community gardens and spaces that encourage interaction with nature while also reducing the effects of heat islands and improving storm water management.

**1.b.iii. Cumulative Public Health Impacts**: Public health is the science of protecting and improving the health of families and communities through promotion of healthy lifestyles, research for disease and injury prevention and detection and control of infectious diseases. Overall, public health is concerned with protecting the health of entire populations. These populations can be as small as a local neighborhood, or as big as an entire city, country or region. A large part of public health is promoting healthcare equity, quality and accessibility. For contamination to affect people's health, two conditions must occur: 1). the level of contamination is high enough to be hazardous to human health, and 2). There is a way that people might come into contact to the contamination. People might be exposed by walking on the site, by wind carrying contamination off of the site, or by drinking or being exposed to groundwater affected by the site. If these two conditions do exist, there still often needs to be further investigation to determine the size of the problem and best determine how to deal with it. The assessment grant will allow the City to systematically coordinate with local public health professionals to assist us in defining and developing appropriate health monitoring tools. The City has identified three sensitive populations that are likely subject to possible brownfield environmental exposures:

**Youths under 18:** represent 25.9% of East Point's population. As stated earlier, most brownfields pose physical health hazards, such as uncovered holes, unsafe structures, and sharp objects. Past industrial activities can leave behind chemical contamination chemical wastes. When entering these properties there is a chance that they may be injured/exposed to toxic chemicals. Children often use brownfields as playgrounds, places to play and as shortcuts. Many of these sites are contaminated with lead.

**Seniors 65 and older:** represent 8.7% of East Point's population. Exposure to harmful substances in the environment, such as those at brownfield sites or in old housing stock, is one of the many risk factors for diseases and adverse health effects.

**Individuals below the poverty level**: represents 27.8% of East Point's population. This segment of the community contributes to elevated crime rates, as well as suffer adversely due to higher density of contamination around their living spaces that are detrimental to overall health and well-being of the community. Because of lower educational attainment, as depicted in Table

1, local residents may not be competitive in the labor force and thus not receive the benefits from full-time employment.

**1.c. Financial Need**

**1.c.i. Economic Conditions**: The economic condition in the East Point is extremely challenged and has been so for over 10 years. Industrial development and the population increase of the City peaked with the development of factories and industrial sites during 1950 - 1970 and declined when those industries closed. According to the U.S. Census Bureau, East Point's population decreased by 14.0% between 2000 and 2010. Tax revenue is also delinquent and declining: **Delinquent taxes for 2013** equate to **91 commercial** and **669 single family home** accounts reducing City revenue by **-$293,854.21; Delinquent taxes for 2014** equate to **114 commercial** and **981** single family home accounts reducing City revenue by **-$504,089.36; Delinquent taxes for 2015** equate to **176** commercial and **1,582** single family home accounts reducing City revenue by **-$1,183,619**. Total crime in East Point is above the national average in all categories. Consumer spending is below national average in all categories and numerous properties have been for sale for an extended period of time with the average price far below Fulton County and the Metro Region's median price as depicted in Table 4. New development is stagnant and will not likely occur in greater rates without assessments to define the presence and extent of environmental contamination and subsequent remediation. All other indicators of economic health in East Point ranks far below Fulton County and the Atlanta Metro as depicted in Table 4.

| Table 4 | East Point | Atlanta Metro | Fulton County |
|---|---|---|---|
| Median list price per square foot | $74 | $207 | $154 |
| Median list price of homes | $115,000 | $272,900 | $228,000 |
| Median rent price | $925 | $1,485 | $1,450 |
| Home value index – 1 year change | 14.5% | 11.5% | 9.4% |
| 1-year forecast | 7.1% | 6.6% | 5.4% |
| Total Housing Units | 16,058 | 228,579 | 444,761 |
| Median Household Income | $37,264 | $47,527 | $57,207 |
| Individuals Below poverty level | 27.8% | 24.6% | 17.6% |
| Percentage of unemployed | 8.8% | 6.3% | 5.9% |
| Occupied housing units | 12,496 | 185,820 | 379,957 |
| Owner-occupied % | 42.3% | 43.5% | 51.7% |
| Renter-occupied % | 57.7% | 56.5% | 48.3% |
| Vacant housing units | 3,562 | 42,759 | 64,804 |
| Housing built 2014 or later | 0 | 388 | 532 |
| Housing built 2010 to 2013 | 190 | 4,563 | 7,572 |
| Median home value | $88,000 | $209,200 | $241,300 |

**1.c.ii. Economic Effects of Brownfields**: Table 3 demonstrates the economic condition of the City of East Point is weak, and median income of our residents is low in comparison to the Metro Atlanta Region. Economic effects of brownfields also contribute to reduced tax revenue and declining wealth opportunities within the City. East Point's industrial development and subsequent decline left numerous parcels of abandoned sites dotting the City that impede consistent economic development.

**2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS**

**2.a.i. Project Description and Alignment with Revitalization Plan**: The City's Brownfield Program will focus on key sites throughout the City with the greatest potential for redevelopment, job creation, environmental and landscape improvements. Beyond the sites listed in Table 1, the city is scattered with vacant properties. A number of the properties are under foreclosure and been for sale for an extended period of time. Immediately upon award of the

grant, a public meeting will be held to verify community acceptance of the sites put forth in Table 1. As of the issuance of this proposal, the City has access agreements pending for all listed properties. Site selection criteria to be applied during the initial phase of the grant include: 1) Redevelopment/job creation potential; 2) Threats to human health/the environment; 3) Impacts on the community/sensitive populations; 4) Environmental justice factors; 5) Existing infrastructure with the potential for reuse; 6) Owner, developer, or nonprofit interest. As properties are identified by the community/task force, site access will be secured. Assessment of these sites will have direct health benefits by limiting or eliminating exposure risks for nearby residents to site contaminants and mitigate contaminated storm water discharge into the City's storm/sewer system. As referenced in Section 3.a, the City held five public meetings to educate the community on the benefits of the brownfield grant program, to communicate the City's long-term redevelopment goals, to provide notice of the City's intent to apply for the assessment grant, and to request their support and feedback. Based on these and future efforts, the City will prioritize approval of affordable housing options, health centers, healthy food options and open spaces/pocket parks. The grant funds will first be used to conduct community outreach and prepare a prioritized Brownfield Site Index (BSI). Next, Phase I and Phase II ESAs will be performed on priority sites, and cleanup plans, or Analysis of Brownfield Cleanup Alternative (ABCA) reports will developed for priority sites likely to enter the Georgia EPD Brownfield Program. The City is determined to develop a long-term program that will build upon itself to strategically utilize all facets of the grant to leverage private local redevelopment, private-public-partnerships (P3s), and to improve public facilities supported by increased property tax revenues.

**2.a.ii. Timing and Implementation**: The City is prepared to initiate the project immediately. We understand that the life of the grant program is limited to 3 years. As soon as the City is informed that the grant has been awarded, the work plan based on the approach and budget presented herein will be finalized and outreach to the community will continue. It is the City's intent that all of the assessment work will be completed and cleanup plans will be in place roughly 2 years into the program with support of an outside consultant this leaves only close-out/administrative reporting to be completed within the remaining months of the grant term. Table 5 presents a schedule, assuming the grant is awarded during the fourth quarter of 2017.

| TABLE 5 – SCHEDULE | |
|---|---|
| **Event/Task** | **Implementation Period** |
| **Grant Award** | Q4 2017 |
| **Consultant Selection** | Q4 2017 |
| **Community Involvement/Participation** | Q4 2017 – Q4 2019 |
| **Inventory/BSI Development/Secure Access Agreements** | Q4 2017 – Q1 2018 |
| **Site Characterization (Phase I & II ESAs)** | Q1 2017 – Q2 2019 |
| **Cleanup planning** | Q3 2018 – Q4 2019 |
| **Closeout** | Q4 2019 – Q2 2020 |

While this schedule is aggressive, the goal is to position the City for multiple cleanup grants by demonstrating progress to the Agency.

**2.b. Task Description and Budget Table**: Based upon a total grant award of $300,000 (hazardous materials & petroleum), the City anticipates that it will be able to complete Phase I environmental assessments of up to 10 Brownfield sites (5 petroleum and 5 hazardous material sites). Based on results of the Phase I ESAs and the anticipated redevelopment potential of the sites, the City will prioritize the brownfields sites for further investigations (Phase II ESAs). The City anticipates that it will be able to complete approximately 6 Phase II ESAs (3 petroleum and 3 hazardous material sites), and develop focused use-based cleanup plans for up to 4 sites. The budgets for both the hazardous material sites grant and the petroleum sites grant are presented in Table 5. The contractual budgets in all tasks were based upon estimates provided by consultants

with previous EPA/municipal brownfield programs. The task titles are as follows: **Task 1:** Program Management; **Task 2:** Community Involvement & Brownfield Site Index (BSI) Development and Site Prioritization; **Task 3:** Quality Assurance Project Plan Development and Phase I & II Assessments; **Task 4:** Focused Use-based Clean-up Planning.

**2.b.i. Task Descriptions**: The City is requesting a $150,000 Brownfield Assessment Grant for hazardous substance sites and a $150,000 Brownfield Assessment Grant for petroleum sites. Although the City is submitting a joint application (hazardous, petroleum), two separate project budgets are presented in Table 6. The City acknowledges that many of the program elements for petroleum will be identical to the analogous elements of the hazardous material program. As a result, the task descriptions are combined.

**Task 1- Program Management: ($14,500 for each grant):** This task includes overall program management including: reporting, contractor management, etc. The City will adhere to federal procurement standards, program regulations, and guidance, and will advertise and make available hiring and contracting opportunities to consultant teams which include Disadvantaged Business Enterprises (DBEs). The City will ensure that all required regulatory reports are prepared, approved, and submitted within the appropriate time frames, using a .25 PTE City staff to support all program management goals with $4,250 ($2,125 per year) per grant to a contractor to support initial and on-going program management/reporting. A portion of the funds will be used for City Staff to attend training at regional and national brownfield conferences ($2,250 per grant for airfare, conference costs and hotels for two staff).

**Task 2- Community Involvement and Brownfield Site Index (BSI) Development and Site Prioritization ($13,000 per grant):** The City recognizes that it is essential to include community resident, business, property owner and stakeholder input throughout all phases of the project. To best achieve this, the City has established a Brownfield Task Force and has solicited input from the community. Project progress will be shared via the methods defined in Section 3.a and 3.a.ii. Prior to conducting any assessments, the City will host its sixth community-wide forum where stakeholders will have the opportunity to hear and comment on the proposed scope of the project, the assessment process, and the identification and selection of sites included in the BSI. Input from the public and community meetings will be recorded and evaluated. If appropriate, sites identified through this process will be incorporated into the BSI for assessment. The consultant's work will include conducting a records review and creating GIS maps that delineate suspected contaminated sites.

**Task 3- QAPP Development and Phase I & II Assessments ($112,500 per grant):** As the BSI is finalized and the hazardous materials and petroleum sites are prioritized, the City and the selected consultant will verify site eligibility with the EPA and secure access agreements with property owners. Phase I Environmental Site Assessments (ESAs) will then be completed in conformance with EPA's All Appropriate Inquiry (AAI) regulation and current ASTM standards. Based on the Phase I results, the Task Force will select potentially impacted sites for Phase II Assessment. Before Phase II work is initiated, the requisite generic and sites specific Quality Assurance Project Plans (QAPPs) will be completed and approved by EPA. Once the Phase II investigations are completed, site information will be recorded in the ACRES database for each property. The referenced per grant task budget assumes a cost of $3,520.00 per site for the five Phase I ESAs per grant and $28,300.00 per site for the three Phase II ESAs per grant. It also assumes that the cost to prepare the requisite generic technical plans and site specific QAPP addenda will be $10,000.00 per grant.

**Task 4-Focused Use-based Cleanup Planning/ABCA Development: ($10,000 per grant):** After the Phase II reports are completed, the Task Force will collectively agree upon which properties have true development potential based on projected remedial costs, the status of

existing infrastructure, reuse potential, etc. Then, the consultant will develop a focused use-based cleanup plan for two sites per grant ($5,000 each). These plans will include a brief description of the assessment findings, appropriate methods of cleanup, and possible redevelopment uses. The cleanup plans will be prepared in a manner which is consistent with the submittal requirements of the GAEPD and will also serve as Analysis of Brownfield Cleanup Alternatives (ABCA), so that the City may apply for a cleanup grant for each property.

**In-kind Services:** ($30,000 over the grant program for both grant types): The City acknowledges that the cost of the internal management of the program will likely be greater than that which is budgeted. As a result, the City has budgeted $30,000 of in-kind services during the life of FY2017 grants. This equates to roughly 900 work hours, or 300 hours per year.

**2.b.ii. Budget Tables**

**TABLE 5 – COMBINED BUDGET TABLE**

| **Budget Categories** | Hazardous Material Sites Grant | | | | |
|---|---|---|---|---|---|
| | Task 1 | Task 2 | Task 3 | Task 4 | Total |
| **Personnel** | $8,000.00 | $3,000.00 | | | $11,000.00 |
| **Travel[1]** | $2,250.00 | | | | $2,250.00 |
| **Contractual** | $4,250.00 | $10,000.00 | $112,500.00 | $10,000.00 | $136,750.00 |
| **Total** | $14,500.00 | $13,000.00 | $112,500.00 | $10,000.00 | $150,000.00 |
| **Budget Categories** | Petroleum Sites Grant | | | | |
| | Task 1 | Task 2 | Task 3 | Task 4 | Total |
| **Personnel** | $8,000.00 | $3,000.00 | | | $11,000.00 |
| **Travel[1]** | $2,250.00 | | | | $2,250.00 |
| **Contractual** | $4,250.00 | $10,000.00 | $112,500.00 | $10,000.00 | $136,750.00 |
| **Total** | $14,500.00 | $13,000.00 | $112,500.00 | $10,000.00 | $150,000.00 |

**2.c. Ability to Leverage**: As noted above, the City intends to provide an estimated $30,000 of in-kind service to implement the program (based on hourly rates of staff dedicated to the project). In addition, the City's Economic Development office has agreed to dedicate $5,000 of additional discretionary funding per year for the City's Brownfield initiative. Opportunities for alignment of projects initiated by others in the city will also be leveraged.

## 3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

**3.a. Engaging the Community**: The City of East Point acknowledges that any program of significance will not succeed without the participation of the community. In understanding this concept, the Department of Economic Development began the brownfield community engagement early. Planning was deliberate. Community engagement started at the highest level of government by engaging two City Council sponsors - Councilmember Alexander Gothard, who is very active in community in regards to redevelopment and Councilmember Karen Rene who works for Job Corp. These councilmembers reached out to gain support for the brownfield program in the Georgia State Legislature and Fulton County Commission. As a result of their legislative engagements, Representative Margaret Kaiser sent a member of her staff and Commissioner Marvin Arrington sent a member of his staff. The **1st Community Engagement Meeting** was held at the City Hall Annex on September 29, 2016. The meeting was a great success! Staff presented the definition and concepts of the Brownfield Community-Wide Assessment Grant and discussed short and long-term goals of the program. Below is a listing of community representative types/groups in attendance:

- City Councilmember
- Cherry Blossom Neighborhood Association
- Clinic for All Rep.
- Newell Recycling Rep.
- W.C. Meredith Company Rep.
- Oak Forrest Neighborhood Association Member
- Representative for Commissioner Marvin Arrington
- Solution Properties Group
- Representative for Representative Margaret Kaiser
- Residents and Brownfield Task Force Members

The **2nd Community Engagement Meeting** was held on November 10, 2016 at the Jefferson Park Recreation Center. The meeting was advertised twice in the South Fulton Neighbor on 10/26/16 and on 11/2/16. The notice of the meeting was also placed on the City's website and in the East Point Main Street Newsletter. A comprehensive description of the Brownfield Program and vision of the program was presented. Staff also explained the desire for attendees to volunteer to serve on the Brownfield Task Force if the grant is awarded. Below is a listing of community representative types/groups in attendance:

- City Councilmembers
- Intern
- Director of East Point Housing Authority
- Director of Planning & Community Development
- Residents
- Brownfield Task Force Members

The interactive discussion at this meeting led to an invitation for the Brownfield Task Force to attend the Jefferson Park and East Washington Neighborhood Association Meetings.

The **3rd Community Engagement Meeting** was held with the East Point Building and Industrial Authority (EPBIDA) on November 3, 2016. The Brownfield Task Force presented a description of the program, notified EPBIDA of the City's intention to apply for a Brownfield Community-Wide Assessment Grant, sought their participation in the program and requested that a member of the board serve on the Brownfield Task Forces if the grant is awarded.

The **4th Community Engagement Meeting** was held at the Jefferson Park Neighborhood Meeting. This was one of our most successful meetings. The Brownfield Task Force had a very interactive discussion with those in attendance. The attendees had very specific ideas regarding 1). Specific brownfield impacts in their community and how to address them, 2). Expressed the desire to be involved in site selection, site inclusion and site prioritization, 3). Recommended sites for inclusion in the program, 4). Agreed to have members serve on the Brownfield Task Force if the grant is awarded, 5). Enquired about U.S. EPA and GA EPDs role in the program.

The **5th Community Engagement Meeting** was held at the City Council Work Session on December 12, 2016. This was a formal presentation to Mayor & City Council regarding the preliminary work done and status of our grant application, deadlines, and anticipated award.

**3.a.i. Community Involvement Plan (CIP)**: The City acknowledges that any program of significance will not succeed without the participation of the community. In an effort to continue the trend of community engagement and involvement already established, the CIP will formally establish the Brownfield Task Force and seek membership from health care professional, business owners, neighborhood association presidents, community residents and a host of people and organizations that have a vested interest in seeing East Point succeed. We have already done a tremendous amount of community engagement. The CIP will build upon relationships developed in the engagement meetings and seek their formal membership on the Brownfield Task Force. The task force will be instrumental in directing the activities of the program from site selection, site prioritization, assessment work to be done, and responsible for ensuring that a cleanup plan is developed for selected sites. The task force will also assist the Department of Economic Development in seeking additional funding for assessments, cleanups and developing a strategic plan for eventually applying for a Revolving Loan Fund (RLF). Monthly task force meetings will be held and six public meetings are planned in the three-year project period.

**3.a.ii Communication Process**: The City will utilize the various avenues available to communicate to stakeholders, partners and residents. The City will utilize its official website,

www.eastpointcity.org, East Point Community Newsletters, Neighborhood Association Registry through email blasts, the South Fulton Neighbor Newspaper, and annual outreach Events.

**3.b. Partnerships with Government Agencies**: In addressing brownfields within the City of East Point, the Brownfield Task Force will also have members of the Parks & Recreation, Planning & Community Development, Police and Water Departments to ensure that activities are aimed at properties in accordance with Best Practices and Smart Growth Principles.

**Parks & Recreation:** On November 21, 2016, Mayor & City Council approved a comprehensive plan for the Parks & Recreation Department to develop the East Point Path. The Path is designed to develop ribbons of greenspace and trails that weave through neighborhoods, alleyways, parkland and abandoned train tracks. Development of the Path is designed to be a great way to reconnect residents throughout the City. East Point was developed around the car and train infrastructure which provide various opportunities for assessment and redevelopment of properties into a part of the trail network, especially old abandoned train tracks such as were used to develop the Atlanta Beltline. The Path is also designed to connect to the Atlanta Beltline north of the City. Funding for the East Point Path was approved in the 2016 Special Option Sales Tax (SPLOST) Project List. Once assessment, inventory and cleanup plan activities have been completed, the Department will be seeking to move forward towards acquisition, cleanup and redevelopment of identified properties into the East Point Path. The City also recently partnered with the Aerotropolis Atlanta Community Improvement Districts (AACIDs), also known as the Airport West CID and Airport South CID in its application for funding through the Atlanta Regional's Commission Livable Communities Initiative (LCI). The LCI Application is to develop a comprehensive plan for a trail program around Hartsfield-Jackson Atlanta International Airport called the AeroATL Greenway. Application partners are the Cities of Atlanta, College Park, East Point, Forest Park, Hapeville, Union City and Fulton County. This comprehensive plan, as well as the East Point Path will also be useful in assisting the Brownfield Task Force in identifying properties for brownfield redevelopment.

**Planning & Community Development:** The City has a Vacant/Foreclosed Property Registry Program that is managed by the Planning & Community Development Department. The program was developed and implemented by ordinance to assist with the environmental impacts abandoned, foreclosed, and vacant properties are having on the City. There are currently 83 properties listed on the Registry. Specifics regarding the registry include:

- The Vacant Property Registry came in effect on January 1, 2015.
- If a property has been vacant at least 60 days, the ordinance requires the owner to register.
- If a property is a foreclosure, the owner must register no later than the 91st day after the transfer.
- Registration is required for single/multi-family, and institutional/ industrial properties.
- **Failure to register/update information will result in a penalty up to $1,000.00 ea.**
- There are 83 properties on the Vacant Property Registry with many more in non-compliance.

This registry will be used as one of the tools the Brownfield Task Force to evaluate and nominate properties and monitor cumulative environmental impacts of brownfields in the community.

**Police Department:** The Police Department's Code Enforcement Division will also help guide brownfield activities as they relate to assisting with assessment impacts relating to blight, crime and vagrancy. The Police Department will assist the Brownfield Task Force in addressing abandoned and derelict structures, open foundations, other infrastructure of equipment that may be exposed due to lack of maintenance, vandalism or deterioration.

**Storm water:** The brownfield program will also focus on the environmental impacts associated with site contamination that have the potential to effect groundwater through surface runoff or migration of contaminants. The City has an ongoing relationship with GA EPD regarding spills and storm water runoff into watersheds. The Department will assist the Brownfield Task Force in identifying sites and assist in assessing and developing cleanup plans.

**3.b. Partnerships with Government Agencies**

**3.bi. Local/State Environmental Authority:**

**Georgia Environmental Finance** Agency (GEFA): facilitates programs that conserve and protect Georgia's energy, land and water resources. GEFA provides loans for water, sewer and solid waste infrastructure; manages energy efficiency and renewable energy programs; oversees land conservation projects; and manages and monitors state-owned fuel storage tanks. The City of East Point will seek partnership with the agency to leverage program costs.

**Georgia Environmental Protection Division (GA EPD):** GAEPDs programs facilitate voluntary cleanups and reuse of brownfields by offering liability protection and other incentives designed to improve demand for these properties. The City sought partnership with GA EPD in providing assistance and guidance to our program, in which they have agreed and provided a letter of support. City leaders also realize that brownfield redevelopment efforts can create community assets. The environmental benefits of brownfields reuse extend beyond property cleanup, it also involves redeveloping properties into community gardens and venues for farmers markets to provide local fresh food and economic opportunities to small farms. East Point has numerous identified sites that can easily be transformed into community gathering places allowing residents to enjoy and take pride in their neighborhoods and communities.

**Georgia Department of Community Affairs (DCA):** East Point has a long standing relationship with DCA in utilizing a wide range of resources available to attract jobs and investment opportunities. DCA offers a Redevelopment Fund (RDF) that provides flexible financial assistance to locally initiated public/private partnerships helping local governments implement projects that wouldn't proceed otherwise. The RDF is used to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects. RDF primarily focuses on the HUD national objective of "eliminating slums or blight". As a result, many smaller scale projects will be more competitive for RDF financing to helps spur private job creation, implement planning, develop downtowns and affordable housing solutions and promote volunteerism.

**Georgia Land Conservation Program** - The Georgia Land Conservation Program (GLCP) assists landowners seeking permanent conservation options for their properties, including fee-title donations, conservation easements and associated tax credits. Georgia provides tax credits to easement donors that meet state requirements and are approved by the Georgia Department of Natural Resources (DNR) and the State Properties Commission (SPC). Tax credit recipients may then sell, or transfer, their tax credits for cash. Landowners may also sell their land to, or otherwise work with, local governments, state agencies and other qualified organizations. All direct costs of activities required to permanently protect approved conservation lands can be funded as part of a successful grant or loan application, including: Purchase price, if any; required due diligence, such as appraisals, surveys, Phase 1/Phase II Assessments, and title insurance commitments.

**3.b.ii Other Government Partnerships**:

**Georgia Environmental Protection Division (EPD)** - The City of East Point reached out to the EPD for its support regarding the brownfield community involvement process. The Land Protection Branch (LPB) manages the disposal and treatment of solid waste through the permitting of municipal and industrial solid waste landfills. The branch also oversees

underground storage tank registration and remediation, scrap tire cleanups, the certification of lead-based paint and asbestos removal contractors, and surface mining permitting and reclamation. Government and businesses that generate or store hazardous waste are regulated through the Hazardous Waste Management Programs of the Land Protection Branch. These programs also investigate spills and releases involving hazardous waste and determine the impacts to soil and water.

**3.c. Partnerships and Community Organizations**

**3.c.i. Community Organization Description & Role**

**East Point Business and Industrial Development Authority (EPBIDA)** - The EPBIDA cooperates with local, regional and state agencies in its efforts to promote business expansion and relocation to East Point. Business and industry clients and prospects may receive assistance in many areas, including, but not limited to the following: Low-cost bond financing, developed industrial sites, available industrial buildings and government permitting/approval process.

**Cherry Blossom Community Organization** - Residents here are active in the community and regularly participates in City programs. The community organization is a strong supporter of the brownfield program and has provided a letter of support to the City's grant application effort.

**East Washington Neighborhood Association** - East Washington Neighborhood Association represents a diverse, friendly neighborhood with traditional neighborhood charm. The association is a partner and strong supporter of the brownfield grant application.

**Jefferson Park Neighborhood Association** - Jefferson Park has grown along with East Point because of its urban locale. Jefferson Park neighborhood retains a historic vibe through unique architecture and a "Mayberry" feel. Residents here are all about community, and the Neighbors Association rolls out many events that bring everyone together. This is one of the City's participating partners that hosted a Brownfield community meeting to help get the word out regarding the City's effort to apply for grant funding.

**3.c.ii Letters of Commitment – See attachments**

**3.d. Partnerships with Workforce Development Programs**

The City of East Point's Department of Economic Development works closely with East Point Workforce Development Center(s) to assists job seekers with finding job opportunities. These activities will be expanded to encompass the brownfield program. The agency facilitates interviewing processes, including pre-screening to evaluate skill levels and work experience. In addition, it offers assistance on resumes, applications and interview tips through literature and workshops. Offers job counseling and testing to veterans. Seminars are held for math review, intensive interview skills, resume, federal jobs, and basic computer skills.

## 4. PROJECT BENEFITS

**4.a. Welfare, Environment, and Public Health Benefits**: Many of the serious and prevalent health problems in East Point have possible links to brownfields due to the existing industrial infrastructure and environment factors specifically relating to transportation, land use and storm water migration. There are also health disparities linked to socio-economic status, age, race, and/or ethnicity, which correspond with prior land use and transportation. Specifically, some aspects of the environment also exacerbate differences in socio-economic status through the cost of living, educational opportunities, employment opportunities, and personal loss of productivity due to poorer physical and mental health. There are also convincing correlations between the environment and more prevalent or more highly adverse health outcomes for children, the elderly, and neighborhoods with a large number of residents of color that live around brownfields. Consistent with national patterns, cardiovascular diseases and cancer are the leading causes of death in Fulton County. The third leading cause of death is mental and

behavioral diseases, which include various types of dementia such as Alzheimer's. Even though cardiovascular disease have been declining over the years, the disease is still responsible for 1 out of 3 deaths in Fulton County. Lung cancer (including cancer of the bronchus and trachea) remains the leading cause of death among all types of cancer in Fulton County. The benefits the City of East Point is seeking to realize, if awarded the Brownfield Community-Wide Assessment Grant will alleviate many environmental social and economic impacts by assessing and planning for the removal of actual and potential sources of land and water contamination caused by prior industrial uses as discussed above. Further benefits will also recover desirable locations within the City by allowing for smarter growth. Real estate developers are likely to appreciate the benefit of the reduced purchase price of a brownfields property that can lead to increased profits. Community members are likely to appreciate increased jobs and reduced environmental health and safety risks that result once the property is properly cleaned up and returned to productive use. The City perceives economic revitalization and increased tax revenue as the primary benefits. All are valid and important benefits to be sure. But, the reduction in urban sprawl and preservation of greenspace is a great benefit also the helps protect the welfare, environment and public health of the community.

**4.b. Economic and Community Benefits:** The economic and community benefits anticipated as a result of the community-wide brownfield grant would be the realization of resources for assessment of the blighted city gateways, which were once thriving commercial corridors. Funds to assess and plan for cleanup of sites in the downtown business district, as well as numerous vacant industrial sites around the City. Site nominations have been made by engaging residents, staff and stakeholders seeking to strengthen community buy-in towards revitalization and quality of life improvements. Redevelopment of various brownfield properties will increase community job opportunities and serve to empower many of the economically challenged in the community, contribute to the local tax base, as well as address many sources of blight in the community. Many of the challenges identified were recommended by residents and stakeholders during our five community engagement meetings. The program design reflects needs identified in seeking qualitative and quantitative improvements as defined in the section 5.c. Measuring Environmental Results: Anticipated Outputs and Outcomes. As noted in Table 1, five (5) initial sites have been selected and vetted to focus assessment activities and cleanup planning. The site were selected due to their feasibility of redevelopment success from assessment, through cleanup to redevelopment. Additional sites will be selected and vetted through the following methods described in Section 1.a.

## 5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

**5.a. Audit Findings**: The most recent completed audit was conducted by Banks, Finley, White & Company for the year ending June 30, 2015. No adverse findings were reported in regards to grant awards/financial assistance programs, internal controls, compliance or any other matter.

**5.b. Programmatic Capability**: The City of East Point has a long history managing federal grant programs. The City currently has $18,226,698 in active federal, state and local grant awards. The City acknowledges that if awarded the 2017 Brownfield Community-Wide Assessment Grant all governmental requirements will continue to be met. The City also acknowledges that if the threshold expenditure amount of $750,000 is reached or exceeded during its fiscal year, an A-133 audit will be required. The City of East Point is very familiar with A-133 audit requirements and has consistently fulfilled those requirements. This practice of compliance will continue to include the 2017 Brownfield Community-Wide Assessment Grant.

**Maceo Rogers, Director of Economic Development** will serve as the Brownfield Project Director. As director, he communicates with all public and private agencies that assist in the areas of economic development, involving commercial, industrial and retail applications. Supports all aspects of the East Point Business and Industrial Development Authority (EPBIDA) in actively recruiting new industry to the area. Currently, Maceo is a two-term board member of the Georgia Economic Developers Association (GEDA); and past chair of the Membership Services Committee (GEDA); board of trustee at Andrew College, past Georgia State Alliance Co-Chair - International Council of Shopping Centers (ICSC); and a member of the International Economic Development Council (IEDC). Mr. Rogers has a BFA Degree in Visual Communications from the Atlanta College of Art now Savannah College of Art and Design (SCAD), Certified Economic Developer (CEcD) in Economic Development, a graduate of Leadership DeKalb 2004, Regional Leadership Institute 2008. Mr. Rogers will be assisted by **Reuben Thurman, Grants Manager, Finance Department,** and an environmental consulting firm obtained through a competitive procurement process. **Regina Carter and Rhonda Appleby, Economic Development Specialists** will serve as the City's Brownfield Coordinators, managing the program on a day-to-day basis, prepare reports, coordinate site selection processes, and interface with property owners, as well as the Brownfield Task Force.

**5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes**: The City of East Point has developed an initial measurement strategy for the Brownfield Community-Wide Assessment Grant. If awarded, the Brownfield Task Force will assist the Department of Economic Development in formalizing a measurement strategy to maximize anticipated outputs/outcomes. The baseline data that will be collected in specific categories as initial measuring points: **Health**-Number of hospitalizations for asthma, infant mortality rate, lead and copper in tap water, lead poisoning in children, low birth rate. **Community**-Acreage of vacant lots, violent crimes originating in or around vacant lots. **Land and environment**-Acreage of parks, number of people using parks, acreage of contaminated land. **Buildings and Infrastructure**-Number of vacant commercial properties/lead abatements, new construction permits, and number of vacant residential properties.

**5.d. Past Performance and Accomplishments**

**5.d.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

**5.d.ii.1 Purpose and Accomplishments:** The City of East Point has $18,226,698 of active federal, state, and local grants. The City has a long history of compliance. The Grants Manager is an accountant working in the Finance Department who ensures administrative and financial compliance. The City's Legal Department is available for statutory interpretations when questions arise. The City's Contracts and Procurement Department is extremely experienced in issuing solicitations for service in connection with federal, state and local grant programs. If awarded the Brownfield Community-Wide Assessment Grant, the City will incorporate the brownfield grant into its successful compliance model.

**5.d.ii.2 Compliance with Grant Requirements**: The grant awards discussed in 5.d.ii.1 are maintaining compliance with the respective grant terms and conditions. Timely adherence to the reporting schedule and work plan is a top priority. Successful administrations of these grants, positive annual audit and single audit reports reflect the City's ability to successfully manage federal projects such as the Brownfield Community-Wide Assessment Grant.

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

November 4, 2016

**VIA ELECTRONIC Mail jmrogers@eastpointcity.org**
Mr. Maceo Rogers, CEcD
Director
Department of Economic Development
City of East Point
1526 East Forrest Avenue
Suite 400
East Point, Georgia 30344

RE: State Acknowledgement Letter – Brownfield Community -Wide Assessment Grant Application
City of East Point

Dear Mr. Rogers:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the City of East Point 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 develop a dynamic inventory of brownfields and complete Phase I and II environmental site assessments and develop cleanup plans for vacant gasoline stations, dry cleaners, and former industrial properties in the target area.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the City of East Point 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

cc: Barbara Alfano, U.S. EPA, Region 4

File: EPA Grant Applicants, City of East Point-Assessment

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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: 12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier: 66.818

5b. Federal Award Identifier: EPA-OLEM-OBLR-16-08

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

* a. Legal Name: City of East Point

* b. Employer/Taxpayer Identification Number (EIN/TIN): 586000567

* c. Organizational DUNS: 0734255140000

**d. Address:**

* Street1: 2777 East Point Street
Street2:
* City: East Point
County/Parish: Fulton
* State: GA: Georgia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 30344-3277

**e. Organizational Unit:**

Department Name: Economic Development

Division Name: N/A

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

Prefix: Mr.
* First Name: Maceo
Middle Name: James
* Last Name: Rogers
Suffix:

Title: Director of Economic Development

Organizational Affiliation:

* Telephone Number: 404-270-7217
Fax Number: 404-270-7822

* Email: jmrogers@eastpointcity.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-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

NONE

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 East Point Brownfield Community-Wide 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: 5th
* b. Program/Project: 5th

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 07/03/2017
* b. End Date: 06/28/2019

**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: Reuben

Middle Name:

* Last Name: Thurman

Suffix:

* Title: Grants Manager

* Telephone Number: 404-270-7079 Fax Number: 404-209-5137

* Email: rthurman@eastpointcity.org

* Signature of Authorized Representative: Reuben Thurman III * Date Signed: 12/22/2016

R04-17-A-035

**Georgia Mountains Regional Commission**

December 22, 2016

Ms. Barbara Alfano
Environmental Protection Agency, Region 4
Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303-8960

Dear Miss Alfano,

This letter and subsequent application is on behalf of the Georgia Mountains Regional Commission (GMRC) for the FY17 Brownfield Assessment Grant program. The GMRC is the regional government office serving 13 counties within the scenic and growing northeastern part of the state, with a strong culture defined by the Appalachian foothills and many scenic outdoor recreation opportunities. It is also an area transitioning from an agrarian and historic manufacturing economy to one with more tourism, suburban development and a wider variety of goods production industries.

Amidst this transition many communities are dealing with older, vacant industrial and commercial sites that are or may be brownfields, and as such the ability to convert these properties into viable sites for reuse has been hindered. Some properties have been rehabilitated, and others have received formal assessments but not yet seen any mitigation. What efforts have occurred to address any brownfields has been piecemeal and not anything coordinated at any community-wide or government level.

This application seeks to remedy that by performing a survey and inventory of all 13 counties in the region to identify every potential brownfield and outline the preliminary measures necessary to assess each property. This inventory would be used to build community action plans for all brownfields, including opportunities for coordination with other jurisdictions in mitigation efforts and providing education for area stakeholders. The completed product would provide direction for all communities and their partners in how to respond to each need and move toward eliminating the presence of brownfields within the region. This would not only move the GMRC and each government closer to their respective environmental goals but would also aid the economic development aspirations for each community by showing how to address any lingering obstacles toward the adaptive reuse of brownfield sites.

Thank you for your time and consideration.

Adam Hazell
Planning Director

**P.O. Box 1720 • Gainesville, Georgia 30503 • Phone (770)538-2626 • FAX (770)538-2625**

**Georgia Mountains Regional Commission**

## Funding Requested

| | |
|---|---|
| Grant Type: | Assessment |
| Assessment Grant Type: | Community Wide |
| Federal Funding Requested: | $25,000 |
| Contamination: | Both* |

* = Funding is for identifying all types of brownfields, surveying for both hazardous materials and petroleum.

## Location

The location for this project is the service area of the Georgia Mountains Regional Commission, covering 13 counties in the northeastern corner of the State: Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties.

## Contacts

Project Director
Adam Hazell
Planning Director
770-538-2617
ahazell@gmrc.ga.gov

Chief Executive
Heather Feldman
Executive Director
770-538-2626
hfeldman@gmrc.ga.gov

## Population

| COUNTY | 2010 | 2014 |
|---|---|---|
| **Banks** | 18,403 | 18,295 |
| **Dawson** | 22,300 | 22,957 |
| **Forsyth** | 176,737 | 204,302 |
| **Franklin** | 22,066 | 22,264 |
| **Habersham** | 43,095 | 43,752 |
| **Hall** | 180,034 | 190,761 |
| **Hart** | 25,189 | 25,377 |
| **Lumpkin** | 30,309 | 31,176 |
| **Rabun** | 16,258 | 16,243 |
| **Stephens** | 26,155 | 25,480 |
| **Towns** | 10,534 | 11,098 |
| **Union** | 21,324 | 21,984 |
| **White** | 27,237 | 27,970 |
| **GMRC Region Total** | **619,641** | **661,659** |

*Source: US Bureau of the Census*

None of the communities within the GMRC has experienced persistent poverty for 30+ years at the county level. Only select Census tracts have shown indications of sustained poverty depending on the data source.

Further demographic details and information is provided within the application narrative.

**P.O. Box 1720 • Gainesville, Georgia 30503 • Phone (770)538-2626 • FAX (770)538-2625**

# PROPOSAL SUBMISSION INFORMATION

## Regional Brownfield Inventory and Assessment
## Georgia Mountains Regional Commission

## COMMUNITY NEED

Efforts to predict the future economic profile of the Georgia Mountains Region (GMRC) can be assisted by an understanding of the historic population growth patterns of the region and the existing population profile. Improving the economic health of the region is a common goal and requires policy makers to understand how changes in the region's population will affect the opportunities for economic growth. The Georgia Mountains Region has grown over the past few years and is currently estimated at 674,664 people.

However, there is a noticeable trend of young adults leaving the area. Economic developers in the region have expressed some concerns with the migration of the youth and the trend causing a shortage of skilled labor. Current efforts are now being implemented to educate, train and encourage the region's youth to remain in the area and contribute to the much needed workforce.

The area is still managing the evolution from a predominantly agrarian and old-style manufacturing based economy to one more dependent on tourism and commercial businesses. Goods production has only increased at marginal levels with the population. Leading up to the recession, the region was among many parts of Georgia that saw decline in the textiles manufacturing industry, with more than 2,000 jobs lost in that industry alone between 1990 and 2008 throughout the region.

As the local communities strive to sustain their economies and their character, several properties have been identified and/or formally assessed (Phase 1) as brownfields, but to date these have been addressed on a site-by-site basis. Select industrial properties were readily identified as having, or potentially having, levels of contamination based on legacy uses: Tanneries, furniture production facilities, and other manufacturing sites where it was common knowledge that chemicals or potentially hazardous substances were handled or stored on the grounds. Some of these have remained vacant, such as the Toccoa Casket Company in Stephens County, or a former Blue Ridge EMC building in Towns County. Some have seen attempted reuse or serve as an unofficial warehouse, but still subject to dilapidation.

The exact number of these facilities throughout the region is unknown but it is suspected that every one of the thirteen counties contains at least one substantial brownfield site, with additional estimates by various development authority staff at more than 30 across the region. The number could be higher once smaller properties such as older gas stations are factored in.

To date, none of the Counties or Cities within the GMRC has a complete inventory of existing and potential brownfields within their region. Rezoning and permitting decisions do not address such possibilities unless raised on a case by case basis, and local development authorities have not been proactive in undertaking a comprehensive review of major industrial and commercial sites for assessment of potential brownfield conditions. Efforts to attract new business and plan for community development are not being done with thoughtful consideration to existing or potential

brownfields in each respective community. The result is some existing brownfield sites remain without mitigation strategies and other sites have not been considered for brownfield conditions that might impact future development. This is now being recognized as a flaw in local plans for economic development, and local governments are growing aware of the need to ensure they've assessed the potential impacts for their communities.

Community Description

Encompassing approximately 3,500 square miles, the Georgia Mountains Region is located in the foothills of the Blue Ridge Mountains, bordered by North Carolina to the north and South Carolina to the east, while other Georgia counties border the region to the south and west. The Georgia Mountains Region has gradually transformed itself from an area reliant on manufacturing and agriculture, to one more diversified in health care, tourism, distribution, retail, and a variety of industrial and high-tech companies. Problems surrounding future economic and community development for the region include, but are not limited to, shortages of skilled labor, out-migration of young adults, and lack of quality neighborhood housing for new executives and business employees. The availability of key quality sites and/or buildings for new business remains a continuing challenge. The one-time reliance on major employers has lessened, but there is still some vulnerability in several counties. Thus, continued diversification along with economic growth, are seen as the primary goals for the Georgia Mountains Region.

Demographic Information and Indicators of Need

**Demographic Information**

| | Population: | Unempl.: | Poverty Rate: | Percent Minority: | Median HH Income |
|---|---|---|---|---|---|
| **Banks** | 18,495 | 5.4 | 16.6 | 12.5 | 41,472 |
| **Dawson** | 23,312 | 5.0 | 14.2 | 7.1 | 56,943 |
| **Forsyth** | 212,438 | 4.4 | 6.9 | 25 | 88,816 |
| **Franklin** | 22,311 | 6.3 | 23.9 | 16.6 | 33,816 |
| **Habersham** | 43,996 | 5.6 | 17.8 | 22 | 40,907 |
| **Hall** | 193,535 | 4.7 | 18.4 | 38.5 | 51,202 |
| **Hart** | 25,534 | 6.1 | 21.9 | 24.9 | 37,653 |
| **Lumpkin** | 31,408 | 5.3 | 19.8 | 9.6 | 43,804 |
| **Rabun** | 16,281 | 6.6 | 21.6 | 12.2 | 35,211 |
| **Stephens** | 25,586 | 6.5 | 18.9 | 17.8 | 40,315 |
| **Towns** | 11,182 | 7.8 | 18.6 | 5.5 | 37,000 |
| **Union** | 22,267 | 5.2 | 13.5 | 6.3 | 40,799 |
| **White** | 28,319 | 5.1 | 19 | 7.9 | 40,888 |
| **GMRC** | 674,664 | 5.0 | NA | NA | NA |
| **Statewide** | 10,214,860 | 5.9 | 18.4 | 46.1 | 49,620 |
| **National** | 3,141,070,841 | 5.02% | 15.6 3% | 37.21% | 534,823 |

Figures for GMRC Counties are 2015 data – US Bureau of the Census

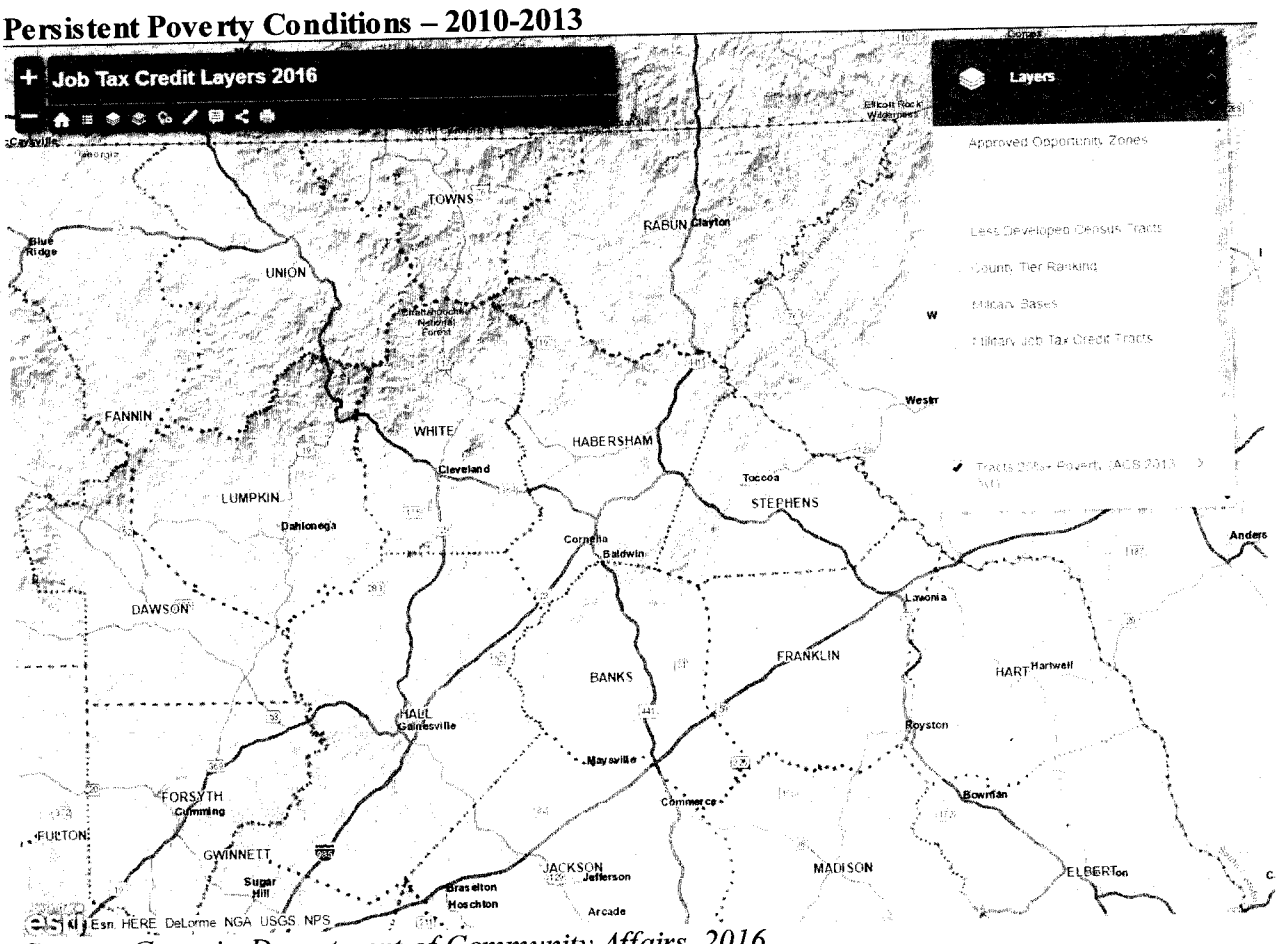
[1]Data are from the 2014 American Community Survey data profile and are available on American FactFinder at

http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP05&src=pt

[2]Data are from the Bureau of Labor Statistics (The Employment Situation – March 2016) and are available at http://www.bls.gov/news.release/pdf/empsit.pdf.

[3]Data are from the 2014 American Community Survey data profile and are available on American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP03&src=pt.

**Persistent Poverty Conditions – 2010-2013**




*Source: Georgia Department of Community Affairs, 2016*

**Persistent Poverty Conditions – 2010 - 2013**

| Census Tract | County | GEOID10 | Total Pop. | % Poverty |
|---|---|---|---|---|
| 1301.05 | Forsyth | 13117130105 | 2,284 | 25.8 |
| 1304.08 | Forsyth | 13117130408 | 3,714 | 23.6 |
| 1304.09 | Forsyth | 13117130409 | 2,182 | 21.1 |
| 1304.1 | Forsyth | 13117130410 | 3,642 | 20.2 |
| 8901.01 | Franklin | 13119890101 | 3,727 | 22.4 |
| 8904 | Franklin | 13119890400 | 5,152 | 22.1 |
| 4 | Habersham | 13137000400 | 5,372 | 22.6 |
| 5 | Habersham | 13137000500 | 6,313 | 25.0 |
| 6.02 | Habersham | 13137000602 | 8,399 | 30.9 |
| 4 | Hall | 13139000400 | 5,664 | 20.4 |
| 6 | Hall | 13139000600 | 5,833 | 30.6 |
| 7.01 | Hall | 13139000701 | 5,747 | 27.4 |
| 10.03 | Hall | 13139001003 | 6,195 | 35.8 |
| 11.01 | Hall | 13139001101 | 4,660 | 47.2 |
| 11.02 | Hall | 13139001102 | 4,301 | 38.0 |
| 12.01 | Hall | 13139001201 | 6,909 | 35.5 |
| 12.02 | Hall | 13139001202 | 6,527 | 20.8 |
| 9601 | Hart | 13147960100 | 5,945 | 21.1 |
| 9603 | Hart | 13147960300 | 3,175 | 38.1 |
| 9604 | Hart | 13147960400 | 5,950 | 29.5 |
| 9605 | Hart | 13147960500 | 6,324 | 26.7 |
| 9601.01 | Lumpkin | 13187960101 | 7,349 | 22.4 |
| 9602.02 | Lumpkin | 13187960202 | 6,189 | 27.9 |
| 9702.01 | Rabun | 13241970201 | 3,618 | 20.3 |
| 9702.02 | Rabun | 13241970202 | 2,908 | 25.1 |
| 9703.01 | Rabun | 13241970301 | 2,914 | 25.5 |
| 9703.02 | Rabun | 13241970302 | 1,348 | 27.9 |
| 9701 | Stephens | 13257970100 | 6,304 | 20.9 |
| 9703.01 | Stephens | 13257970301 | 3,140 | 26.7 |
| 9703.02 | Stephens | 13257970302 | 2,711 | 23.8 |
| 1.01 | Union | 13291000101 | 2,701 | 20.2 |
| 2.05 | Union | 13291000205 | 5,031 | 25.2 |
| 9502.01 | White | 13311950201 | 8,288 | 27.0 |
| 9503 | White | 13311950300 | 8,140 | 24.2 |

*Source: US Bureau of the Census, American Community Survey, 2013*

**Welfare, Environmental, and Public Health Impacts**

There are no formal documented cases of immediate or direct adverse communal impacts from identified brownfield sites that were raised as part of this application process. Known brownfield sites within the region have been reserved from public access accept by the owners, and where possible mitigation measures have been put into effect for select private properties.

The long-term concern is with regard to future on-site reuse of any site where levels of contamination have not yet been determined, particularly for those sites that might contain legacy coil contamination or other materials that could reach local surface waters. The region is highly dependent on area streams and rivers for their water resources, especially Lake Lanier. Any hazardous materials left unmanaged or removed could eventually reach these water bodies and impact local intakes, marine life and area residents.

**Financial Need**

To date there hasn't been a comprehensive inventory of brownfields in any GMRC county, due partly to lack of education on the subject and recognition of how to initiate the process. Without a clear idea and support, local communities have not been able to dedicate resources to such an effort, due to other obligations and lack of understanding of how large the particular scope of properties may be as a result.

Having a funding source dedicated toward a singular effort designed to focus solely on an inventory of brownfields will allow GMRC staff to develop functional knowledge of the issues surrounding these properties and provide a baseline for assessing the potential impairment of properties across the region. This would involve a focused educational and awareness campaign in speaking with local stakeholders, and developing a singular method for evaluating properties and cataloging their respective characteristics and potential for mitigation.

Without a dedicated funding source for this project, this work would not be done in a coordinated manner or within a near-term time frame.

## PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

### Project Description, Timing and Implementation

The proposal is for the GMRC to begin a coordinated effort at building an inventory of existing and potential brownfields within the region, and then providing a preliminary assessment and mitigation strategy for each. This would result in a functional gameplan for the eventual mitigation of all prospective brownfields in the region, many of which would likely be targeted for individual site assessments as part of this and other EPA grant programs in the near future.

GMRC staff would work with EPA and State officials in drafting the parameters for the inventory, and then begin networking with local governments and development authority staff in surveying each community. Existing and potential sites would then be cataloged, with a base profile and history developed for each. Once the region has been surveyed, the GMRC and related stakeholders would develop preliminary mitigation strategies for each, identifying the responsible parties, prospective costs and procedures, and a potential timeline based on local priorities and resources. For each community they could then project the eventual time when all brownfields have been formally assessed and has their respective mitigation plan.

### Task Descriptions and Budget Table

All tasks to be carried out by the GMRC, with assistance from local officials or staff where able.

*Task 1 - Develop Inventory Parameters- $2,500*
GMRC staff to meet with EPA, Georgia EPD and others to identify preferred parameters for surveying the region, identifying and cataloging brownfield sites. This would serve to train staff and ensure the eventual products would contribute to future EPA grant applications and/or site assessments.

*Task 2 - Begin Regional Survey - $2,500*
GMRC staff will conduct several public forums to inform area residents and businesses about the process and how they can contribute to the development of the inventory. This will also be used to educate the public about the hazards of brownfields and the resources available to help mitigate the properties.

GMRC staff will also survey local development authorities, chambers of commerce, and community development personnel for their initial suggestions on existing and potential brownfields. This will also involve opportunities for GMRC to educate these local stakeholders on brownfield conditions and will help identify areas and sites previously not considered as prospective brownfields.

*Task 3 - Conduct Regional Survey $20,000*
Once fully initiated, GMRC staff will tour the region and document conditions of prospective brownfield sites. This will involve photographs, interviews with local residents and property owners and verification of any records that may suggest historic conditions that would contribute to contamination. All investigations into properties will adhere to EPA guidelines and recommendations regarding site access and personal safety. GMRC staff are not attempting to perform formal site assessments, but will only ascertain the conditions and details about the site that will help shape extent and nature of formal assessments that will come in subsequent phases

and be performed by qualified consultants. The work from this grant will set the table for formal assessments by identifying the details about each and every site that will serve to expedite the assessment process and allow communities to prioritize and coordinate efforts and resources.

*Task 4 - Develop Preliminary Mitigation Strategies - $8,000*
Once all the properties have been identified and surveyed, the GMRC will work with local stakeholders to develop mitigation strategies for each site. This strategies will recommend when and how each property should be addressed for a formal assessment, allowing communities to prioritize and coordinate their efforts based on the needs or opportunities for each site. This will also include a regional strategy whereby the GMRC will outline opportunities to assist in multi-jurisdictional efforts (such as site assessments for common types of properties in several counties) and to support local education and long-term planning for developing neighborhoods around each site. Where possible, the GMRC will identify joint opportunities for future EPA grant projects that will advance formal site assessments and site mitigation.

Budget

**Sample Format for Budget**

| | **Project Tasks ($)** (programmatic costs | | | | |
|---|---|---|---|---|---|
| **Budget Categories** | Task 1 | Task 2 | Task 3 | Task 4 | **Total** |
| Personnel | $1,327 | $1,327 | $10,603 | $4242 | $17,500 |
| Fringe Benefits | $545 | $545 | $4365 | $1745 | $7,200 |
| Travel[1] | | | $300 | | $250 |
| Indirect | $605 | $605 | $4850 | $1940 | $8,000 |
| Other (specify) _____ | $2,500 | $2,500 | $20,300 | $8,000 | |
| **Total Budget** | $2,500 | $2,500 | $20,000 | $8,000 | $33,000 |

[1] Travel to brownfields-related training conferences is an acceptable use of these grant funds.
Reminder: Administrative costs, such as indirect costs, of grant administration with the exception of financial and performance reporting costs are ineligible grant activities.

**Ability to Leverage**

As a regional entity as defined by the State of Georgia, the GMRC annually contracts with the Georgia Department of Community Affairs (DCA) to perform work that advances local and regional community development goals. This includes projects that have been identified as regional priorities that can be done by GMRC staff and have been recognized within our Regional Work Program (RWP). Currently the RWP identifies various efforts to both support environmental projects and support local workforce development. This includes watershed assessments and grant writing and administration for capital improvement projects or industrial development, as well as a regional project to produce redevelopment plans for several historic downtown areas.

When the RWP is updated in 2017 the GMRC will include additional language for a regional brownfield inventory. This will allow the GMRC to use a portion of its annual funds from DCA to assist with the tasks outlined in this application. As currently proposed, the GMRC will use $8,000 in State funds to supplement the requested $25,000 in federal funds, for a total of $33,000 dedicated to the project.

## COMMUNITY ENGAGEMENT AND PARTNERSHIPS

### Engaging the Community

The GMRC will communicate with the public through open forums and by sharing information and resources via their web site and monthly emails. Public forums will be held throughout the process to provide education and awareness about the GMRC project and about brownfields in general. Where possible, EPD or other specialists will be invited to participate. The web site will also include links to online resources, as well as copies of report materials from the project. Local communities and key stakeholder groups will also be able to track program efforts with the GMRC's monthly newsletter. Additionally, the GMRC will advise area industrial development authority and community development personnel of our progress and invite them to help direct input and feedback about program efforts.

### Partnerships with Government Agencies

The GMRC is already an active partner with its member local governments, with the GMRC Council comprised of 13 County officials and 13 Municipal officials. Local governments are considered members of their respective Regional Commission.

### Partnerships with Community Organizations

The GMRC will solicit input on local stakeholder groups and other community organizations that can help with the process. This can include local development authorities, chambers of commerce, trade organizations and more. The local governments will be invited to nominate organizations which the GMRC will then contact to see if they wish to be involved.

### Partnerships with Workforce Development Programs

Workforce development is considered a major component of the GMRC's mission and operations. The GMRC is the acting Work Source Georgia provider for the region, as well as the area's federally designated Economic Development District. This means the GMRC maintains regular meetings with area development authorities and local business leaders. As this project is moved forward these stakeholders will be routinely brought in to discuss the brownfield status of properties, the prospects for mitigation strategies, and for eventual neighborhood revitalization planning of any and all impacted areas. Their input is considered vital to the overall goals of the program.

## PROJECT BENEFITS

The primary benefit of this project is the identification of any and all brownfield properties in the region and a coordinated approach for the eventual mitigation of each. This will help the local governments properly plan for economic growth around these conditions and to plan for the environmental sustainability of any impacted neighborhoods. This will help each community move closer toward their respective environmental objectives while also continuing to revitalize vacant and contaminated properties that could better contribute to the local economy. This information could also assist with local hazard mitigation planning as emergency responders better understand the threats within their communities.

By performing a coordinated, comprehensive effort, the GMRC will advance progress on an issue that will otherwise remain unaddressed except on individual property bases. Plus it will ensure every community has at least established a minimal level of knowledge and planning with regard to any brownfield properties within their area.

## PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

### Audit Findings

There are no outstanding issues, challenges, or findings of issue for any current or recent GMRC financial audits.

### Programmatic Capability

All tasks outlined within this project scope have been designed around existing staff capabilities and resources available to the GMRC.

### Measuring Environmental Results: Anticipated Outputs/Outcomes

The monitoring of environmental results will come from the subsequent site assessments and mitigation efforts that will be programmed after the completion of this effort.

### Past Performance and Accomplishments

The GMRC has not received any brownfield grants in the past or comparable EPD funding assistance.

The GMRC has received State funds for various environmental projects including 319 Grants for watershed assessments and TMDL implementation. The GMRC has also served as the grant administrator for such projects as well as other capital improvement grants including funds from the Economic Development Administration and Georgia Department of Transportation.

# Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: Georgia Mountains Regional Commission

## Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Region 4 - Assistance to communities that have limited in-house capacity to manage brownfield projects

Page Number(s): 5

## Assessment Other Factors Checklist

Please identify (with an ***x***) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| **Other Factor** | **Page #** |
|---|---|
| *None of the Other Factors are applicable.* | **X** |
| Community population is 10,000 or less. | |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| Target brownfield sites are impacted by mine-scarred land. | |
| Project is primarily focusing on Phase II assessments. | |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | |
| Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress. | |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | |

| | |
|---|---|
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.** | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

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

December 14, 2016

**VIA ELECTRONIC MAIL hfeldman@gmrc.ga.gov**
Ms. Heather Feldman
Executive Director
Georgia Mountains Regional Commission
PO Box 1720
Gainesville, Georgia 30503

RE: State Acknowledgement Letter – Brownfields Community-Wide Assessment Grant Application – Georgia Mountains Regional Commission

Dear Ms. Feldman:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the Georgia Mountains Regional Commission (GMRC) 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 GMRC is applying for funds to develop a dynamic brownfield site index that will facilitate Phase I and II environmental site assessments and the development of cleanup plans for a number of vacant gasoline stations, dry cleaners, and former industrial properties in the Georgia mountains region. The ultimate goal of the inventory and assessments is to establish this 13-county region as a center for commerce, culture, and connectivity.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to GMRC for such assessment. A successful award would greatly assist the GMRC in their redevelopment goals. Thank you for your consideration.

Sincerely,

Shannon Ridley
Brownfield Coordinator

cc: Barbara Alfano, U.S. EPA, Region 4
Adam Hazell, Georgia Mountain Regional Commission

File: EPA FFY 2017 Grant Applicants, Georgia Mountains Regional Commission

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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: 12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State: 12/22/2016

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

* a. Legal Name: Georgia Mountains Regional Commmission

* b. Employer/Taxpayer Identification Number (EIN/TIN): 58-0918142

* c. Organizational DUNS: 0793878580000

**d. Address:**

* Street1: PO Box 1720
Street2:
* City: Gainesville
County/Parish:
* State: GA: Georgia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 30503-1720

**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: Adam
Middle Name:
* Last Name: Hazell
Suffix:

Title: Planning Director

Organizational Affiliation:

* Telephone Number: 770-538-2617
Fax Number: 770-538-2625

* Email: ahazell@gmrc.ga.gov

## 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-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

NONE

Title:

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

Add Attachment | Delete Attachment | View Attachment

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

Regional Inventory of Brownfield Properties

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: 7,9

* b. Program/Project: 7,9

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 09/01/2017

* b. End Date: 08/31/2019

**18. Estimated Funding ($):**

| | |
|---|---|
| * a. Federal | 25,000.00 |
| * b. Applicant | 0.00 |
| * c. State | 8,000.00 |
| * d. Local | 0.00 |
| * e. Other | 0.00 |
| * f. Program Income | 0.00 |
| * g. TOTAL | 33,000.00 |

*** 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: Feldman

Suffix:

* Title: Executive Director

* Telephone Number: 770-538-2626

Fax Number: 770-538-2625

* Email: hfeldman@gmrc.ga.gov

* Signature of Authorized Representative: Heather Feldman

* Date Signed: 12/22/2016

R04-17-A-036

RVRC
River Valley Regional Commission
www.rivervalleyrc.org

Columbus Office
710 Front Avenue, Suite A
P. O. Box 1908
Columbus, GA 31902
Phone (706) 256-2910
Fax (706) 256-2908
TDY (706)256-2944

Americus Office
228 West Lamar Street
Americus, GA 31709
Phone (706) 256-2910
Fax (229) 931-2745
Fax (229) 931-2917

Toll Free (877) 819-6348

December 20, 2016

Ms. Barbara Alfano
Atlanta Federal Center
61 Forsyth Street, SW
10th Floor
Atlanta, GA 30303-8960
Phone: 404-562-8923

**Subject: Brownfields Community-Wide Assessment Grant Proposal**
**River Valley Brownfields Coalition, Southwestern Georgia**

Dear Ms. Alfano,

Enclosed please find the River Valley Brownfields Coalition (RVBC) proposal for brownfields coalition assessment grant funds. The coalition has River Valley Regional Commission (RVRC) as the lead eligible entity and also includes the Crisp-Cordele Industrial Development Authority, the City of Vienna, the Macon County Economic Development Authority, and Sumter County. The coalition is applying for a $348,500 hazardous substance and a $251,500 petroleum assessment grant to complete assessments on brownfield sites located in the target area of Sumter, Macon, Dooly, and Crisp counties.

Communities in our target area, located in rural southern Georgia, can be broken out into two tiers: the small employment centers of Americus, Cordele, and Vienna, and the very small rural farming towns that dot the agricultural countryside. Our target area is also home to many tourist attractions, including the Jimmy Carter National Historic Site in Plains, GA and the Andersonville National Historic Site in Andersonville, GA.

The Brownfields assessment project of our River Valley Brownfields Coalition has two primary objectives. In the employment centers of Americus, Cordele, and Vienna, assessments will focus on business expansion by assessing and redeveloping former industrial properties. In the very small rural farming towns throughout the target area, the coalition will work with and assist local governments to remove blight and quantify environmental liabilities, facilitating demolition or redevelopment. One such example is the former school in Ideal, GA. The former school, which likely contains asbestos, is located next to a park and residential community. The roof of the building has collapsed, and the site poses a severe health and safety risk to the community. The town of Ideal (population 470) would like to demolish the building to expand the park or build affordable housing, but does not have the funds to complete the necessary assessments. The funds from the assessment grant will allow Ideal to remove this hazard from their community and re-develop it to benefit their small community.

**Grant Specifics**

| | |
|---|---|
| a. Applicant Identification: | River Valley Regional Commission<br>710 Front Avenue, Suite A<br>Columbus, GA 31901<br>DUNS ID: 15 101 460 2 |
| b. Funding Requested: | i) Grant Type: Assessment<br>ii) Assessment Grant Type: Coalition<br>iii) Federal Funds Requested: $600,000, with no waiver<br>iv) Contamination: Petroleum ($251,500) and Hazardous Substances ($348,500) |
| c. Location: | Four counties in southwestern Georgia: Crisp, Dooly, Macon, and Sumter. |
| d. Site-specific proposals: | Not applicable |
| e. Contacts: | Project Director<br>Jim Livingston, Community and Economic Development Director<br>River Valley Regional Commission<br>PO Box 1908<br>Columbus, GA 31902<br>706-256-2910; Fax: 706-256-2908<br>Email: jlivingston@rivervalleyrc.org<br>Executive Director<br>Patricia Cullen, Executive Director<br>(same address and telephone as Project Director)<br>Email: pcullen@rivervalleyrc.org |
| f. Population of Area | i) RVRC (applicant): 377,661<br>Crisp-Cordele IDA (coalition member): 23,439<br>City of Vienna (coalition member): 4,011<br>Macon County EDA (coalition member): 14,740<br>Sumter County (coalition member): 32,819<br>ii) Addressed by Proposal: Total 4 counties: 83,882<br>iii) All counties within the target area have experienced persistent poverty over the past 30 years. |
| g. Regional Priorities/ Other factors checklist: | See attached. |

Thank you for your consideration of our grant proposal. Should you have questions on this proposal, please do not hesitate to contact me at 706-256-2910.

Sincerely,

Patricia P. Cullen

Patricia P. Cullen, Executive Director
River Valley Regional Commission

Attachments: Other Factor Checklist – Attached to this transmittal letter
Letter from State Environmental Authority
Ranking Criteria

## Ranking Criteria

### 1. Community Need

**1.a.i Community and Target Area Descriptions:** The River Valley Brownfields Coalition (RVBC) is applying for a $600,000 community-wide Coalition Assessment Grant to assist communities in Crisp, Dooly, Macon, and Sumter counties in rural southern Georgia (the target area). Coalition members include the lead applicant, River Valley Regional Commission (RVRC), as well as the Crisp-Cordele Industrial Development Authority, the City of Vienna, Macon County Development Authority, and Sumter County. Our target area is the birthplace of the "peanut farmer President" Jimmy Carter, contains one of the largest Confederate military prisons during the Civil War, where over 45,000 Union soldiers were confined and nearly 13,000 died, and includes some of the highest productivity agricultural lands in the state interspersed with small, historic southern agricultural communities. Macon County ranks first in the state for peach and dairy production, Dooly County is number one for cotton production, Crisp County ranks second in watermelon production, and Sumter County is third for soybean production (2014 GA Farm Gate Value Report). While our target area has a strong agricultural tradition, rich Civil War history, and a number of tourist attractions, the region has always suffered from blight, high levels of poverty, low income, and low levels of education. As it has been since the days of former President Carter's upbringing, the area has a high minority population. Demographic challenges of our target area which were exacerbated by the 2008 recession, with plant closures in each of the four counties.

Communities in our target area can be broken out into two tiers- the small employment centers of Americus, Cordele, and Vienna, and the very small rural farming towns that dot the agricultural countryside. Americus is the largest city in the target area (population 16,359), followed by Cordele (population 11,187), and both cities have healthcare and higher education services not found elsewhere in these four counties. Americus has a vibrant downtown core, and is listed on the National Register of Historic Places. Cordele's downtown core is also listed on the National Register, but is suffering from a higher level of blight than Americus. Both cities have an industrial economy, however they both also have a number of abandoned and underutilized industrial properties, as well. The City of Vienna has a large Tyson Foods plant, which announced a $110 million dollar expansion in 2015 and the creation of an additional 500 jobs. Unfortunately, Vienna has a housing shortage and most of the Tyson employees live outside of the county. The city has targeted the former Red Kap manufacturing building for redevelopment into affordable housing, but needs funds to assess building materials concerns on the property prior to redevelopment.

Outside of Americus, Cordele, and Vienna, the remainder of the target area is characterized by very small, rural farming towns (populations typically less than 1,000 people), which typically suffer from extreme blight. In our very small communities such as DeSoto (pop. 187) and Ideal (pop. 470), the vast majority of the buildings in the community are vacant and blighted. For instance, in DeSoto, practically every building along Main Street is vacant and blighted. These very small towns have few jobs, minimal tax base, and are barely surviving economically. The

residents that have stayed in these very small towns struggle to preserve their community, and the local governments cannot afford to inherit any environmental liabilities from these blighted properties without a clear estimate of remediation costs and funding sources to accomplish cleanup. Conducting building materials assessments and quantifying sub-surface liabilities at these properties will facilitate demolition or re-development of such properties keep these communities alive.

The Brownfields assessment project of our RVBC has two primary objectives. In the employment centers of Americus, Cordele, and Vienna, assessments will focus on business expansion by assessing and re-developing former industrial properties. In the very small rural farming towns throughout the target area, the coalition will work with and assist local governments to remove blight and quantify environmental liabilities, facilitating demolition of redevelopment.

**1.a.ii. Demographic Information:** Approximately one-third of the population within our target area live in Americus or Cordele, with the remaining two-thirds living in very small rural farm towns. As shown in the table below, residents in the target area suffer from low income, high rates of poverty, and lower levels of education. Over half of the residents in the target area are minorities. The poverty rate in the four-county target area is 30.7%, compared to 18.5% for Georgia and 15.6% for the nation. Additionally, only 14.5% of the residents in the target area have a college degree, which is half of the state-wide and national rates. Population growth trends from 2010 – 2015 show a population loss ranging from 2.4% to 7.5% across the target area, compared to a statewide population growth of 5.4% during that same period.

**DEMOGRAPHIC INFORMATION**

| Criteria | Target Area | Georgia | United States |
|---|---|---|---|
| Population[1] | 83,882 | 9,907,756 | 314,107,084 |
| Population over 65[1] | 14.1% | 11.5% | 13.7% |
| Percent in poverty[1] | 30.7% | 18.5% | 15.6% |
| Percent Minority[1] | 54.8% | 39.6% | 26.2% |
| Unemployment rate[2] | 7.4% | 5.3% | 4.9% |
| Median Household Income[1] | $32,732 | $49,342 | $53,482 |
| Per Capita Income[1] | $16,970 | $25,427 | $28,555 |
| Percent high school graduate[1] | 75.3% | 85.0% | 86.3% |
| Percent college degree[1] | 14.5% | 28.3% | 29.3% |

[1] Data are from the 2014 American Community Survey data profile
[2] Bureau of Labor Statistics Local Area Unemployment Program, November 2016. Data are 1-year averages covering the period September 2015 – October 2016.

**1.a.iii. Brownfields and Their Impacts:** The coalition members have identified more than 20 brownfields sites in the target area. The sites identified, which may potentially contain

petroleum, metals, herbicides/pesticides, asbestos, and/or lead-based paint, are primarily located in town-center areas and are significant contributors to blight in these communities. Brownfields in the target area can generally be split into two categories: vacant and blighted buildings in very small rural farming towns, and vacant industrial properties on the edges of small employment centers.

Brownfields in small communities and town centers are in high-traffic areas and contribute significantly to blight in these towns. The 2013-2018 Comprehensive Economic Development Strategy (CEDS) report lists vacant main streets/town centers as a primary economic threat for the target area. The former Allied department store in Cordele is directly across the street from Darton State College - Cordele. The former Ideal School, located in Ideal, GA, is located next to a large park and poses a significant health and safety risk to both nearby residents and visitors to the park. A vacant gasoline station is on the edge of the Gillespie-Selden (G-S) Historic District in Cordele, and within the G-S Urban Redevelopment Area. The G-S neighborhood is suffering from a high level of blight, and RVRC has invested significant time and resources into revitalizing this neighborhood through the development of an Urban Redevelopment Plan in 2011 and the receipt of a Housing Preservation Grant from USDA Rural Development, also in 2011.

Brownfield properties in industrial zones outside of town centers represent highly underutilized land. These properties often span several acres, are proximal to rail spurs or major highways, and have the highest potential for commercial re-development. The Perlis truck stop in Wenona opened in 1971 and was once a nationally known truck stop along I-75. The property is now abandoned, and the property owners do not have the resources to conduct an assessment on the site. Having the site assessed will facilitate redevelopment of this high-value property.

The former Allen's food processing plant was one of the largest employers in the town of Montezuma until it closed in 2014. With a population of only 3,288, the layoff of nearly 200 employees was a severe economic hit to the community. The 13-acre property is now vacant, and is one of the largest properties in Montezuma. Assessing this property will help to attract another business to take over the property and replace the jobs lost in 2014.

| **Known Brownfield Assessment Sites with Landowners Interest** | | | |
|---|---|---|---|
| **Site Name** | **Issue** | **Contaminant** | **Potential Redevelopment and/or Risk Reduction** |
| Allied Department Store | Vacant and blighted building across the street from local college. | Asbestos/LBP | Coffee shop or café to support local college |
| Red Kap | Blighted property, assessment needed prior to | Asbestos/LBP | Affordable housing for Tyson plant employees |

| | | | |
|---|---|---|---|
| | development of affordable housing | | |
| Ideal School | Building is collapsing and is adjacent to park and residential community | Asbestos/LBP | Affordable housing or park expansion |
| Former Gas Station, Americus | Along main thoroughfare, across the street from regional hospital | Petroleum | Medical/Legal office space |
| Cordele Fertilizer | Abandoned fertilizer plant adjacent to rail spur that owner wishes to sell | Petroleum and Haz. Substances | Industrial Re-development |
| Montezuma Motors | Blighted building in downtown Montezuma | Petroleum | Retail/Commercial |
| Allen's Foods | Large 13 acre industrial parcel, contamination unknown | Petroleum and Haz. Substances | Industrial Re-development |
| Former Gas Station, Cordele | Adjacent to historic neighborhood struggling with blight, located along primary road | Petroleum | Retail/Commercial |
| Andersonville One Stop | Vacant gas station in small town near Andersonville National Historic Site | Petroleum | Retail to support tourism |
| Former Gas Station, Plains | Vacant gas station at major intersection adjacent to Jimmy Carter National Historic District | Petroleum | Retail to support tourism |
| Lakeshore Marine | Former marina on shore of Lake Blackshear and Flint River | Petroleum | Lake-front retail/commercial; lowering risk to lake |
| Former Perlis Truck Stop | Vacant truck stop/travel center off I-75 | Petroleum | Retail/Commercial to support I-75 traffic |
| Main St. Marshallville | Row of vacant and blighted buildings | Asbestos/LBP | Retail/Commercial |

**1.b.i. Welfare Impacts:** Blight is a significant concern throughout the target area, especially in Cordele, Vienna, Montezuma, and many of the very small rural communities throughout the area. Cordele has a number of vacant properties in its downtown core that are blighted and rapidly deteriorating. Several buildings have collapsed, posing a significant health and safety risk to the community. In Ideal, the roof of an old school building has caved in. The school is next to a community park and surrounded by residential properties, and poses a serious health and safety threat to the community.

Adequate and affordable housing is one of the primary challenges in the target area, and especially the City of Vienna. Workers at the Tyson Foods plant in Vienna have to live outside of the city due to a lack of decent and affordable housing in the area. Redevelopment of vacant buildings such as the Red Kap building will provide additional sources of low-income housing for area residents. The December 2012 Urban Redevelopment Plan for the City of Vienna identified the poor condition of housing in Vienna and the need for affordable and suitable housing.

**1.b.ii. Cumulative Environmental Issues:** Because of the small size and rural nature of communities in the target area, cumulative environmental issues are rarer compared to urban areas, but still exist. The Flint River, which bisects the target area, was named the number one most endangered river on the 2016 American Rivers Top Ten Most Endangered Rivers list. The Flint is at risk of high levels of pollution from storm water, agricultural, and industrial runoff. As all brownfields in the target area are located within the Flint River basin, any potentially contaminated runoff eventually flows directly to the river. Additionally, Lakeshore Marine and several other properties are located directly on the banks of the Flint River.

Other areas where cumulative impacts are a concern include properties along rail corridors, including the Cordele Fertilizer plant, and properties that stored or manufactured pesticides or fertilizers to support the local agricultural industry. The target area's long history in the agricultural industry leads to a higher likelihood of pesticide and herbicide contamination. Some agricultural lands are now residential and commercial, and many of the chemicals used in the past are now banned for use due to the effect on human health and the environment.

**1.b.iii. Cumulative Public Health Impacts:** Brownfields impact the most sensitive members of the community through contaminant exposure and degradation of buildings in these small communities, all of which are medically underserved areas (HRSA Data Warehouse, MUA results). Having well-maintained buildings and properties are fundamental to the character and survival of a community, and vacant and blighted buildings have a negative impact on crime rates, attractiveness for businesses and economic growth, and overall health and wellness. For example, in 2014, the non-violent crime rate in Crisp County was nearly four times higher than the statewide average (GBI Uniform Crime Reporting Program). Given the historic nature of our small rural farming towns, many buildings are contaminated with asbestos, a known cause of mesothelioma and lung cancer. Environmental justice issues can surface as residents on limited incomes are forced to live in blighted communities near contaminated properties, which may lead to increased exposure to contaminants. The brunt of the impacts associated with brownfields is often absorbed by the poor and elderly in our communities, who due to limited income, must live in close proximity to contaminated land.

Health threats to children, single mothers, elderly, and low-income residents who live near contaminated property in the target area are a concern. RVRC has invested considerable time and funding into the Gillespie-Selden neighborhood of Cordele, which has been classified as a slum area (Gillespie-Selden Urban Redevelopment Plan, Feb 2011). Redevelopment and re-vitalization of this neighborhood is absolutely necessary in the interest of public health and

safety. Additionally, abandoned properties, like the former Ideal School, which is adjacent to a park, are an attractant to kids and trespassers, exposing them to higher doses of pollutants in building materials and soils. This can include exposures to lead, asbestos, pesticides, and a host of other pollutants.

**1.c.i. Economic Conditions:** Communities in our target area are in need of assessment funds because they do not have the financial capability to address contamination of brownfields. Most communities in the target area are very small (often only several hundred residents) and have a limited ability to raise revenue through taxes to assess or clean up property. Demands for funds are especially high because of the high poverty rate (30.7%) and low per capita income ($11,585 less than national average) in the target area and prevalence of people who need multiple types of assistance.

In March 2007, a F3 tornado on the Fujita scale ripped through Americus, GA. The storm left a 38-mile path of destruction through Sumter County, and destroyed or damaged 933 houses, 217 businesses, 10 churches, two schools, and demolished the Sumter Regional Hospital (Homeland Security Affairs Journal, Feb 2011). It took over five years for Americus to recover from the tornado, and depleted local funds in the process.

Additionally, every county in our target area has experienced plant closures and layoffs since 2008. In Vienna, two Georgia Pacific Plants closed resulting in the loss of approximately 200 jobs. In 2008, the Evergreen composite facility in Montezuma closed, and approximately 100 employees were laid off. Also in 2008, the Lasco Bathware facility in Cordele closed, resulting in the loss of a few hundred jobs. In 2014, the Allen's Foods plant in Montezuma closed, resulting in the loss of approximately 200 jobs. In 2010, Cooper Lighting in Americus announced it would lay off a large portion of its 550-person workforce over a two year period.

**1.c.ii. Economic Effects of Brownfields:** The reduced property value of one brownfields site in a small town can be hugely detrimental, bringing neighboring property values down, and affecting the entire downtown area of a small community. The focus of our assessments will be on vacant buildings in town center areas and vacant industrial properties on the outskirts of town centers.

In the very small farming communities throughout our target area, brownfield sites create a sense of poverty and abandonment, and limits the potential re-development of the region. Brownfields also limit the financial benefit of tourism in the area. Our target area is home to a number of tourist attractions, including the Andersonville National Historic Site and the Jimmy Carter National Historic Site. These two sites welcomed a combined 204,483 visitors in 2015, which is a highly significant number, considering the two towns where these sites are located have a combined population of only 997 people (National Park Service STATS reports). Having a vacant gas station at a major intersection in Andersonville represents lost income and tax revenue and makes the area uninviting to tourists. Additionally, I-75, which passes through Dooly and Crisp counties, sees an average of 48,600 vehicles a day, and vacant properties at

interchanges within our target area, such as the Perlis truck stop, discourage passengers from getting off the interstate to visit our communities (Georgia DOT 2015 Statistics). It is difficult to quantify the negative economic impact of brownfields in our target area; however, the contamination creates a rippling loss in revenue manifested in lower taxes, lost jobs, increased health care costs for the inflicted, and increased costs to remediate the problem.

## 2. Project Description and Feasibility of Success

**2.a.i. Project Description:** RVRC's goal is to create economic opportunities and better living conditions for the residents of the target area through the assessment and cleanup of brownfields. The Regional Work Plan and Comprehensive Economic Development Strategy both emphasize the redevelopment of brownfield properties. To achieve these goals, RVRC is requesting $600,000 to conduct approximately 22 Phase I assessments (12 haz. substance and 10 petroleum) and 15 Phase II assessments (9 haz. substance and 6 petroleum). Phase I assessments will be conducted in accordance with ASTEM E1527-13. Phase II assessments will be completed in accordance with Georgia EPD and/or EPA rules and regulations, and input will be requested from local health departments. Grant funds will also be used for community outreach, including at least four public meetings (one in each county), additional meetings with landowners and developers, social media and email announcements, news releases, and development of brownfields fact sheets and brochures. Cleanup planning will be conducted after Phase II assessments are complete, and will include estimates of cleanup costs.

First priority for assessment will be given to sites that are ready for redevelopment and will significantly improve and support the existing community. Additionally, the proposed end use of the property will also factor into assessments completed. The Red Kap site is a prime example. The Red Kap building was a former textile plant that is currently being used to store materials for recycling. The building is owned by the City of Vienna, and the City would like to redevelop the property to build equitable, affordable housing to support workers at the Tyson Foods plant less than a mile away. In Cordele, the Allied Department Store is directly across the street from Darton State College, which opened in January 2015. The building has a stately, historic brick façade, but is currently vacant and contributing to the widespread blight throughout downtown Cordele. Assessing this property will facilitate re-development into a possible coffee shop or café to support the college across the street while also reducing blight, preserving the historic character of the building, and increasing the value of the community.

**2.a.ii. Timing and Implementation:** The RVBC Assessment program will be managed by Jim Livingston, Director of Community and Economic Development, with oversight by Patti Cullen, Executive Director. They will ensure that the grant activities will be completed within three years. Within two months of the award, RVRC intends to issue a Request for Proposals and select a Qualified Environmental Professional (QEP). RVRC and the Coalition members will develop a strategy for prioritizing and selecting sites, arrange legal access agreements with landowners, and proceed with assessments.

Coalition members have identified over 20 brownfield sites in key locations for redevelopment of the target area. Many of the site owners have requested assessments, including the Crisp-Cordele IDA, the owner of the Perlis truck stop, the cities of Ideal and Vienna, and the owners of the Allen's Food plant. After RVBC receives its grant funds, each landowner will be asked to complete and sign a Participation Form and QEP Access Agreement. These forms must be signed before an eligibility form is completed to ensure that the landowner is committed to participating in the program and has granted access to the property.

**2.b.i Task Descriptions:** The specific tasks to be completed by coalition members and a selected contractor for this project are described listed below, showing proposed costs consistent with the Budget Table. Starred (*) items are grant outputs.

*General Programmatic* (**$32,000 total**; $18,500 Petroleum and $13,500 Hazardous Substance; Coalition responsibility)- Activities will include hiring an environmental contractor, coordinating with EPA Region 4 and Georgia EPD, working with governmental entities and landowners, prioritizing sites for assessment, completing eligibility questionnaires, preparing EPA quarterly reports and entering site information in ACRES, facilitating site access, general grant management, and attending two national brownfields conferences.

*Community Education* (**$17,000 total**; $8,000 Petroleum and $9,000 Hazardous Substance; Contractor and Coalition joint responsibility)- Activities will include preparing educational fact sheets and developing presentation materials*, expanding relationships with developers, collaborating with property owners, updating social media sites, sending monthly emails to local redevelopment organizations*, and conducting at least four public meetings*.

*Site Assessment* (**$516,000 total**; $210,000 Petroleum and $306,000 Hazardous Substance; Selected Contractor only)- Activities will include completing 22 Phase I assessments (10 petroleum, 12 hazardous substance; $3,000 each)*, preparing 15 Health and Safety Plans*, preparing a programmatic Quality Assurance Project Plan*, preparing 15 Sampling and Analysis Plans*, and completing 15 Phase II assessments including 15 Reports of Findings* (6 petroleum, 9 hazardous substance; averaging approximately $30,000 each)*.

*Cleanup Planning* (**$35,000 total**; $15,000 petroleum, $20,000 hazardous substance; Selected Contractor only)- Activities will include comparing site data with cleanup standards, identifying cleanup options and costs, identifying redevelopment options based on site data, and working with owners, developers, or cities to create cleanup plans based on proposed use.

Other supplemental in-kind work and services will be completed by coalition members and project supporters. This includes coalition member in-kind labor for programmatic tasks and community-based organizations providing accommodations for meetings.

**2.b.ii Budget Table:** The following table shows the grant budget by task, with 95% of the grant funding going toward community outreach, assessment, and cleanup planning.

| Budget Categories | Project Tasks | | | | |
|---|---|---|---|---|---|
| | General Programmatic | Community Outreach | Site Assessment | Cleanup Planning | Total |
| **Personnel** | | | | | |
| Petroleum[1] | $13,000 | $2,400 | | | $15,400 |
| Haz Substance | $9,450 | $2,300 | | | $11,750 |
| **Fringe Benefits**[2] | | | | | |
| Petroleum | $4,000 | $800 | | | $4,800 |
| Haz Substance | $2,550 | $700 | | | $3,250 |
| **Travel**[3] | | | | | |
| Petroleum | $1,500 | | | | $1,500 |
| Haz Substance | $1,500 | | | | $1,500 |
| **Contractual**[4] | | | | | |
| Petroleum | | $4,800 | $210,000 | $15,000 | $229,800 |
| Haz Substance | | $6,000 | $306,000 | $20,000 | $332,000 |
| **TOTAL** | | | | | |
| Petroleum | $18,500 | $8,000 | $210,000 | $15,000 | $251,500 |
| Haz Substance | $13,500 | $9,000 | $306,000 | $20,000 | $348,500 |
| **OVERALL** | **$32,000** | **$17,000** | **$516,000** | **$35,000** | **$600,000** |

[1]Additional programmatic costs for petroleum grant to account for added site eligibility issues.
[2]Fringe rate calculated at 30%.
[3]Travel to brownfield-related training coferences
[4] RVRC will comply with the procurement procedures contained in 40 CFR 30.40 through 30.48

**2.c Ability to Leverage:** Georgia Department of Community Affairs and HUD Community Development Block Grants, which are administered by RVRC, are being utilized in all four counties of the target area to improve infrastructure. While these funds cannot be used for assessment activities, they can be used in conjunction with Brownfields funds to spur redevelopment within the target area. In 2016, the City of Marshallville received $500,000 in grant funds for sewer, street, and drainage improvements in a target area that includes Main Street. Virtually all buildings along Main Street are blighted and abandoned, and Brownfields funds, in conjunction with the CDBG funds, can allow for significant improvements to this small community of 1,374 people. Similar grants have been awarded to Vienna, Cordele, and Montezuma in 2015 and 2016. Documentation of leveraged funds is included in Attachment C.

Tax incentives from the State of Georgia Brownfields program can be leveraged with assessment funds. Following assessment, purchasers or developers can enroll brownfield properties in the state brownfields program, receive additional liability protections, and receive a tax credit for qualified costs spent on the brownfield property, including assessment costs. Additionally, low-income housing tax credits will be utilized for the development of affordable housing at the Red Kap site in Vienna.

## 3. Community Engagement and Partnerships

3.a.i. **Community Involvement Plan** Through its development of the 2012-2032 Regional Plan, RVRC has significant community involvement experience throughout the target area. As a part of the Regional Plan, RVRC developed a stakeholder involvement plan, identifying stakeholders throughout the region and outlining participation techniques. This framework will be utilized for assessment grant outreach activities. Additionally, our coalition members live and work in the target area, and are connected to a number of local community organizations. For this project, RVRC will draw on previous community involvement experience utilized in other grants. Community engagement will include:

*Community Outreach Plan*- a Community Outreach and Education plan will be developed within three months of a Cooperative Agreement to guide community participation and address community goals. Outreach efforts will focus on providing community stakeholders with information and updates about specific sites, and also provide a forum to address concerns regarding contamination found at specific sites. Education fact sheets will be developed to describe assessment findings. The plan will define outputs and milestones for public outreach and will be approved by the Coalition members.

*Meetings*- RVRC, Coalition members, and the selected QEP contractor will hold at least four community meetings to describe assessment findings and involve the public in decisions concerning sites selected for assessment, cleanup, and redevelopment. Participants will be informed of assessment results and cleanup options and potential redevelopment plans. The coalition will conduct other meetings with landowners and developers to discuss assessments, cleanup, and redevelopment potential of specific properties, and determine how to best use Brownfields funds.

*News and Social Media*- RVRC will invite the press to public meetings and create press releases for local newspapers. RVRC will post fact sheets, meeting notices, and other brownfields information on its social media networks.

**3.a.ii. Communicating Progress:** To communicate project progress, more outreach will be done with organizations involved in property redevelopment and affordable housing development, including downtown associations, chambers of commerce, Habitat for Humanity, and other local groups. Project updates will be regularly provided to these organizations. In addition, RVRC will provide monthly updates via Facebook and email lists. After each major success, such as the sale of a previously-abandoned property to a new developer, RVRC will produce a press release for publication in newspapers within the target area to highlight success stories from the project.

**3.b.i. Local/State/Tribal Environmental Authority:** In 2015, RVRC worked with the Georgia Environmental Protection Division on a watershed quality monitoring grant for Kinchafoone Creek. Receiving assessment grant funds will allow RVRC to build upon this relationship. The

state brownfields program in Georgia is managed by the Georgia EPD, and Shannon Ridley is the Unit Manager. Georgia's brownfields program was established in 2003 under the Hazardous Site Reuse and Redevelopment ("Brownfield") Act, and offers liability protections for prospective purchasers of brownfields, as well as tax incentives that provide an opportunity to recoup investigation and cleanup costs. RVRC will work closely with Georgia EPD and the Brownfields program to determine the appropriate level of Phase II assessments and cleanup to be completed, and defining the most appropriate means to close a site. Georgia EPD has provided a letter of commitment for RVRC's assessment grant application, which is included in **Attachment B**.

**3.b.ii. Other Governmental Partnerships:** Since the Lower Chattahoochee and Middle Flint Regional Development Centers were established in 1961 and later merged to create the RVRC in 2009, we have built lasting partnerships with organizations working to promote the economic stability of the region for the past 55 years. These organizations include USDA Rural Development, the US Department for Housing and Urban Development (HUD), Georgia Department of Community Affairs, Georgia EPD, and local public health agencies throughout our service area. The coalition will work closely with these organizations to identify ways brownfield redevelopment can help the area meet its economic development goals.

**3.c.i. and ii. Community Organization Description and Role, Letters of Commitment:** Community organizations that have committed to support the assessment program are listed in the table below. Attachment D includes letters of commitment.

| Community Organization Involvement | | |
|---|---|---|
| **Organization** | **Description** | **Role and Commitments** |
| Flint Riverkeeper | Works to restore and preserve the Flint River | Advocate for green development that can foster groundwater recharge/infiltration |
| Cordele-Crip Chamber of Commerce; Dooly County Chamber of Commerce | Local economic development non-profit | Outreach to local property owners, distribute news and updates to their members |
| Darton State College | Local college in downtown Cordele | Advocate for business redevelopment in downtown Cordele to serve their students and faculty; provide meeting space |
| C.E.P.T Construction | Non-profit construction company providing job training to low-income young adults | Advocate for construction of affordable housing in the area and utilize low-income residents during potential re-development activities |
| Southwest Georgia United; Habitat for Humanity | Community development non-profits | Advocate for affordable housing |
| Vienna Main Street | Promotes the vitality of downtown Vienna | Distribute program news and updates, identify sites for redevelopment |

| | | |
|---|---|---|
| Americus-Sumter Land Bank | Works to convert vacant and tax delinquent properties into productive use. | Work with local property owners to advocate for the re-development of brownfield properties to remove blight. |

**3.d Partnerships with Workforce Development Programs:** The Workforce Innovation and Opportunity Act program for the region operates out of the RVRC office. RVRC works closely with the WIOA program and South Georgia Technical College to address workforce development issues in the region. If funded, we will work with South Georgia Technical College to provide opportunities for students to gain hands-on training that they can use to compete for jobs, and we will educate the college about the opportunity to apply for EPA work-force training grants. During completion of assessments, the environmental contractor will facilitate field sampling training (soil, groundwater, air), to allow students to get exposure to the environmental industry.

**4. Project Benefits**

**4.a Welfare, Environmental and Public Health Benefits:** Site assessment and potential clean-up has direct health benefits by reducing human and ecological exposure to contaminants. Many of the proposed sites to be assessed, including the former Ideal School, are weed-infested eye sores located adjacent to residential development. The old school building is as attractant for kids and trespassers who are potentially being exposed to asbestos, lead-based paint, and other unknown contaminants. Assessment funding will allow sites like the Ideal school to be assessed and redeveloped, thus eliminating exposure to potential contaminants. In many of our very small towns, the social benefits realized through brownfields revitalization are very tangible. Unlike large cities, the revitalization of just one property located on Main Street in Ideal, DeSoto, Leslie, or Arabi (all with populations less than 600) can have a lasting social and economic benefit. The revitalization of the business corridors within this region will create outcomes such as more retail, office, and cultural space that will enhance tourism, retail, and service industries within the area. Investment in these additional sectors will help fill the economic void that has been left by declining agricultural employment, while also helping to create additional jobs, increased property values, and higher income and property tax revenues for local governments.

The assessment grant funding will allow RVRC and the Coalition members to remove barriers to community improvement and provide our communities a sense of wellbeing. This might occur through the removal of asbestos and/or lead-based paint from the Allied Department store for the Red Kap building, addressing an unpermitted and abandoned landfill in Sumter county, assessing the former Ideal school for redevelopment into additional park space or an affordable housing development, or removing contaminated soils at former industrial sites throughout the target area that threaten groundwater and human health. Brownfields in our target area pose more than health risks. They degrade the quality of life and general welfare of our

communities. Their sense of abandonment permeates the target area and depresses the wellbeing of those living near these sites, representing a sense of lost opportunity.

**4.b Economic and Community Benefits:** RVRC will use its expertise in economic and community development to further economic and non-economic benefits of assessment projects. In the city hubs within our target areas, assessment and re-development will be focused on former industrial properties. The re-development of these sites will have numerous economic benefits for the target area, including increased employment, increased tax revenue, and will also serve to increase the quality of life for residents who are able to take advantage of these new jobs. In Vienna, the redevelopment of the Red Kap site into affordable housing will allow more workers to live in the city, instead of commuting into the city every day, thus increasing the tax base while also creating a stronger sense of community. Redevelopment of properties in downtown Americus and Cordele, including the former Allied Department Store, allows these historic cities to maintain their historic facades while enabling new businesses to move into these spaces.

Benefits from assessments and redevelopments in the small, rural farm towns in our target area will largely be non-economic in nature. Re-developing properties in Leslie, DeSoto, or Arabi will certainly have some economic impact by increased revenue from property taxes and potentially sales taxes, but redevelopment in these towns will help restore a sense of pride in these communities by removing blight and allowing them to survive. In towns like Ideal, demolishing the old Ideal school could allow for the expansion of the park adjacent to the school building.

RVRC's 2013-2018 Comprehensive Economic Development Strategy for the region highlights the rural qualities of the region combined with well-maintained small downtowns as an economic catalyst for the region, and an attraction for tourists visiting the region. Although maintaining the small downtowns in our target area has been identified as an opportunity for improvement, these small communities do not have the funds to assess these buildings or the capability to take on any potential liabilities. Assessing properties in these small downtowns will allow these communities to take advantage of this opportunity to strengthen and enhance the economic base and increase their economic competitiveness.

**5. Programmatic Capability and Past Performance**

**5.a Audit findings:** RVRC has not had any adverse audit findings in the past six years (RVRC was formed in 2009).

**5.b Programmatic Capability:** Since 2009, RVRC has successfully managed millions of dollars in both federal and state grants from HUD, Georgia Department of Community Affairs, Georgia DOT, and others. RVRC's structure for Brownfields grant-funded projects includes a Project Coordinator as well as a grant administrator.

Mr. Jim Livingston, Director of Community and Economic Development, will serve as the Project Coordinator. Mr. Livingston will perform grant management and reporting activities, and direct

and review costs expended by the Qualified Environmental Professional (QEP) on the project. Mr. Livingston has been with RVRC for 4 years. Prior to joining RVRC, Mr. Livingston was a Principal at Community Greens, providing strategic consulting to communities, towns, and cities on issues of community and economic development. Mr. Livingston has a M.A. in Political Science from the University of Florida and a B.A. in History from Davidson College.

Mr. Livingston will manage the Assessment grant in collaboration with Lance Renfrow. Mr. Renfrow has worked for RVRC for 6 years, and is responsible as our environmental planner for monitoring and testing Kinchafoone Creek in our region for Georgia EPD. Lance has a M.S. in Environmental Science from Columbus State University and a B.S. in Physics from the University of Georgia.

In the unlikely event of employee turnover, RVRC has 6 other staff experienced in grant management and economic development that could successfully carryout management of the grant. RVRC will select a QEP to assist with community outreach and conduct assessments and cleanup planning, and will procure the QEP in accordance with state and federal laws contained in 40 CFR 30.40 through 30.48.

**5.c Measuring Environmental Results: Anticipated Outputs/Outcomes:** Each quarter, RVRC will identify completed project deliverables and outputs for the grant. These deliverables will be compared to RVRC's quarterly schedule for the grant and will be reported in its quarterly report. All outputs will also be reported in ACRES quarterly. If any obstacles arise in completing a deliverable, RVRC will discuss the situation with its EPA project officer and develop a plan to achieve the desired outcome in its workplan. Anticipated outputs for this grant application include: 1 Community Outreach Plan, 15 site-specific fact sheets (one for each Phase II), at least 4 public meetings, 22 Phase I assessments, 15 sampling and analysis plans, 15 Phase II assessments, 15 Reports of Findings, 12 Quarterly Reports; and 2 National Brownfields Conferences attended. Anticipated outcomes include: affordable housing; environmental risk reduction; job creation; and increased tourism revenue for the target area.

**5.d.ii. Past Performance and Accomplishments:** RVRC has not previously received an EPA Brownfields grant, but has received over $5 million in Federal and non-federal grant funds. A summary of the grants and accomplishments is listed below.

**5.d.i.1 Accomplishments:** A summary of RVRC's grant successes reported is provided below:
US DOT and GA DOT ($310,000): Using grant funds, Columbus and Americus, GA both recently implemented a Complete Streets ordinance. Additionally, numerous Safe Route to School analyses have been completed, ensuring daily safe trips to school for our area children. One area school constructed grant-funded bicycle facilities as a result of a Safe Route to School plan prepared by RVRC.
WIOA ($878,000): Since the grant was awarded in 2014, over 415 people have received education/training services. Of these, 84% who were WIOA participants entered employment, and 99.6% of those who found employment remained employed 6 months later. An employer reimbursement check was recently awarded to the Tyson Foods plant in Vienna as part of its

participation in the WIOA On-the-Job (OTJ) training program. When it expanded the Vienna facility, Tyson increased the number of employees, and the WIOA program assisted the expansion by offering OTJ Training services. The WIOA enrolled 23 people in employment opportunities with Tyson Foods.

Area Agency on Aging ($3,233,000): AAA served more than 206,000 meals at 12 senior centers and through home deliveries. They also discussed options for seniors and care givers with more than 4,500 callers looking for assistance. AAA attended 130 events in the region, reaching more than 102,000 beneficiaries to talk about the Georgia Cares program and provide information on Medicare and other related insurance.

Georgia EPD ($557,000): RVRC eradicated 624 hogs along the Pennahatchee Creek, a tributary to the Flint River in Dooly County in FY 2015 as a part of a watershed management program to address high levels of fecal coliform in the watershed. The RVRC worked with landowners to install Best Management Practices along several watersheds in the region, and wrote and distributed the Georgia Landowners Guide to Wild Pig Management. The RVRC also hosted a workshop and trained 18 local high school students on proper bacterial monitoring using Adopt-A-Stream protocol. Following the training, the students are able to collect water quality samples on their own and post the results to the Adopt-A-Stream database.

Economic Development Administration ($236,000): As a part of the CEDS, the RVRC has assisted with the opening of ColumbusMakesIT, a makerspace recognized by the White House in 2015 as an example of national innovation possible through the maker movement. The RVRC has also organized and held quarterly meetings of county agents responsible for maintaining Georgia's Camera Ready database.

**5.d.ii.2 Compliance with Grant Requirements:** RVRC has properly managed the federal and non-federal grants listed below, totaling over $5,000,000 while complying with all grant requirements:

US DOT and GA DOT ($310,000): RVRC managed the grants in accordance with all terms and conditions, and quarterly reporting was completed for both programmatic and financial grant management. The grants were closed out in FY 2016 with no funds remaining.

WIOA (Workforce Investment) ($878,000): Two separate contracts were received in 2014; both are on-going, and expected to be closed out in FY 2018. Both contracts have been managed in accordance with the terms and conditions, and all reporting has been completed on time.

Area Agency on Aging ($3,233,000): The grant was closed out in FY 2016, and complied with all requirements of the contract. A new grant contract for FY 2017 is ongoing with no issues.

Georgia EPD ($557,000): Several individual contracts were received and all have been successfully closed out by FY 2016 with all quarterly reports submitted and no funds remaining. A new contract to monitor the Kinchafoone Creek, which is a part of the Flint River watershed was received in FY 2017.

Economic Development Administration ($236,000): The grant was awarded in FY 2016, and is currently in progress with all annual reporting requirements completed. The grant is expected to be closed out in FY 2019. A previous grant was awarded in 2013 and was satisfactorily completed.

**Name of Applicant**: River Valley Regional Comission

| Regional Priorities Other Factor | | |
|---|---|---|
| Regional Prority Title: EPA Region 4 | | |
| | Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects | **X** |
| | Page Numbers | **1, 2, 6, 12** |

| Other Factors Checklist | | |
|---|---|---|
| | **Other Factor** | **Page #** |
| | *None of the Other Factors are applicable* | |
| X | Community Population is 10,000 or less | 1, 2 |
| | Applicant is, or will assist, a federally recognized Indian tribe or United States territory | |
| | Target brownfield sites are impacted by mine-scarred land | |
| X | Project is primarily focused on Phase II assessments | 7, 8 |
| X | Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributions of funding in the proposal and have included documentation | 9 |
| X | Recent (2008 or later) significant economic disruption has occurred within community resulting in a significant percentage loss of community jobs and tax base. | 1, 6 |
| | Applicant is one of the 24 recipients, or a core partner/implementation strategy partner, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and impleementation strategy parties. | |
| | Applicant is a recipient or core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. | |
| | Applicant is a recipient of an EPA Brownfields Area-wide Planning Grant | |

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

December 12, 2016

**VIA ELECTRONIC Mail** jlivingston@rivervalleyrc.org
Mr. Jim Livingston
Community and Economic Development Director
River Valley Regional Commission
P.O. Box 1908
Columbus, Georgia 31902

RE: State Acknowledgement Letter – Brownfield Community -Wide Assessment Grant Application
River Valley Regional Commission

Dear Mr. Livingston:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the River Valley Regional Commission (RVRC) 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 RVRC, on behalf of its coalition members, is applying for $600,000 to be used for both hazardous substances and petroleum contamination within the targeted communities in Sumter, Macon, Dooly, and Crisp counties.

The RVRC is comprised of a brownfield coalition serving Sumter, Macon, Dooly, and Crisp counties. The coalition consists of members from RVRC, Sumter County, the City of Vienna, Macon County, and the Cordele-Crisp Industrial Development Council.

GA EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the RVRC 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

cc: Barbara Alfano, U.S. EPA, Region 4
Nick Diluzio, Project Scientist, Newfields

File: EPA Grant Applicants, RVRC-Assessment

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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:** 12/21/2016

**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:** River Valley Regional Commission

*** b. Employer/Taxpayer Identification Number (EIN/TIN):** 27-0432727

*** c. Organizational DUNS:** 1510146020000

**d. Address:**

*** Street1:** P.O. Box 1908
**Street2:** 710 Front Avenue, Suite A
*** City:** Columbus
**County/Parish:**
*** State:** GA: Georgia
**Province:**
*** Country:** USA: UNITED STATES
*** Zip / Postal Code:** 31902-1908

**e. Organizational Unit:**

**Department Name:** Community & Economic Develop.

**Division Name:**

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

**Prefix:**
*** First Name:** Patricia
**Middle Name:**
*** Last Name:** Cullen
**Suffix:**

**Title:** Executive Director

**Organizational Affiliation:**

*** Telephone Number:** 706-256-2910
**Fax Number:** 706-256-2908

*** Email:** Beckyholmesis@yahoo.com

## 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-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

NONE

Title:

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

Areas Affected By Project.docx | Add Attachment | Delete Attachment | View Attachment

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

River Valley Brownfield Coalition community wide assessment 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 GA-002 * b. Program/Project GA-002

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 10/01/2017 * b. End Date: 09/30/2020

**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: Patricia

Middle Name:

* Last Name: Cullen

Suffix:

* Title: Executive Director

* Telephone Number: 706-256-2910 Fax Number: 706-256-2908

* Email: Bholmes@yahoo.com

* Signature of Authorized Representative: Rebecca Holmes * Date Signed: 12/21/2016

R04-17-A-037

Waycross

Opportunity in every direction.

Office of the Mayor and Commission

John Knox
Mayor

Norman E. Davis, Sr.
Commissioner District 1

Larry Ethridge
Commissioner District 2

Marian Solomon-Gaines
Commissioner District 3

Diane L. Hopkins
Commissioner District 4

Jon Tindall
Commissioner District 5

December 19, 2016

Ms. Barbara Alfano, Brownfield Coordinator
Environmental Protection Agency, Region IV, Atlanta Federal Center
61 Forsyth Street, SW, 10th Floor
Atlanta, Georgia 30303-8960

RE: City of Waycross, Georgia
FY2017 Brownfields Assessment Community Wide Grant Application

Dear Ms. Alfano:

Enclosed, please find our application for an Environmental Protection Agency (EPA) Brownfields Community-wide Hazardous and Petroleum Assessment Grant. Waycross is located in southeast Georgia and is the only incorporated city and the county seat of Ware County. We have a local saying in Waycross that says "we are the largest city in the largest county in the largest state, east of the Mississippi." Further, we are blessed with an abundance of natural resources nearby with the blackwaters of the Satilla River and the Okefenokee Swamp, the largest blackwater swamp in North America. The City began as crossroads for southeastern travel and has a long relationship with the railroad industry. CSX Railroad is one of the largest employers in Waycross today; and, their Rice Railyard, located less than one-half of a mile from city hall, is the largest computerized railyard on the east coast. We are also considered the commercial hub for the region, but with a small town atmosphere.

With all of the positives that Waycross has to offer, we also have our challenges. We are currently experiencing economic and environmental challenges in areas of our City. Years of disinvestment have resulted in numerous vacant commercial and industrial properties. Further, the benefits of having the largest railyard on the east coast also brings the negative effects of environmental contamination from 100 plus years of heavy industrial railroad use. Add to that a Superfund site (Seven Out), an abandoned school (Bailey Street) with asbestos, and numerous blighted sites along one of our former commercial corridors (Albany Avenue), and you get an abundance of concerned residents who live near these properties.

The EPA and Georgia Environmental Protection Division (EPD) are working with CSX and the Seven Out site to address their environmental issues. With this $300,000 Brownfields Assessment Grant, we will be able to assess and plan for cleanup and redevelopment activities at the Bailey Street School and multiple brownfield sites along Albany Avenue. The City of Waycross is pleased to submit this application. Thank you for your time and consideration. If you should have any questions, please do not hesitate to contact me at (912) 287-2912.

Sincerely,

John R. Knox
Mayor

P.O. Drawer 99, 417 Pendleton Street, Waycross, GA 31502-0099, Phone (912) 287-2912
www.waycrossga.com

a. APPLICANT IDENTIFICATION: City of Waycross
417 Pendleton Street
Waycross, Georgia 31502-0099

b. FUNDING REQUESTED:
   i. Grant Type: Assessment
   ii. Assessment Grant Type: Community Wide
   iii. Federal Funds Requested: $300,000
   iv. Contamination: Hazardous Substances $150,000/Petroleum $150,000

c. LOCATION: City of Waycross, Ware County, Georgia

d. PROPERTY INFORMATION: N/A – community-wide proposal

e. CONTACTS:
   i. Project Director:
   Sloan Fountain
   Community Improvement Director
   417 Pendleton Street
   Waycross, Georgia 31502
   Telephone: (912) 287-2969
   Fax: (912) 287-2948
   sfountain@waycrossga.com

   ii. Chief Executive/Highest Elected Official:
   John R. Knox
   Mayor
   417 Pendleton Street
   Waycross, Georgia 31502
   Telephone: (912) 287-2912
   Fax: (912) 287-2990
   jknox@waycrossga.com

f. POPULATION:
   i. 14,258
   ii. The City of Waycross is a municipal form of government.
   iii. The City of Waycross is located in Ware County, which has experienced persistent poverty (more than 20% of its population has lived below the poverty threshold) over the past 30 years as measured by the 1990 census (21.1%), the 2000 census (20.5%), and 2015 Small Area Income and Poverty Estimates (28.4%).

g. REGIONAL PRIORITIES FORM/ OTHER FACTORS CHECKLIST: Attached.

h. LETTER FROM THE STATE OR TRIBAL ENVIRONMENTAL AUTHORITY: Ms. Shannon Ridley, Brownfield Coordinator for the Georgia Department of Natural Resources (GADNR) Environmental Protection Division (EPD), issued a letter acknowledging this grant proposal and EPD's support of the planned community-wide assessment activities for the City of Waycross. The EPD letter is included as an attachment.

## RANKING CRITERIA FOR ASSESSMENT GRANTS:

### 1. COMMUNITY NEED:

### a. Target Area and Brownfields

i. *Community and Target Area Descriptions*:

Waycross is located in southeast Georgia and is the only incorporated city and the county seat of Ware County. We have a local saying in Waycross that says "we are the largest city in the largest county in the largest state, east of the Mississippi." Further, we are blessed with an abundance of natural resources nearby with the blackwaters of the Satilla River and the Okefenokee Swamp, the largest blackwater swamp in North America. The City began as crossroads for southeastern travel and has a long relationship with the railroad industry. CSX Railroad is one of the largest employers in Waycross today; and, their Rice Railyard, located less than one-half of a mile from city hall, is the largest (850 acres, 4.5 miles long and 2,000 yards wide) computerized railyard on the east coast. It is also one of the busiest with 50 – 70 trains per day entering the railyard. We are also considered the commercial hub for the region, but with a small town atmosphere.

With all of the positives that Waycross has to offer, we also have our challenges. One out of every three people (33%) living in Waycross lives below the poverty threshold and poverty in Ware County is persistent at more than 20% since 1990. We are currently experiencing economic and environmental challenges in areas of our City. Years of disinvestment have resulted in numerous vacant commercial and industrial properties. Further, the benefits of having the largest railyard on the east coast also brings the negative effects of environmental contamination from 100 plus years of heavy industrial railroad use. Add to that a Superfund site (Seven Out), an abandoned school (Bailey Street) with asbestos, and numerous blighted sites along a 1.5 mile stretch of one of our former commercial corridors (Albany Avenue), and you get an abundance of concerned residents who live near these properties. If you "Google" the words of Waycross, Environmental and Cancer, you will find numerous articles written in the past 12 – 18 months that discuss rare forms of cancer in children in Waycross and surrounding communities, and the potential causes. CSX and the Seven Out site are two of the most common sources cited by residents as potential sources of harmful environmental contaminants.

The Environmental Protection Agency (EPA), Georgia Environmental Protection Division (EPD), Georgia Department of Public Health, and Agency for Toxic Substances and Disease Registry (ATSDR) are working with CSX and the Seven Out site to address their environmental issues and provide our residents with information on their findings. Although the news of these incidences of cancer and contamination is concerning to the City, we trust that the various federal and state agencies involved will provide a solution to these concerns. We feel that this $300,000 Brownfields Assessment Grant can also provide a solution to our community through the assessment and cleanup and redevelopment planning activities at multiple brownfield sites in our target area. Over the past few years, we have made progress in the target area by converting an abandoned CSX rail line into a walking and bicycle trail and by continuing to improve street, correct flood and drainage issues, and complete water and sewer repairs in the surrounding neighborhoods. Funding from the Brownfields Grant will add much needed assistance in our revitalization efforts.

ii. *Demographic Information and Indicators of Need*: The City of Waycross is an economically depressed area with a high minority population (61.9%). The median household income in Waycross is $25,942, approximately three quarters of Ware County's ($35,247) and almost only half of Georgia's ($46,342). One out of every three people (33%) living in Waycross ***lives below the poverty threshold,*** significantly more than that of Georgia (18.5%). Also, poverty in Ware County is persistent at more than 20% since 1990. Given the fact that 57% of the population in Waycross is black, this data raises environmental justice concerns.

**Table 1 - City of Waycross Demographics and Statistics**

| Demographic | City of Waycross | Ware County | Georgia | United States |
|---|---|---|---|---|
| Population | 14363 | 35915 | 9907756 | 314107084 |
| *Percent Minority (Alone)* | 61.9 | 34.3 | 39.5 | 26.2 |
| *Percent African-American (Alone)* | 57.0 | 34.3 | 30.9 | 12.6 |
| *Percent Hispanic (Alone)* | 5.4 | 3.5 | 9.1 | 16.9 |
| *Percent Children (5 -under)* | 7.2 | 6.8 | 6.8 | 6.4 |
| *Percent Elderly (65-over)* | 19.3 | 15.6 | 11.5 | 13.7 |
| *Percent Women of Child Bearing Age* | 38.7 | 35.8 | 41.2 | 39.4 |
| High School Graduate or Higher | 79.0 | 81.4 | 85.0 | 86.3 |
| Bachelor Degree | 13.5 | 13.1 | 28.3 | 29.3 |
| Individuals Below Poverty Level | 33.3 | 26.2 | 18.5 | 15.6 |
| Families with Children Below Poverty (under age 18) | 37.9 | 29.9 | 21.1 | 18.1 |
| Per Capita Income | $15916 | $18341 | $25427 | $28555 |
| Median Household Income | $25942 | $35247 | $46342 | $53482 |
| Unemployment Rate | 10.8 | 8.2 | 10.8 | 9.2 |
| Median Home Value | $66500 | $79700 | $148000 | $175700 |
| Percent Vacant Homes | 20.0 | 16.2 | 13.9 | 12.5 |
| Percent Rental Homes | 52.2 | 37.1 | 35.8 | 35.6 |

Source: American Community Survey 2014 5-year estimates, Census.gov, accessed October 2016

iii. *Brownfields and Their Impacts:* Our intent with this project is to address the environmental concerns at the Bailey Street School. The Bailey Street School building is located in our Northside Community (see attached support letter) and is in such poor condition that we have gathered cost estimates (see Leveraging Letter) for the asbestos abatement and demolition. The former school building currently sits adjacent to the Bailey Street Park and across the street from the Ware County Board of Education Office. It is surrounded by residences in a low income minority area of the City. Local residents are concerned about asbestos and lead-based paint in the building and the exposure of these contaminants to children playing in the park a few feet away. We are also concerned with the potential of soil and groundwater contamination from a possible underground fuel oil tank that may have been utilized to heat the building. The assessment and cleanup of this property/building is a top priority for the City and community.

Located ¾ of a mile to the south of the Bailey Street School is Albany Avenue. This former commercial and industrial corridor located to the west of downtown has deteriorated significantly over the past several years as areas to the east of downtown have prospered. Albany Avenue is one of three entrances to the City from the west. In preparation for this grant application, we completed a preliminary inventory of properties along a 1.5 mile stretch of Albany Avenue that parallels the former CSX line being converted to a trail. More than 15 properties totaling 30 acres were identified. Most of these properties front the commercial corridor with residential housing directly behind, adjacent to, or just a short block away from the sites. The sites have had various commercial and light industrial uses, including for agricultural supply (herbicides, pesticides), machine shops (heavy metals, solvents), and general retail (asbestos, lead-based paint, heating oil tanks). In reviewing the Georgia EPD Underground Storage Tank (UST) database, we determined that eight leaking UST sites are located along Albany Avenue. This stretch includes a number of vacant or underutilized gas stations and auto repair facilities, which may have petroleum contamination or contamination from cleaning solvents, batteries, and other chemicals potentially released during car repairs. This area was once a thriving commercial and industrial area for the City and contained numerous commercial and light industrial facilities

that were supported by the railroad, which ran parallel with Albany Avenue for a distance of 1-mile. As of today, the rail line has been removed and our pedestrian and bicycle trail has been completed for two blocks (0.2 miles) of Albany Avenue. Under the initial phase of trail construction, funding would only allow us to complete the trail to Tebeau Street; however, we are pursuing additional sources of funding to add an additional 0.8 miles of trail to extend the trail to the intersection of Albany Avenue and Garlington Avenue. Currently, the poor condition of the buildings along Albany Avenue, views for joggers and bicyclists along the proposed 1-mile trail would be depressing.

**b. Welfare, Environmental, and Public Health Impacts**

i. *Welfare Impacts:* The neighborhoods around the Bailey Street School and Albany Avenue Corridor are predominantly African American neighborhoods that are experiencing higher poverty levels, unemployment, and lower income levels than the City as a whole. The vacant, abandoned, and underutilized brownfield sites along the Albany Avenue Corridor are a considerable blight on the community. Located on a major artery into downtown, the brownfields discourage investment in the community and take a toll on the residents. As these prominent sites deteriorate, so do the surrounding neighborhoods. The median home value is only $66,500 in Waycross, compared to $79,700 for Ware County and $148,000 for Georgia. The number of owner-occupied houses decrease (52.2% are rentals), and the number vacant homes increase (20%). These vacant and often overgrown properties become attractive for criminal activity. According to neighborhoodscout.com, Waycross has a crime index of 1 on a scale of zero to 100 with 100 being the safest. This means Waycross is safer than 1% of the cities in the U.S. The city has an elevated crime rate with 7.47 violent crimes per 1,000 residents, compared to the national median of 3.8. Property crime is 67.89 per 1,000 residents, compared to the national median of 24.9. Approximately 89 crimes per square mile occur in Waycross, nearly triple that of the Georgia average of 30 crimes per square mile. Data at the neighborhood level is unavailable, but our target areas are known by the city police to be problem areas.

ii. *Cumulative Environmental Issues:* As we discussed above in Section 1.a.i, the cumulative environmental issues in Waycross have been well publicized and evaluated over the past couple of years. For example, Georgia Health News prepared an article on October 20, 2016, titled "Why are kids in Waycross getting cancer?" (http://www.georgiahealthnews.com/2016/10/kids-waycross-cancer/). Included in the article are several potential sources of harmful environmental contamination, including the CSX Railroad – Rice Yard, Seven Out site, and Atlanta Gas Light Company MGP site. As we mentioned previously, the number of local jobs and benefits of having the largest railyard on the east coast also brings the negative effects of environmental contamination from 100 plus years of heavy industrial railroad use. Railroads historically have been major polluters across the country. Diesel exhaust from locomotives may contain contaminants, carcinogens, smog-forming compounds and fine particulate matter that contribute to poor air quality. Further, the City has heard reports over the years of groundwater contamination in the area of the CSX railyard and the surrounding properties. As of May 2016, the Georgia EPD Underground Storage Tank Program reports 128 confirmed or suspected releases from Underground Storage Tanks in the City. Eight of these releases are located along Albany Avenue.

There are real environmental concerns in Waycross as well as potential unknown environmental contamination from brownfields properties. Due to the overburdening from existing sources of pollution, many areas in Waycross are considered environmental justice communities. According to the EPA's EJSCREEN online tool, the neighborhood north of Albany Avenue and around the Bailey Street School is in the 98th percentile of the nation in the demographic index. This is due to the area having a 100% minority and a 79% low income population. The community is in the 89th percentile for the EJ Index for Air Toxics Cancer Risk, 91st percentile for the Air Toxics Respiratory Hazard Index, and the 82nd percentile for fine particulate matter levels in the air. The data indicates this neighborhood has been and continue to be at risk of exposure from the past industrial operations and the current brownfields in the targeted area.

In October 2016, Hurricane Matthew moved slowly up the coast of Georgia, inundating the city with heavy amounts of rainfall. The runoff and flood waters potentially carried contaminants from brownfield and active sites to neighboring properties, creeks, and the Satilla River. Once the flood waters receded, fine particulate contaminants (metals, petroleum constituents, pesticides, herbicides) left in the dry sediments may also become airborne. Although Waycross was more fortunate than other areas in Georgia and the Carolinas with the amount of storm damage, Ware County was included as part of the federal declaration.

The Okefenokee Swamp is one of our most prestigious natural resources and a big part of our tourism economy. We experienced two large fires in the swamp in 2007 and 2011 that burned almost 300,000 of the total 400,000 with each fire. The 2011 fire started in April 2011 and was not fully extinguished until April 2012. Although fires are healthy, beneficial and a normal occurrence for the Swamp, they had a negative impact on the City's air quality and had a significant impact on the number of individuals visiting, which has declined drastically following the fires. This is a big loss in tourism dollars in Waycross and the surrounding communities.

The City's Drainage Canal has a fishing water use classification and is currently listed as an impaired water body due to high fecal coliform levels. Finally, another one of our treasured natural resources the Satilla River is also classified as an impaired water body for a segment of the river due to low dissolved oxygen, which is likely a result of stormwater runoff, failing septic tanks, and leakage and overflows of sanitary sewers.

iii. *Cumulative Public Health Impacts:* As reported in the Georgia Health News article, when 3 kids that live within several miles (less than 15 miles) of each other are diagnosed with a rare (350 cases annually in the U.S.) cancer (known as rhabdomyosarcoma) and another child who lives in the area is diagnosed with an even rarer (250 cases annually in the U.S.) cancer (Ewing's sarcoma) within a 60 day period, folks become concerned. Although federal and state health officials are actively trying to determine the cause of these cancers at this point by studying the CSX Railroad – Rice Yard, Seven Out site, and Atlanta Gas Light Company MGP sites, we are trying to do our part by looking at these brownfield sites that have not been assessed.

The Bailey Street School has known asbestos containing materials (ACM) and several of the other sites are suspected to have ACM. As the buildings deteriorate, the ACM and lead-based paint chips can potentially become airborne and impact nearby residents. In addition, wind-blown loose contaminated surface soils may also present a potential exposure pathway. The EJScreen data suggests the target community is at an elevated risk of exposure to air toxics and particulate matter. The brownfield sites are potentially exacerbating these conditions and potentially causing serious negative health effects.

The other typical contamination from these type of former commercial and industrial sites includes a mixture of pesticides, herbicides, VOCs, SVOCs, PAHs, heavy metals, and petroleum constituents. Exposure to hazardous substances, pollutants, or contaminants lead to a host of health concerns. For example, PAHs are commonly found where organic material burned (from wood fires or burning coal). According to ATSDR, studies of people show that individuals exposed by breathing or skin contact for long periods to mixtures that contain PAHs and other compounds can also develop cancer are known carcinogens. Benzene may be contaminating soils and groundwater near the eight reported leaking underground storage tank sites along Albany Avenue. Benzene is a known carcinogen and can cause bone marrow damage, anemia, and affect the immune system. Children, women of child bearing age, and the elderly are especially susceptible to these exposures.

In addition to the large number of brownfield properties in the target area, we are also concerned with the number of vacant and dilapidated housing. These communities are plagued with an aging housing stock. Not only are these homes an eyesore on the community they also cause numerous safety and health concerns.

In particular are the exposure risks to nearby homeowners, specifically women and children, to asbestos and lead-based paint. A large proportion of the homes in the target area were built prior to 1960. The EJSCREEN online tool indicates the neighborhood just to the north of Albany Avenue is in the 86th percentile for the Lead Paint Indicator, due to majority of the houses being built prior to 1960. As demonstrated, these low-income minority areas and their sensitive populations have been disproportionately impacted by the quantity and proximity of brownfield sites to their homes.

### c. Financial Need

i, *Economic Conditions*: For 2016, the Georgia Department of Community Affairs ranked Ware County as a Tier I county based on certain economic factors. Tier I counties are recognized and designated as the least developed counties within state. This Tier 1 status is a result of the nationwide economic recessions in 2001 and 2007 – 2009, which contributed to the closure of several of these properties in the Albany Avenue Corridor. Unfortunately, the City's operating budget does not include funding for the assessment and redevelopment planning of Brownfields properties in the City. As this extended time of volatility and economic uncertainty continues, the City has continued to provide services at substantially the same level as prior to the economic downturn. This has been done by limiting capital expenditures, proposing no salary increases other than longevity increases and utilizing the general fund balance. For this fiscal year, health care funding and liability funding are increasing by 2.21%. Another bump in the road for the budget was the Local Option Sales Tax (LOST) revenue decrease by 18% from FY 2013 to FY 2015. For the previous budget year, the local option sales tax were decreased by 3.5% due to LOST negotiations with the county. These factors have made balancing the budget a challenge. In addition, while the City will recover some of the costs related to damage from Hurricane Matthew through federal and state disaster assistance grants, not all of the expenses will be recovered and funding gaps will still remain. Without City funds available to address brownfields problems, we continue to consider other means of addressing them. For example, CDBG funds are sometimes available; however, in order to apply for CDBG funds for environmental or cleanup work on a specific site, the City must own the property. We are not in a financial position to acquire properties with potential environmental contamination without knowing the costs associated with assessment and cleanup. Also, we encourage private developers to forge partnerships with the City for redevelopment of brownfield properties. Unfortunately, these opportunities have been rare since the economic decline of 2008.

ii. *Economic Effects of Brownfields*: One out of every three people (33%) living in Waycross lives below the poverty threshold and poverty in Ware County is persistent at more than 20% since 1990. We are currently experiencing economic and environmental challenges in areas of our City. The Bailey Street School property has deteriorated to such a degree that it now poses a safety and environmental risk to the community, prompting the City to look at various options. The City will have to expend $156,385 to abate the asbestos on the property and demolish the building. Our desire and hope is for this project to be a future EPA Brownfields Cleanup Grant after we complete the necessary environmental assessment activities to determine if there are any other soil or groundwater contamination issues. Meanwhile along Albany Avenue, the City is losing property tax revenue until these properties can be properly assessed, cleaned up, and sold for redevelopment. With the continued idled presence of these facilities, the community has experienced a reduced tax base, loss of jobs and business opportunities, depressed property values, ongoing costs to secure vacant properties, blight, property vacancy, and community disinvestment.

## 2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

### a. Project Description, Timing, and Implementation

i. *Project Description and Alignment with Revitalization Plans:* The City of Waycross plans to use these funds for the environmental assessment (primarily Phase II ESAs) and redevelopment planning of the Bailey Street School and brownfield properties along the Albany Avenue Corridor that will allow the City to

take those first steps toward revitalization. Brownfields have been an issue identified in previous redevelopment and visioning activities, such as the *Greater Ware County Comprehensive Plan Update for Ware County and the City of Waycross* adopted in May 2016, and the *Joint Ware County – City of Waycross Community Assessment* in September 2010.

Within the *Greater Ware County Comprehensive Plan Update for Ware County and the City of Waycross* there are best practices recommended for efficient land use. These are part of the Georgia Department of Community Affairs quality community objectives. These best practices include:

Adaptive Reuse – Create incentives such as tax breaks, code changes or other regulatory tools to encourage property owners to rehabilitate underutilized or vacant structures so that they can be put to new uses, and also take advantage of existing infrastructure (utilities, roads, etc.).

Brownfield Redevelopment – To encourage redevelopment and reuse of abandoned brownfields (old industrial properties) in your community, develop a program that includes any of the following elements: 1) Inventory all of the brownfields in your community; 2) Have each brownfield site assessed to determine the likely cost of cleaning up or containing any residual on-site contaminants; 3) Offer financial incentives (or at least information of financial assistance available from other sources) for remediation and redevelopment of these sites, since the clean-up and/or containment of brownfields is often very expensive.

Infill Development Program – Develop a comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. This strategy should include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects. The strategy will also encourage the reuse of existing infrastructure.

Urban Redevelopment Plan - Establish an urban redevelopment plan (and appoint an authority to implement this plan) for areas with high concentrations of underutilized buildings and infrastructure.

Our goal is to incorporate each of these best practices into this project as we establish a brownfield program in Waycross. Specifically, future redevelopment options for the Bailey Street School property have focused on housing and/or recreation. The property is currently zoned residential; however, it is located next to the Bailey Street Park and members of the Northside Community Improvement Committee (see attached support letter) would like to see an expansion of the park with new amenities. We have already completed an Asbestos Survey of the property and determined that the abatement cost are $78,885 with a proposed demolition cost of $77,500. Funds from this grant will allow us to complete a Phase I & II Environmental Site Assessment to determine if soil and/or groundwater contamination exists on the property. With this information, we have two options: we can take control of the property and apply for an EPA Brownfield Cleanup Grant within the next 1-2 years or determine another source of funding for the abatement and demolition cost. The second alternative stills leaves lingering questions regarding the quality of the soil and groundwater on the site.

Funds from this grant will allow us first to complete a thorough inventory of all of the properties along the Albany Avenue Corridor, which will be presented to the Brownfields Task Force (see Section 3) for prioritization. We will then assess, ready for cleanup, and prepare for redevelopment so they are more protective of human health and the environment and no longer the vacant sites that are currently creating health concerns, attracting high crime rates and illicit activities (see discussion in Section 1.b.i). Phase I Environmental Site Assessments completed under the grant will provide much needed historical information on past practices and potential Chemicals of Concern (COCs) at these sites. The anticipated scope of work for each site may also include Phase II ESAs, Analysis of Brownfield Cleanup Alternatives (ABCAs), and

redevelopment planning activities. Many of the structures along Albany Avenue were constructed prior to 1960, when asbestos and lead-based paint were frequently used; therefore, Asbestos-containing Material (ACM) and Lead-based Paint (LPB) surveys may be necessary as well.

This assessment grant will help us achieve this goal by providing funding to complete environmental assessments at the priority sites which are currently dampening our redevelopment efforts. For many of the properties, we believe the assessments will show no or only minor environmental issues, clearing the way for redevelopment or at least increasing the marketability of the property. For the others, we will develop cleanup and redevelopment plans to address the contamination in a responsible manner that is suitable for the intended reuse.

ii. *Timing and Implementation:* The assessment grant will be managed from the City's Community Development & Improvement Department, and Ms. Sloan Fountain, the Director, will serve as the project manager and will be responsible for leading each of the tasks and the overall grant administration. She will ensure all project activities are completed within the three year grant period.

(a) Contractor Procurement: In order to be ready to begin grant implementation as soon as the grant is awarded, we released an RFQ, reviewed and ranked responses of three firms, and selected a consultant in September 2016 in accordance with 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The project team is in place and ready to begin work as soon as grant funds are received in October 2017. The City will utilize its resources to oversee the consultants and administer the funds.

(b) Site Inventory: The Bailey Street School and multiple properties along Albany Avenue have been identified based on a high potential for redevelopment and community concern. When the funds are awarded, the project team will work with the community and Brownfields Task Force to confirm prioritization for assessment activities based on the following criteria: 1) Level of perceived contamination and threat to human health and environment; 2) Relevance to local revitalization efforts; 3) Potential for redevelopment, job creation and alleviation of blight; and 4) Level of community support. The first Brownfields Task Force Meeting will take place within the first quarter of the grant work.

(c) Site Access: Ms. Fountain and City staff have already begun the effort of obtaining site access. The property owner of the Bailey Street School has already provided access. Ms. Fountain, supported by the Brownfields Task Force, will lead efforts to contact and educate property owners on the benefits of the program and to gain additional site access for assessments.

**b. Task Description and Budget Table**

i. *Task Description*: The City of Waycross is seeking funding in the amount of $150,000 for properties with potential hazardous substance contamination and $150,000 for properties with potential petroleum contamination. Funding will be used for community outreach, site inventory, site characterization, and cleanup and redevelopment planning on potential brownfield sites. Our Project Manager, Sloan Fountain, will lead the project team (city staff, EPA and GAEPD representatives, and consultant) in the execution of the project tasks. A detailed schedule will be developed at the outset to define expectations and ensure the timely completion of all project activities. Monthly, the project team will meet by conference call to review progress (tasks, costs, and schedule) and take corrective actions, as necessary. Specifically, the following project tasks and task budgets are anticipated. Estimated costs are based on discussions with our consultant and previous grantees.

**Task 1 - Community Outreach**

Our project team will continue to actively seek and encourage citizen involvement throughout the project. Building upon our community participation in developing this application, we will create a Brownfield Task Force (Task Force), comprised of community residents and leaders (see table in Section 3.c.below).

The Task Force's mission will be to serve as the voice of the community to provide input on site selection and redevelopment plans, raise community concerns, disseminate project information to their communities, and promote the benefits and opportunities of the program. In support of the Task Force, our team will prepare outreach and promotional materials to be distributed via mail, neighborhood meetings, newspapers, and the City's website. In addition, our Task Force meetings will be open to the public, and additional public meetings will be held as requested by the community. The community will be aware of the successes and challenges faced during the project and be able to participate and provide input.

City Staff will support this project. We anticipate contributing approximately $15,000 in personnel time over the 36 month period as in-kind services. In addition to City staff, community outreach activities will also be supported by our brownfields consultant. We expect the following expenses: Community Involvement Plan ($5,000); Quarterly Task Force Meeting Support ($750/meeting x 12 meetings = $9,000); Public Meetings and Community Organization Meetings ($1,000/meeting x 4 meetings = $4,000); Brochures, Informational Sheets, Articles, and Press Releases ($4,000). Therefore, we are budgeting a total of $22,000 in contractual funds ($11,000 hazardous; $11,000 petroleum) to complete the task. In addition, $6,000 in travel funds ($3,000 hazardous; $3,000 petroleum) is budgeted for our staff to attend the new grantees workshop which will be held in Atlanta in November of 2017 and the National Brownfields Conference to be held in Pittsburgh in December of 2017 as well as other related conferences and workshops to learn and promote their Brownfield program and properties. In order to provide materials (such as maps, posters, and other promotional materials) for community outreach events, we are also budgeting $2,000 in supply funds ($1,000 hazardous; $1,000 petroleum). Thus, the total budget for Task 1 – Community Outreach is $30,000 ($15,000 hazardous; $15,000 petroleum).

**Task 2 – Site Inventory**

We have completed preliminary inventory efforts in the target area of the City and have identified many of the key properties for assessment activities; however, we are proposing a comprehensive inventory of all brownfield properties in the target area. This inventory would provide the necessary information for future brownfield redevelopment activities and would be a beneficial marketing tool for potential developers. Based on our estimates, $10,000 or 3% of the total $300,000 requested budget ($5,000 from each funding source – hazardous and petroleum) is requested for the selected firm to develop a portfolio of brownfield properties that is compatible with the Ware County GIS database.

**Task 3 – Site Characterization**

The City will work with EPA Region 4 and GAEPD staff to ensure that grant funding is used on sites that are eligible for brownfields funding based on the federal statute. Upon determination that the sites are eligible, assessments will begin on the highest priority sites as determined by the Brownfields Task Force, in accordance with recognized state and federal guidelines. Based on advice from previous grantees, $240,000 or 80% of the grant budget ($120,000 hazardous/$120,000 petroleum) has been allocated for this task for contractual expenses.

Phase I ESAs will be completed in accordance with ASTM 1527-13 and the EPA's All Appropriate Inquiries (AAI) rule (70FR66070). We anticipate completing at least nine (9) Phase I ESAs (5 petroleum and 4 hazardous) at an average cost of $3,000 (depending on the size of the property and its complexity). Phase II ESAs will be completed in accordance with ASTM 1903-11. Before the initiation of a Phase II ESA, Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HSPs) will be submitted to both EPA and GAEPD for review and approval. The focus of environmental assessment activities will be the completion of Phase II ESAs. We anticipate completing four (4) Phase II ESAs on petroleum sites at an average cost of $26,250. We anticipate completing three (3) Phase II ESAs on hazardous substance sites at an average cost of $31,000. Actual Phase II ESA costs will depend on the size of the property and the degree of

contamination being assessed. In addition to completing Phase I and II ESAs, the environmental firm may be asked to complete Asbestos & Lead-Based Paint Surveys when needed. We anticipate the completion of five (5) Asbestos & Lead-Based Paint Surveys at an average cost of $3,000 each. Endangered Species Surveys and Cultural/Historical Resource Surveys will be completed as needed prior to Phase II ESAs.

**Task 4 - Cleanup and Redevelopment Planning**

Cleanup planning activities will include calculating cleanup costs and determining the best way to proceed with redeveloping the properties based on the extent of contamination, public input, and desired end-use. This information will be summarized in an ABCA. The average anticipated cost for an ABCA is $5,000, but actual costs will depend on the size of property, type and extent of contamination to be addressed, and methodologies researched as possible solutions. In the ABCA, the environmental firm will contrast and compare different methods of addressing site contamination from no action to implementation of institutional controls, removal and disposal of soil contaminants to innovative remediation designs. As part of the ABCA development, we and the community, via the Brownfields Task Force, will also create redevelopment options for the targeted properties. Charrettes or visioning sessions may be held for the redevelopment of key properties. We anticipate the completion of 4 ABCAs (2 petroleum and 2 hazardous substance) at high priority properties. Based on estimates from previous grantees, $20,000 or 7% of the total $300,000 requested budget ($10,000 from each funding source – hazardous and petroleum) is requested in contractual expenses to complete Task 4.

**Table 3 – Proposed Budget**

| | Hazardous Budget | | | | | Petroleum Budget | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Budget Categories** | Public Involvement | Site Inventory | Site Characterization | Cleanup & Redevelopment Planning | **Total : (Haz)** | Public Involvement | Site Inventory | Site Characterization | Cleanup & Redevelopment Planning | **Total: (Pet)** |
| Personnel | | | | | | | | | | |
| Fringe Ben | | | | | | | | | | |
| Travel | $3,000 | | | | $3,000 | $3,000 | | | | $3,000 |
| Equipment | | | | | | | | | | |
| Supplies | $1,000 | | | | $1,000 | $1,000 | | | | $1,000 |
| Contractual | $11,000 | $5,000 | $120,000 | $10,000 | $146,000 | $11,000 | $5,000 | $120,000 | $10,000 | $146,000 |
| Other | | | | | | | | | | |
| **Total** | **$15,000** | **$5,000** | **$120,000** | **$10,000** | **$150,000** | **$15,000** | **$5,000** | **$120,000** | **$10,000** | **$150,000** |

**c. Ability to Leverage:**

As stated above (Section 2.b.i.), the City will commit to provide its time in support of the grant as in-kind, leveraged services valued at $15,000 (Letter attached). The City will also work to secure additional funding as necessary to complete brownfields projects via sources such as the EPA's Brownfields Cleanup Revolving Loan Fund (BCRLF), the EPA Cleanup Grant Program, and the federal Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program.

We have also been gathering and reviewing the cost for asbestos abatement and demolition activities at the Bailey Street School. Estimates for the asbestos abatement are $78,885, while the demolition would be completed by City staff for an estimated $77,500. Our desire and hope is for this project to be a future EPA Brownfields Cleanup Grant after we complete the necessary environmental assessment activities to determine if there are any soil or groundwater contamination issues. However, we are also considering the potential of completing the abatement and demolition activities with leveraged funding.

On September 6th of this year we were notified by the Georgia Department of Community Affairs (http://www.dca.state.ga.us/communities/cdbg/programs/cdbg.asp) that we were awarded Community Development Block Grant (CDBG) funding in the amount of $500,000 for street drainage, water, and sewer improvements along Carswell Avenue and Walker, Owens, Izlar, and Roosevelt Streets. This is one of the

neighborhoods located to the south of Albany Avenue and north of the CSX Rice Railyard. The project will benefit 186 individuals, of whom 182 (98%) are Low-to-Moderate Income (LMI). The project includes curb and gutter, curb inlets, new piping networks, street repair and resurfacing, new eight-inch PVC water mains and service taps, new sewer mains and manholes, and other related items. Total project costs are $1,217,191, which includes a City match of $717,191.

Finally, an example of a completed leveraged project in the target area is the construction of the pedestrian walking and biking trail. This former CSX rail line was abandoned and then donated to the City as train traffic was rerouted around the downtown area. Through a $300,000 Georgia Department of Transportation Enhancement Grant, we were able to complete an approximate one-half mile trail which starts at a newly constructed park and ends at Tebeau Street in the brownfield target area. The grant required a match of $75,000 from the City that included in-kind labor and funds.

## 3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

### a. Engaging the Community

i. *Community Involvement Plan:* As we have done with previous projects, we will continue to involve our community, ensuring the revitalized Waycross meets the needs and desires of all. We will achieve this by developing an active Brownfields Task Force. A cross-section of our community, including business leaders, residents, and concerned citizens will be invited to participate on the Task Force. The Task Force will have several functions: 1) set priorities for site selection; 2) communicate project updates and success stories to the community and solicit feedback; 3) provide guidance on the direction of the project, input on project decisions, and identify community needs; and 4) promote the benefits of the project to property owners and developers. In addition, we will reach out to involve our community through proven methods for our residents such as holding public meetings, meeting with community groups, briefing the City Commission at its meetings which are open to the public, and providing updates on the City website, and social media pages. Our goal is to involve the community as active participants and decision makers as opposed to simply informing residents once decisions have been made.

ii. *Communicating Progress:* To communicate project progress, we will prepare project specific brochures and fact sheets, and place them in places of local business throughout downtown as well as in larger municipal establishments such as City Hall and the public library. We will also provide project updates at City Commission meetings, at community group meetings, in the local newspaper, and on electronic and social media (such as Twitter, Facebook, and a City project webpage). English is the predominant language in Waycross, but we will provide a translator at meetings and translated written materials, if needed. In addition, the Brownfields Task Force will be charged with communicating with their represented constituencies to ensure all project updates reach the targeted communities. With broad and diverse representation, the Brownfields Task Force will be well-positioned to communicate directly with all stakeholder groups impacted by brownfields.

### b. Partnerships with Government Agencies

i. *Local/State/Tribal Environmental Authority*: The City of Waycross will work closely with the GAEPD Brownfields Program (Letter is included with the Cover Letter for this application) for review of technical documents, oversight of assessments and cleanup plans, and assistance with state voluntary cleanups/brownfield agreements for properties under this project. The brownfield agreements will assist non-responsible parties with liability protection, as well as provide an avenue for the GAEPD staff to stay involved and provide oversight of project activities.

ii. *Other Governmental Partnerships:* The following entities will be key partners in Walterboro's brownfields program:

- EPA Region 4 – As the funding agency, the EPA and the regional Project Officer will have significant involvement in the project. We will work with the EPA to ensure that sites are eligible and that all work is completed in accordance with the terms and conditions and all objectives are met in a timely manner.
- Ware County Board of Health – As the regional public health entity serving the City, will serve as a resource for those concerned citizens who may have questions about potential exposure to environmental hazards either occupationally or from living adjacent or near brownfield properties.
- US Housing and Urban Development – HUD has already demonstrated its commitment to the revitalization of Waycross through CDBG grants for water system improvements. We will leverage existing and future HUD funding to assist in the redevelopment of brownfield sites.

**c. Partnerships with Community Organizations**

i. *Community Organization Description & Role:* Provided below is a list of Community-based Organizations that support and are involved in the project.

| Community Group | Description | Support for the Brownfield Project |
|---|---|---|
| Northside Community Improvement Committee | Community-led neighborhood improvement committee near the Bailey Street School site and Albany Avenue Corridor | Membership on the Brownfields Task Force |
| Okefenokee Swamp Park | Non-profit organization that promotes tourism and educational opportunities for the Okefenokee Swamp | Membership on the Brownfields Task Force |
| Waycross-Ware County Chamber of Commerce | Private, non-profit business membership organization. | Membership on the Brownfields Task Force; Grant will assist in Chamber's ability to market Waycross |
| Satilla Riverkeepers Organization | Non-profit organization that promotes education and protection of the Satilla River Watershed | Membership on the Brownfields Task Force |
| Southern Georgia Regional Commission | Public Agency that assists with community & economic development, workforce development, planning, and aging and disability. | Membership on the Brownfields Task Force; will assist in identifying other sources of funding to assist in revitalization of Waycross. |
| Florida State College at Jacksonville | College located in Jacksonville, FL, that operates a successful EPA Environmental Workforce Development and Job Training Program | College will provide future assistance with establishing an EPA Environmental Workforce Development and Job Training Program in Waycross. |

*ii. Letters of Commitment:* Letters of commitment from the aforementioned organizations are included as attachments to this application.

**d. Partnerships with Workforce Development Programs:** The City of Waycross does not currently have an EPA Environmental Workforce Development and Job Training (EWDJT) program; however, we did reach out (see attached support letter) to the closest EWDJT program at Florida State College at Jacksonville (FSCJ). FSCJ is located approximately 75 miles from Waycross. Discussions with FSCJ personnel revealed that their focus is North Florida residents and that it would be difficult for Waycross residents to meet the training requirements due to the distance they would be required to travel. FSCJ did pledge to provide support to City staff in developing a EWDJT program in the future. South Georgia State College offers a Bachelor of Science degree in Biological Sciences that potentially could offer environmental training for local residents. We will also work with the Waycross – Department of Labor office to facilitate local hiring during future cleanup activities at brownfield properties.

**4. PROJECT BENEFITS**

**a. Welfare, Environmental, and Public Health Benefits:** Many benefits are expected to result as measurable outcomes from this brownfield project. The initial inventory activities will give us a clear

understanding of the number of brownfields in our target area. The environmental assessments and cleanup planning will be the first steps in encouraging redevelopment of these former commercial and industrial properties and restoring the Albany Avenue Corridor and our historic downtown to a vibrant, attractive destination.

Welfare Benefits – As sites are assessed and redeveloped, new businesses will once again be drawn to the Albany Avenue Corridor, and new jobs will be created in the community. With persistent poverty and high unemployment (as detailed in section 1.a.ii), the community is in significant need and will benefit greatly from those new jobs. Also, in conjunction with the brownfield project, the City will continue efforts to reduce crime rates, increase landscaping along the corridor, and increase code enforcement. As the corridor revitalizes, blight will be reduced and safety will be further improved, since less crime occurs at active businesses than closed deteriorating ones.

Environmental Benefits – Environmental assessments will determine whether contamination is present on the brownfield sites and, if so, to what extent. Assessments will likely determine that many sites have no or minimal contamination and can be safely redeveloped. For other sites, the assessments will allow us to determine the additional steps necessary to make the sites safe for the intended reuse. Quantification of environmental contamination and the cost of cleanup allows developers to deal with a known factor in deciding whether to acquire and how to redevelop a property. For example, assessing the Bailey Street School will clarify if any soil and groundwater contamination exists on the property in addition to the asbestos. A cleanup plan can then be designed to either remediate the onsite contamination or utilize engineering or institutional controls to manage and mitigate exposure to the contamination. We can then use the cleanup plan and associated costs to develop an EPA Brownfield Cleanup grant application as well as a viable plan for the redevelopment of the site.

Public Health Benefits – The ultimate cleanup of the brownfield sites will reduce exposure to our residents, the risk of contaminant migration to our water supply, and the risk of stormwater runoff carrying contamination to our rivers. The redevelopment of the former auto repair and gas stations along Albany Avenue will reduce the amount of petroleum hydrocarbons in the soil and groundwater, removing potential contributing sources to cancer and other environmentally related diseases. Cleanup and redevelopment of the Bailey Street School will reduce the potential for asbestos and lead-based paint exposure to the community and kids playing on the adjacent park, potentially reducing the cancer risk in the community. While the benefits will not be realized immediately, the assessments are the first step in defining the problem and developing the solutions to the public health risks posed by the brownfield sites.

**b. Economic and Community Benefits:** As evidenced by the statistics in Section 1.a of this proposal, Waycross is in need of more economic development and opportunities. Unemployment and poverty rates are high in the target community. Closed businesses and industry along and near Albany Avenue need assessment before they can be cleaned up and redeveloped to bring jobs and improve the economy. These sites are highly visible in the community, and seeing them vacant, idle, and in various states of blight have had a negative effect on our residents. While the economic recession has been a major obstacle to the redevelopment and reuse of these properties, other obstacles hindering meaningful reuse center on concerns pertaining to known, unknown, or perceived environmental conditions.

If we can get our sites assessed, cleaned up, and redeveloped, new and existing businesses will create more jobs and, therefore, economic conditions will improve. For every $1 of the EPA Brownfields funding expended on assessments, grant recipients have seen over $18 of additional investment. Therefore, for Waycross, we anticipate the brownfields project could spur millions in new investment, new jobs, and new opportunities for the community members. Without the stigma of environmental contamination, the properties

along the Albany Avenue Corridor and the properties in the surrounding area will increase in value (the EPA data shows 2 to 3 percent), which will generate additional tax revenues for the City.

## 5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

**a. Audit Findings:** The City of Waycross has not received adverse audit findings relative to the administration of any grants. The most recent audit for our fiscal year ending June 30, 2016, was completed on November 30, 2016 and was completed by Henderson and Godbee, LLP.

**b. Programmatic Capability:** Waycross has the requisite capacity to administer the EPA grant funds based on previous experience in federal and state grant management. Sloan Fountain, our Project Director, was hired as the City's Community Improvement Director in January 2014. Ms. Fountain has a Bachelor's degree from Georgia Southern University. She is an experienced project manager and leader having managed several grants including CHIP grants, CDBG grants, a Tourism Product development grant as well as a Kaboom grant. Ms. Fountain will be assisted by Ms. Jessica Deal, City Engineer. Ms. Deal has a Bachelor of Science degree in Agricultural Engineering and has been with the City since October 2012. These individuals will be involved to ensure the project's success and continuity in the event of staff turnover. Plus, the City followed 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 released a competitive, public Request for Qualifications, evaluated proposals from three firms, and selected the team deemed most qualified by the review committee. A contract with the selected firm will be negotiated once the City is notified of the grant award. The selected firm will provide technical and programmatic support for all aspects of the proposed project. The City has the systems and processes in place to replace key staff and procure additional contractor support, if necessary.

**c. Measuring Environmental Results: Anticipated Outputs/Outcomes:** We will develop a detailed schedule at the outset of the project to define expectations and ensure the timely completion of all project activities. Monthly, the project team (EPD and EPA Project Managers will also be invited) will meet by conference call to review progress (tasks, costs, and schedule) and take corrective actions, as necessary. We will track and measure our project outcomes and outputs by utilizing the online EPA brownfield database Assessment Cleanup and Redevelopment Exchange Site (ACRES). Anticipated outputs to be tracked will include, but not limited to, the number of community meetings, Phase I and II ESAs, ACM Surveys, ABCAs, and Redevelopment Plans. Anticipated outcomes to be tracked will include, but not limited to, the number of engaged citizens, acres ready for reuse, certificates of completion received, jobs created, and redevelopment dollars leveraged.

**d. 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 Waycross has not been a recipient of an EPA Brownfields grant; however, the City has a lengthy history of successful grant management.

## 1) Accomplishments

| Granting Agency | Amount of Grant | Purpose of Grant & Accomplishments | Compliance with Grant Requirements |
|---|---|---|---|
| Georgia Department of Community Affairs | $500,000 | Street improvements, flood & drainage issues & water and sewer repairs (partial funding). | New Award-Currently ready to advertise for construction; Quarterly reports are preformed |
| Georgia Association of Chiefs of Police | $20,000 | 13 new Panasonic rugged laptops to be installed in patrol cars. | Grant was successfully completed and closed. Reporting requirements met. |
| Georgia Environmental Finance Authority | $250,800 | New buildings and expanded HVAC/Lighting. | Grant was successfully completed and closed. Reporting requirements met. |
| Kaboom! Let's Play Construction Grant | $15,000 | Partial funding for new playground equipment at a City Park. | Grant was successfully completed and closed. Reporting requirements met. |
| State of Georgia GEFA Grant | $29,410 | Construction of recycling center and purchase of four three-bin recycling containers. | Grant was successfully completed and closed. Reporting requirements met. |

**2) Compliance with Grant Requirements:** The City has complied with or is in compliance with workplans, schedules and grant terms and conditions. No corrective actions have been required. Reporting has been timely and acceptable to the granting Agency.

# Regional Priorities Form/Other Factors Checklist

Name of Applicant: **City of Waycross, Georgia**

## Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): **Assistance to Communities that Have Limited In-House Capacity to Manage Brownfields Projects – N/A**

Page Number(s): **N/A**

## Assessment Other Factors Checklist

Please identify with an (X) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| **Other Factor** | **Page #** |
|---|---|
| *None of the Other Factors Apply* | |
| Community Population is 10,000 or less | |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| Target brownfield sites are impacted by mine-scarred land. | |
| Project is primarily focusing on Phase II assessments. | **Page 5** |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | **Page 9** |
| Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress. | **Page 4** |
| Recent (2008 or later) significant economic disruption has occurred within the community, resulting in a significant percentage loss of community jobs and tax base. | |
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party of a 'manufacturing community' designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing | |

| | |
|---|---|
| Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.** | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning Grant. | |

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

December 1, 2016

VIA Mail
Mayor John R. Knox
City of Waycross
417 Pendleton Street
Waycross, GA 31502-0099

RE: State Acknowledgement Letter -Brownfield Community -Wide Assessment Grant Application City of Waycross

Dear Mayor Knox:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the City of Waycross 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 for assessing the former Bailey School property and brownfields in the Albany Avenue corridor.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the City of Waycross for such assessment. A successful award would greatly assist the City in its redevelopment efforts and to establish it as a nexus for economic development and sustainability in middle Georgia. Thank you for your consideration.

Sincerely,

Shannon Ridley
Brownfield Coordinator

cc: Barbara Alfano, U.S. EPA, Region 4

File: EPA FFY 2017 Grant Applicants, City of Waycross-Assessment

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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: 12/22/2016

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 Waycross, Georgia

* b. Employer/Taxpayer Identification Number (EIN/TIN): 148-9541328

* c. Organizational DUNS: 0775898770000

**d. Address:**

* Street1: 417 Pendleton Street
Street2:
* City: Waycross
County/Parish: Ware
* State: GA: Georgia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 315020099

**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: Sloan
Middle Name:
* Last Name: Fountain
Suffix:

Title: Community Improvement Director

Organizational Affiliation:

* Telephone Number: 912-287-2969
Fax Number:

* Email: sfountain@waycrossga.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-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

NONE

Title:

None

**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 Bailey Street School and Albany Avenue Corridor

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-1 * b. Program/Project GA-1

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 10/01/2017 * b. End Date: 09/30/2020

**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: John

Middle Name: R.

* Last Name: Knox

Suffix:

* Title: Mayor

* Telephone Number: 912-287-2912 Fax Number:

* Email: jknox@waycrossga.com

* Signature of Authorized Representative: Danny Hampton * Date Signed: 12/22/2016

R04-17-A-086

CITY OF Albany GEORGIA

December 15, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960

RE: FY2017 EPA Brownfields Community-Wide Assessment Grant

Dear Ms. Alfano:

The City of Albany, Georgia is pleased to submit the enclosed application to the FY17 US EPA Brownfields Program for a community-wide assessment grant in the amount of $300,000 ($200,000 hazardous substances & $100,000 petroleum). The grant will support assessing and remediating contamination with a priority of serving neighborhoods in need.

| **Required Information** | |
|---|---|
| **a. Applicant Information:** | City of Albany, GA<br>240 Pines Avenue, Suite 300<br>Albany, GA 31701 |
| **b. Funding Request: $300,000** | ***i.*** Grant type: Assessment<br>***ii.*** Assessment type: Community-wide<br>***iii.*** Funds requested: $300,000<br>iv. Contamination: Hazardous Substances $200,000 and Petroleum $100,000 |
| **d. Location:** | City of Albany, Dougherty County, Georgia |
| **e. Property Information:** | Not Applicable – Community Wide |
| **f. Contacts:** | ***i.* Project Director:**<br>Paul Forgey, AICP, CFM, Director of Planning, City of Albany<br>240 Pine Avenue, Suite 300<br>Albany, GA 31701<br>Phone: 229.438.3932<br>PForgey@dougherty.ga.us |
| | **ii. Chief Executive/Highest Ranking Elected Official:**<br>Ms. Dorothy Hubbard, Mayor<br>222 Pine Avenue,<br>Albany GA 31701<br>(229) 431-3244 |
| **i. Population** | ***i.*** Population: 76,946 |

CITY OF Albany GEORGIA

| | |
|---|---|
| | ***ii.*** Target area population: 76,946<br>***iii.*** **Persistent poverty county: YES** |

Several factors make this grant necessary for the initiation of sustainable redevelopment in the City and County. Pollution is a concern in terms of the health of the environment and for its residents. Poverty and joblessness are of great concern for these same residents. Environmental injustice is a critical issue given that this is a minority majority city and county. The ability of local and county government to conduct these activities without federal support is greatly diminished by the generational poverty, unemployment and lack of tax revenue, which is exacerbated by the presence of brownfields. Without federal support, this cycle of decay and divestment cannot be broken.

The industrial history of the City includes a wide range of potential polluters including railroads and rail yard facilities, high-volume military usage, manufacturing of tires and pharmaceuticals. In evidence of this pollution is the fact that the entire land area of Dougherty County has been identified as having high groundwater pollution potential by the Georgia Department of Natural Resources, amongst many others to be detailed in this application. Given that nearly 75% of residents in Albany declare themselves to be of minority background and coupled with the fact that more than 35% live below poverty level, the burden born by these community members smack of environmental injustice. The City and the County, therefore have the great responsibility of caring for the basic needs of its citizenry but barely have the means to do so. No millage rate in the County had not been increased from 2004 until 2016 due to the persistent poverty and high unemployment in the area, yet expenses have increased during this time, this funds for additional services have been limited and, hence, the great need for a project that will jump start revitalization.

In response to such need, the City has envisioned a plan that will carry Albany and its residents into a future of greater prosperity and self-sufficiency. The City created a strategic plan in 2008 and remains committed to its priorities today. Those priorities include six objectives that can be initiated with this proposed assessment project: improve public safety; improve City beautification; improve economic development with emphasis and downtown Albany; reduce poverty; enhance community, cultural and recreational opportunities; and renovate storm water and sewer systems.

The City of Albany appreciates the opportunity to apply for funding and hopes that the EPA will join with it in partnership to support environmental justice efforts and the restoration economic vitality to an area that is in great need of support. If you have any questions, please do not hesitate to contact us.

Sincerely,

Paul Forgey

Paul Forgey, AICP, CFM
Director of Planning

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albany.ga.us

**City of Albany, Georgia**
**FY2017 EPA Brownfields Community-Wide Assessment Grant**

## 1. COMMUNITY NEED

### a. Target Area and Brownfields

i. Community and Target Area Descriptions: Albany, population 76,946, is the seat of Dougherty County in southwest Georgia. The County lies in the eastern portion of the Dougherty Plain, an area encompassing some 6,000 square miles and stretching from the Alabama-Florida-Georgia junction northeasterly to Dooly County, Georgia. A prominent feature of the Dougherty Plain is the presence of sinkholes, ranging in diameter from a few inches to several hundred feet. More than 650 sinkholes were identified in an area of about 27 square miles in a study conducted by James A. Hyatt et al of the University of Wisconsin. Sinkholes are potential locations where groundwater contamination could occur, a particular concern for the City of Albany.

The first inhabitants of the area were the Creek Indians who called their home along the riverbank "Thronateeska," meaning "the place where flint is picked up." Fittingly, the river that flows through Albany is called the Flint. While the river was integral to growth, it also floods regularly. Nelson Tift founded the city in 1836, hoping that the settlement would prosper as a trade center like Albany, New York. Instead the area was developed for cotton on the backs of slaves. By 1840 the majority population was black, and not by choice. Albany eventually turned to the rails for transportation, after finding that low water and sandbars in the Flint River made steamboat navigation unreliable, becoming a rail center by the turn of the 20th century. Albany's Union Station united seven railroads and served as many as 55 trains daily. Three main railways remain today: Georgia Southwestern Railroad, Georgia and Florida Railway/Omnitrax and Norfolk Southern Railway. Industry and commerce followed the railroads, and an active arts community ensured cultural as well as economic growth.

The military was a main stay of the Albany economy. The US Air Force set up a base here in the 1940s and were joined by the Marines in 1950s. In the 60s the Air Force left and transferred operations to the US Navy, who left in the 1970s. The decline in military operations took vital civilian jobs away. Many local businesses depended on those personnel. Railroad restructuring in the 1980s followed and left behind a poor, struggling economy that has not recovered in the last 25+ years. **A great death blow was dealt in 2008 by Cooper Tire and Rubber when it closed its local factory, taking 1,400 jobs**. Prior to this in 2006, Merck closed their prescrition drug manufacturing facility resulting in 350 lost jobs. [http://www.walb.com/story/4173890]. This compounded effects of the Great Recession, thus exacerbating brownfields conditions in the City. Services and industries that once thrived here have left behind the shells of factories and commercial properties that may have remnants of petroleum and hazardous chemicals remaining, which puts an undue burden on an overwhelmingly minority-majority population, including a number of sensitive populations such as the poor, single-female-headed households, children and women in their child-bearing years. To combat the growing effects of brownfields this project will begin by concentrating o**n five former commercial sites situated in the West Central section of downtown Albany** along commercial corridors and the rail lines, including a hotel, theatre, two cleaners, and an auto-body shop, that have the potential for sustainable redevelopment as prescribed in the *City of Albany 2010 Urban Redevelopment Plan* and the *Albany-Dougherty County Comprehensive Plan 2026* [http://www.albany.ga.us/filestorage/1798/2879/2963/3320/%5BADOPTED].

ii. Demographic Information and Indicators of Need: **The City of Albany is noted as having the highest proportion of African Americans among cities in the US (71.2%) compared to 12.6% across the nation.** The unfortunate fact is that more than a third of Albany's Black residents are living in poverty (35.6%) (American Community Survey 2014). The target area of West Central has even greater numbers in terms of racial imbalance and poverty, highlighting the rampant environmental

and economic injustice in the area. Since females with children head a majority of the households (54%), this means that many almost 10,000 children (Kids Count, 2014) are also living in poverty. In addition, women in their child-bearing years make up an astounding 43.3% of the population compared to 39.4% in the US (American Community Survey, 2014).

| | West Central Albany (represented by Dougherty County Census Tracts 9, 12, 15) | Albany | Dougherty County | Georgia | USA |
|---|---|---|---|---|---|
| Population | 5,837 | 76,946 | 93,890 | 9,907,756 | 314,107,084 |
| **Children** | **1,637 (28.1%)** | 20,088 (26.1%) | 23,707 (25.2 %) | 2,488,668 (25.1%) | 79,543,013 (25.3%) |
| **Female** | **3,259 (55.8%)** | **41,520 (54.0%)** | **50,244 (53.5%)** | 5,069,761 (51.2%) | 159,591,925 (50.8%) |
| **Minority** | **4,962 (85%)** | **57,625 (74.9%)** | **66,613 (70.9%)** | 3,918,522 (39.6%) | 82,257,371 **(18.5%)** |
| **African-American** | **4,921 (84.3%)** | **54,816 (71.2%)** | **63,429 (67.6%)** | 3,056,726 (30.9%) | 39,564,785 **(12.6%)** |
| Hispanic | 175 (3.3%) | 1,901 (2.5%) | 2,297 (2.4%) | 4,517,191 (23.3%) | 53,070,096 (16.9%) |
| **Poverty Rate** | **52.1%** | **35.6%** | **32.4%** | 16.7% | 15.6% |
| **Unemployment** | **32%** | **11.1%** | **10.5%** | 6.5% | 5.8% |
| **Per Capita Income** | **$10,344** | $17,064 | $18,770 | $26,499 | $28,555 |
| **Median Household Income** | **$17,587** | $28,303 | $31,458 | $47,212 | $53,482 |

Source: 2014 American Community Survey (http://www.census.gov/)

iii. Brownfields and Their Impacts: The following sites are prime examples of the urban decay that exists within the City's boundaries. **These sites are all located within the target area of West Central** and have been identified for redevelopment in the *City of Albany 2010 Urban Redevelopment Plan* and are represented of the many sites across the City that may benefit from assessment and subsequent redevelopment.

**The Heritage House** was constructed in 1968 as a hotel. It is located along Oglethorpe Blvd, a major commercial corridor and within .06 miles of an elementary school, the South Georgia Regional Achievement Center, 1.6 miles from the Darsey Private School and 0.5 miles from the Exceptional Students Program and residential homes and the downtown. During a partial gutting in preparation for remodeling, it was found to contain **asbestos and lead-based paint**. The property was slated to be demolished in 2011, with unpaid taxes and delinquencies. It was estimated that it would take between $10-16 million to bring the building up to code [http://www.homefacts.com/environmental]. In 2012, a diesel tank was removed from the ground but further assessment is needed. The property has been vacant for over 10 years [http://wfxl.com/news/local/heritage-house-demolition-gets-put-on-hold]. **Proposed reuse: Prime commercial space and/or flood control area**

**The Carmike Theater** sits on 4.81 acres and was constructed in 1967 as a movie theater. The site is located within sight of Slappey Blvd. and Gillonville Road, a major commercial area. The architecture style reflects the "Brutalism" movement and is not viewed as aesthetically appealing, particularly important in a town that is being slated as a historic travel destination. The site with structure is likely to contain **lead-based paint and asbestos** and has limited re-use potential. **Proposed reuse: Commercial/retail and entertainment complex**

**Old Charlie's Paint & Body** is located southeast of Flint Avenue and N. Davis Street and has been vacated by the company, which has relocated. The site is within view of residential areas and 0.5 miles from Albany High School. The building was constructed in 1959 and served as an auto service repair garage, previously known as Slaughter Paint & Body shop. The site contains **car-**

**related toxins (petroleum products, solvents, volatile organic compounds (VOCs), metals).** Without proper site remediation, future redevelopment efforts are limited. **Proposed reuse: Mixed Use Redevelopment**

The property formerly situated at on the northeast corner of 5th Avenue and N. Slappey Blvd operated as a dry cleaning facility and sits just under a mile from the Northside Elementary School. The site possibly **contains toxins and cleaning solvents (tetrachloroethylene (PCE), Trichloroethylene (TCE) contamination),** posing a problem to potential expansion of Safety Max, a business neighboring the property to the north, who wishes to acquire the property for expansion. **Proposed reuse: mixed-income housing or pocket park**

The former site of **National Linen Service** is located at the intersection of N. Slappey Blvd and Oglethorpe Blvd on 3.18 acres and less than 0.5 miles from Darsey Private School and the South Georgia Regional Achievement Center and less than a mile from Albany High School, and Magnolia Elementary School. Constructed in 1952 for the purpose of light manufacturing, past use also includes carpet production and dry cleaning services. It is listed as the site of a gas leak in June of 1994 [http://www.walb.com/story/871360/gas-tank-leaks-in-dougherty-county]. The site likely contains toxins/cleaning solvents **(PCE, TCE, other VOCs)**. The site is severely dilapidated, and resale potential is limited due to the condition of the site. **Proposed reuse: Mixed Use Redevelopment.** These sites represent a portion of the nearly 85 acres in West Central that are considered brownfields: 502 petroleum-related tanks and spills have been recorded in the Albany City limits, which explains the necessity for a portion of this grant proposal being used for petroleum funds (www.homefacts.com/environmentalhazard).

**b. Welfare, Environmental, and Public Health Impacts**

i. Welfare Impacts: As described in the *City of Albany 2010 Urban Redevelopment Plan*, the once thriving downtown area, which includes the target **West Central community, is now plagued by disinvestment, high crime, poorly maintained housing stock, high commercial vacancy rates, business closures and a low percentage of business licenses in the area.** The blight in Albany is so pervasive, a Fight Albany Blight initiative has been created. The program relies on volunteers and community members and is supported by City Manager Sharon Subadan's Fight Albany Blight initiative, an attempt to clean up Albany one sector at a time. Based on a plan devised primarily by city/county Planning Services Director Paul Forgey and co-directed by Forgey and Albany Police Department Chief Michael Persley [http://www.albanyherald.com/news/local/city-of-albany-staff-volunteers-begin-blight-fight/;http://www.albanyherald.com/news/local/albany-officials-target-blight-areas/].

West Central is part of a multi-factor Medically Underserved Area (MUA), the Dougherty Service Area, as designated by the US Department of Health and Human Services. The area has health professional shortages in primary care, mental health care and dental care. West Central is also considered by the USDA as a "food desert" which is a low-access and low-income tract in terms of access to fresh food resources. Residents here have to travel at least 1 miles up to ten miles to find fresh produce and fresh meat. Compounding access to nutritious food, residents also have limited access to transportation to grocery stores or markets [https://www.ers.usda.gov/data].

In 2014, the US average national crime rate index was 286.7 (serious and violent crimes) compared with Albany's rate of **548.5** [http://www.city-data.com/crime/crime-Albany-Georgia.html]. Albany has a higher crime rate than 8 of its nearest neighboring cities and **ranks #6 for violent crime for the state of Georgia**, with 11.9% murders per 100,000 population, compared with the national average of 4.5 [https://www.roadsnacks.net/most-dangerous-places-in-georgia/].

According to the Georgia Department of Education, all 25 schools in Dougherty County have a free and reduced lunch rate percentage over 95% compared with the national average of about 50%. In Albany overall, 80% of the population has a high school degree, while only 17% of the

population has attained a bachelor degree or higher [https://oraapp.doe.k12.ga.us; nces.ed.gov/blogs/; ACS, 2014]. In West Central, **approximately 25% of adults do not have their high school diploma, which is three times the rate of the US** (ACS 2014). Due to limited tax revenues, schools here have less to spend on their students, which can at least partially account for the low level graduation rates: annual per pupil expenditures are $6,441.72 in Albany whereas the average is $10,700 in the US [http://www.albany.ga.us/filestorage]. Five schools are within a mile of the West Central project area. So children are walking through or by these sites on their way to and from school. **Not only are these sites potential areas of illicit activity such as drug use, graffiti and vagrancy, but some of the sites are unsecured or have gaps in fencing which pose a tempting danger to children.**

ii. Cumulative Environmental Issues: Railroads have been an important part of the history of Albany, but such a history comes with a price. **Legacy contamination from the railroads includes arsenic** (used in railroad ties and for weed control and petroleum products. Both contaminants of concern can be toxic to wildlife and humans. The agricultural use of much of the land surrounding Albany contributes pesticides and herbicides to the environment. Overall, Georgia ranks 19 out of 50 states nationwide, based on the Toxics Release Inventory (TRI), which "tracks the management of certain toxic chemicals that may pose a threat to human health and the environment". The US Marine Corps Logistics Base in Albany is in the top five sites listed in Albany for total disposal or other releases. Twenty-one sites were selected for Brownfields assessment in the Brownfields Identification Plan, Department of Community and Economic Development, City of Albany, Georgia (2010) [https://iaspub.epa.gov/triexplorer/].

The military too has been part of the growth of Albany over the past 70 years. U.S. Marine Corps Logistics Base (MCLB) Albany is an active U.S. Marine Corps installation covering 3,579 acres in Dougherty County, Georgia. The installation provides facilities, infrastructure and tailored support services to help commands at the installation accomplish their assigned missions. **EPA placed MCLB Albany on the Superfund program's National Priorities List (NPL) in 1989**. The Navy, EPA and the Georgia Environmental Protection Division (Georgia EPD) have investigated conditions and taken steps to clean up the installation in order to protect people and the environment from contamination. Contamination at the installation is not currently a threat to local residents and businesses; however, the fact is that these issue are part of the historical environmental issues that the County and City have endured. The Navy is conducting an optimization study to improve current cleanup efforts. By conducting ongoing studies, monitoring, and undertaking Five-Year Reviews, the Navy, EPA and Georgia EPD continue to protect people and the environment from contamination. While the Human Exposure Status and Contaminated Ground Water Status are under control, the site is still not ready for anticipated use [https://cumulis.epa.gov/supercpad/cursites/]. Risks and pathways addressed by the cleanup include health risks from people ingesting or touching contamination in soil and groundwater. Contamination resulted from installation operations at the site. The Navy has provided residences located next to the installation and downhill from a contaminated groundwater plume with alternative water supplies. [https://cumulis.epa.gov/supercpad/cursites/dsp_ssppSiteData2.cfm?i].

In the West Central area itself, the selected sites are reflective of vacant or severely dilapidated property compromised by contaminants, real or perceived, that significantly deter redevelopment activity. In addition **18 polluters were identified, including sulfur dioxide, nitrogen oxide, two of the leading components of fine particle pollution** [http://www.catf.us/fossil/problems/power_plants]. There are two active landfills located within Albany. The Fleming Gaissert Road Sanitary Landfill is approved to accept both Municipal Solid Waste (MSW) as well as Construction and Demolition waste (C&D) [http://www.albany.ga.us/filestorage/1800/2889/3019/02-06_draft_report.pdf]. The Fleming landfill had

accepted petroleum and asbestos waste in the past, which is not unusual; however, the dump is located near two creeks which flow into the Flint River making contamination a possibility.

A report from the Clean Air Task Force lists **243,971 people at risk for exposure to the Mitchell Coal-Fired Power Plant in Dougherty County, Georgia, with 69,479 of those children, 27,526 children in poverty, and 3,894 cases of pediatric asthma** [www.catf.us/resources/facts]. In addition, the Joshua Street Wastewater Treatment Plant, built on the flood plain of the Flint River is prone to flooding, especially in rain conditions like those experienced during the 1990s. Access to the plant is impaired and operations are limited. For the wastewater facilities, the immediate concern is the separation of the combined sewer system [http://www.albany.ga.us/filestorage/1798].

Several sites identified as brownfields (above: Brownfields and their Impacts) are likely sources of perchloroethene (PCE), which can affect water reserves in two ways, because of PCEs slow degradation/biodegradation; either by dissolving in ground water, percolating into the water table and accumulating at the bottom of the water, or by remaining in the subsurface when clay or silt is present, flowing until it accumulates in a pool or hole in the layer allowing it to travel to groundwater [http://www.environmentalpollutioncenters.org/perchloroethylene/].

Since Albany-Dougherty County gets its drinking water from groundwater sources, groundwater recharge areas must be protected. Georgia Power (Mitchell Plant in Albany) announced plans to close all 29 of its coal ash ponds across the state. While clean-up plans are in place, the Georgia Water Coalition stated, "Coal ash cannot be safely disposed of in unlined, leaking pits adjacent to our rivers, lakes and streams or above significant groundwater recharge areas. Georgia Power has announced its intent to leave the vast majority of its coal ash on-site, in unlined pits."[http://www.albanyherald.com/news/local/ash-pond-closure-method-safety-called-into-question-by-environmental]

Once polluted, it is almost impossible for a groundwater source to be cleaned up. Groundwater is susceptible to contamination when unrestricted development occurs within significant groundwater recharge areas. It is, therefore, necessary to manage land use within groundwater recharge areas to ensure that pollution threats are minimized. According to Adopt-A-Stream, there are high levels of pollution in water samples from the lower Flint, based on higher levels of nutrients found which can lead to algae growth and stress aquatic life [http://www.walb.com/story/30253522/]. The entire land area of Dougherty County has been identified as having high groundwater pollution potential by the Georgia DNR. The Upper Floridan aquifer, which is vulnerable to pollution from sources in Dougherty County, is a karst aquifer, characterized by limestone fissures, sinkholes and springs. This type of aquifer has special susceptibility to pollution. Infiltrating water dissolves the limestone, enlarging fractures and joints in the rock. This means that little filtering takes place within the aquifer. Groundwater is an important natural resource in Georgia. In Dougherty County, groundwater provides 100% of available drinking water. Other uses for groundwater in Albany-Dougherty County include domestic uses, industrial purposes and agricultural irrigation. Given the repetitious flooding of the Flint River and its tributaries, it is easy to imagine that petroleum products and hazard substances can be found in the soil further afield than the locations where contamination occurred. Because of this dependence on groundwater, Albany-Dougherty County must protect the quality and quantity of its existing and future groundwater supply and determine through assessment if corrective measures are needed.

<u>iii. Cumulative Public Health Impacts:</u> (Health data in Georgia is aggregated to the county level) Two sites previously mentioned, the National Linen Service and Greg's Thrift Store, [Brownfields identification Plan, City of Albany, Georgia, August 2010] were former dry cleaning services, and Old Charlie's Paint & Body was a car repair service, both of which traditionally use tetrachloroethylene, perchloroethene (PCE), a cleaning and degreasing solvent used in auto paint, dry cleaning and

manufacturing [http://www.walb.com/story/871360/gas-tank-leaks-in-dougherty-county]. Tetrachloroethylene is a suspected of an increased risk in leukemia and lung and bladder/kidney cancers. In higher doses, tetrachloroethylene can cause neurologic symptoms. (American Cancer Society, 2014). According to ATSDR, in water, "Tetrachloroethylene evaporates quickly from water into air, although some tetrachloroethylene may remain in the water. It is generally slow to break down in water. Tetrachloroethylene can migrate through groundwater (or soil) up into the air of homes and buildings through vapor intrusion" and in soil, "Tetrachloroethylene may evaporate quickly from shallow soils or may filter through the soil and into the groundwater below. It is generally slow to break down in soil". Several additional agencies, including the EPA, the International Agency for Research on Cancer, and the National Toxicology Program consider tetrachloroethylene as a probable carcinogen. [http://oasis.state.ga.us; www.georgiastats.uga.edu/crossection.html; www.cancer.org/cancer].

Auto repair services use chlorinated solvents, which have been identified as highly toxic in small amounts and resistant to environmental degradation include trichloroethylene, carbon tetrachloride, methylene chloride and perchloroethylene. They are suspected of causing cancer, and are toxic to plants and organisms in water.

The Choice Neighborhood Initiative, indicates that Albany, Georgia, has a higher rate of air pollution-particulate matter days than the overall Georgia rate (5/2 respectively). The study also identified several high risk factors for those in the targeted area, including low education, poverty, low "social support", income inequality and racial segregation, as well as health risk factors including obesity and asthma, identified with air pollution and ground level and other air borne environmental factors [http://www.cqgrd.gatech.edu/sites/files/cqgrd/albany_choice_neighborhood].

The Georgia Exposure Profile for Children within 30 Miles of a Coal-Fired Power Plant report from the Clean Air Task Force in 2001 listed 243,971 people at risk for exposure to the Mitchell Plant in Dougherty County, Georgia, with 69,479 of those children, 27,526 children in poverty, and 3,894 cases of pediatric asthma in Dougherty County alone [http://www.catf.us/resources/factsheets/].

In Albany, among adults, there were 269 work loss days, and 1,589 minor restricted activity days, and among children 2 78 cases of asthma exacerbation, placing the risk from air releases in Albany, Georgia at 29% in comparison with other metropolitan areas. Lifetime cancers per million in Albany were 54 due to inhaled diesel soot according to the Clean Air Task Force [http://www.catf.us/methane/blackcarbon/diesel/dieselhealth/; http://www.catf.us/resources/factsheets/files/Children_at_Risk-Georgia.pdf].

| Source | Potential Contaminants | Possible Human and/or Environmental Impacts |
|---|---|---|
| Dry cleaning (Greg's Thrift Store; National Linen Service among others) | Tetrachloroethylene | Tetrachloroethylene exposure may harm the nervous system, liver, kidneys, and reproductive system, and may be harmful to unborn children. If you are exposed to tetrachloroethylene, you may also be at a higher risk of getting certain types of cancer. |
| Auto repair (Old Charlie's Paint & Body and multiple sites within the City) | Methylpentadienyl manga -nese tricarbonyl (MMT) or ketone solvents like methyl isobutyl keton (from gasoline additives) | Eye irritation, dizziness, breathing problems, nausea and headaches. Studies have shown that long-term exposure to MMT results in damage to the kidneys and liver. Manganese (an ingredient of MMT) can be a potent neurotoxin when inhaled |
| | Asbestos from brake drum cleaning and operations | Even in small doses, asbestos can have extremely negative health effects and lead to mesothelioma |
| | Lead dust from radiator repair, paints and lubricants, welding, storage batteries. | Impairment on neurological development, neuromuscular and gastrointestinal symptoms |
| | Carbon tetrachloride, | A suspected carcinogens. Cause CNS depression. Irregular heartbeat, |

| Source | Potential Contaminants | Possible Human and/or Environmental Impacts |
|---|---|---|
| | Trichloroethylene | which can be fatal. Health effects appear to be greatly increased by alcohol consumption. |
| | Methylene chloride | A suspected carcinogen, causes CNS depression, liver and kidney damage, and can cause elevated blood carboxyhemoglobin |
| Tank & Spills (Old Charlie's Paint & Body, Heritage House) | Diesel | Tank related leaks and spills contain a variety of pollutants and may pose a risk to human health and/or the environment |
| Sources: atsdr.cdc.gov; electrocorpairpurification.wordpress.com/2010/06/07/the-hazards-if-working-in-a-garage/; meridianeng.com/7hlorine.html; www.homefacts.com/environmentalhazards/Georgia/Dougherty-County | | |

**c. Financial Need**

i. Economic Conditions: According to the 2015 fact sheet developed by the Albany-Dougherty Economic Development Commission of Dougherty County listed land sites, there is over 208,000 square feet of industrial space available on the market. Over 1200 acres in empty or underdeveloped lots are available for sale and downtown Albany storefronts have a 60% vacancy rate. [http://www.walb.com/story/27853887/]. The economy was hurt by the closure of many previous sites, including Firestone, the U.S. Naval Air Station and Merck Pharmaceuticals [https://www.brookings.edu//2016/06/1024].

Albany's downtown has suffered since the 1970's as businesses and customers have moved to the larger shopping centers and malls. Historic commercial blocks were demolished in the 1980's for the purpose of private redevelopment efforts that never came to fruition. Recent records estimated **6,820 lost jobs in 2012, 7,881 in 2013, 9,426 in 2014, and 17,327 in 2015 due to layoffs, reorganizations and facility closures** in the state of Georgia (source: State of Georgia WARN data). In Albany alone, 110 faculty and staff positions were cut this past August at Albany State and Darton State College, two of the largest employers in Albany, due to enrollment declines. [http://www.albanyherald.com/news/local/albany-state-darton-cut-faculty-and-staff-positions/]. An article in Harper's Magazine in August, 2015 said, "The poverty rate in Albany, Georgia, is 39.9 percent. Among the town's African-American residents — who account for two-thirds of its 76,000 inhabitants — that rate is almost 42 percent…and the portrait … drawn — of white flight, shuttered businesses, underfunded schools and overstretched food banks — is more than poignant; it's painful." The author blames closures at Cooper Tire and Rubber and Bobs Candies for the loss of more than 1500 jobs [http://harpers.org/archive/2015/08/what-recovery-two-years-in-a-town-where-the-great-recession-never-ended/].

In 1994, a 500-year flood damaged or destroyed many areas, both commercial and residential, along the Flint River in Albany, and the need for economic revitalization was paramount. Historic resource surveys, preservation plans, and the establishment of Design Guidelines are among the various efforts that have been made to promote the preservation of the City since the flood. Several National Register buildings are located downtown and have been adaptively reused including the Bridge House, as home to the Convention and Visitors Bureau and the Union Depot/Thronateeska Heritage Center located in Albany's only National Register District.

The latest Census estimates (2014) put the population of Dougherty County at 93,890, which is a population decrease of 0.7 % from the 2010 Census. The majority of the county population lives in Albany. The poverty rate has increased from 28.9% (2010 Census) to 32.4% (2014 estimates). The unemployment rate has decreased from 12.8% in 2010 to 8.4% in 2015 according to the Bureau of Labor Statistics; however, this decline may be attributed to individuals actually running out of benefit rather than finding jobs. The median household income has decreased since the 2010 Census from $32,435 to $28,303 (2014 estimates). **Twenty percent (20.2%) of adults do not have a high school diploma, which is far greater than the US average of 7.8%** (American Community Survey 2014). Home ownership rate also illustrates economic conditions, the lower the rate

the worse the poverty. In the US is the home ownership rate is 64% ownership; GA is at 65%. Dougherty County is 47%: Albany is only 39% owner occupied housing (American Community Survey 2014). A SWOT analysis conducted by the City of Albany in 2016 found the following points of interest:

| **Weaknesses and Threats:** | |
|---|---|
| • High unemployment rate<br>• Racial and Socioeconomic issues<br>• Perception and image<br>• Public education system (K-12) and Education attainment; low high school graduation rate<br>• Declining population<br>• Labor costs, infrastructure and competition<br>• Existing industry contraction<br>• Business climate<br>• Large portion of the city in flood hazard area | • Availability of funds to leverage with private partnership<br>• High poverty rate in the city<br>• Inability to retain, recruit young leaders and professionals |

ii. Economic Effects of Brownfields: Dorothy Hubbard, mayor of Albany summed up the need for a cleaner, greener environment when she said, "I don't think anyone is going to come into our city and invest [millions of] dollars [if] we're not clean," she says, "It implies that we don't have any community pride, that we don't care about our neighborhoods or where we live [http://www.georgiatrend.com/June-2014/Albany--Dougherty-County-Stability-And-Growth/]." The Mayor created a group, the "Call to Service Initiative" and invited residents to adopt streets or parks, and to plant trees and flowers. One of her campaign pledges was to demolish the abandoned Heritage House, the former hotel on Oglethorpe Blvd. which runs through the downtown. The site had become home to transients, prostitution and drug users.

Poverty also plays a role in the economy of Albany, where, historically, poverty has been most prevalent east of the Flint River as highlighted in a study, *The Enduring Challenge of Concentrated Poverty in America*, from the Federal Reserve System and Brookings Institute (2008). The study cites the move away from an agricultural past to a more diversified economy as a retail and service hub for southwest Georgia, and the perception by East Albany residents that "all of the city's investment and resources are directed toward downtown". However, the poverty has certainly moved west across the River as indicated by the statistics in West Central. The current area of poverty is increasing near the downtown, with poverty at least 20% in surrounding areas, and as high as 64% (U.S. Census, 2000). These figures will only increase unless redevelopment of areas like brownfields continue [http://www.albany.ga.us/filestorage/1798/2879/2951/]. Moreover, the City lacks internal funding to complete the assessments; this grant award will provide much-needed Phase I/II ESAs.

In the Brownfields Identification Plan, Department of Community and Economic Development, City of Albany, Georgia (2010), 21 were selected for brownfields assessment. The selected sites are reflective of vacant or severely dilapidated property compromised by contaminants, real or perceived, that significantly deter redevelopment activity. The Albany Community and Economic Development Department has created a housing rehab program to acquire vacant lots and decrepit housing to develop affordable housing.

In 2008, Albany city voters approved a Tax Allocation District (TAD) for downtown Albany to encourage development in an area that encompasses most of the City's downtown business district. Since collections started in 2010, the TAD has collected $849,000 in new taxes. Unfortunately, debt service on bonds and expenditures has totaled $1.2 million. The TAD has yet to really take off as expected but has gained ground with a WalMart development in 2011. As new investment happens in Downtown Albany, the benefits of the TAD should come to fruition.

## 2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

### a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: The City is applying for $300,000 in brownfields assessment funds for hazardous substances and petroleum contamination to perform community-wide hazardous substance and petroleum Phase I and Phase II Environmental Site Assessments (ESAs) primarily within West Central. Clarifying the environmental issues is the key to unleashing further redevelopment efforts: additional funded activities will include conducting community involvement activities; conducting remediation/reuse planning activities: and providing for programmatic support.

As a part of the City's overall redevelopment strategy, following this initial stage the City plans to pursue both Revolving Loan Grants and Cleanup Grants, where applicable. By adding tax credits and incentives, the City hopes to offer appealing opportunities to quality commercial investors with the intent of bring much needed services, such as medical and dental, employment opportunities, and fresh food outlets. Focus on potential future sites will help to ensure residents are not adversely affected by activities that would otherwise continue to remain unmonitored. Phase I and Phase II ESAs conducted will help begin a healing process for West Central. During the final stage of the project, redevelopment planning and further community involvement will complete the initial process of re-shaping the City's future. The health of the residents that surround these areas will be much improved and their quality of life will reap the vast benefits of a revitalized community. The City of Albany and West Central have great need for brownfields assessment and cleanup and can create positive outcomes in terms of job creation as well as environmental and economic benefit.

This project plan is keeping with state policy as well as with local redevelopment plans. In 2002, Georgia adopted the Georgia Hazardous Site Reuse and Redevelopment Act (Brownfields Act), which provides oversight for and encouragement of voluntary reuse of Brownfields and leveraging private funds and provides a mechanism for a party purchasing contaminated property to obtain a release of environmental liability. Tax incentives passed in 2003, and a 2005 amendment to the Brownfields Act clarifying that its protections are available to properties contaminated with petroleum. Redevelopment project coordination occurs with the state, non-profits, developers, lenders, contractors and residents. Further, the *City of Albany 2010 Urban Redevelopment Plan* and the *Albany-Dougherty County Comprehensive Plan2026,* which is organized around a framework of government policy used to guide the growth of the community, are part of an ongoing planning process that seeks to insure the provision of adequate facilities and services to support anticipated growth. There is a mandate for the Comprehensive Plan to be updated every 5 years, and annually as needed, through a publicized planning process which offers public involvement.

ii. Timing and Implementation: (a) *Contractor procurement:* The City has procured engineering/consulting services for its grants in compliance with State and federal regulations/rules. The City plans to re-compete for brownfields consulting & environmental engineering services from a qualified firm to carry out specific tasks for its proposed brownfields grant. This procurement process will be carried out through an open bid process and be fully consistent with Georgia requirements and federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. Contractor procurement will be completed no later than four months after notification of selection for a grant award. The City intends to utilize its resources to oversee the consultants, conduct community involvement, and administer the funds, thereby leading an efficient project. The City will complete this project within three-years. A tentative workplan schedule is detailed below.

| Timeline | Task | Output | Outcome |
|---|---|---|---|
| **First six months** | Prepare RFP for consultants to research, perform visioning and planning; Conduct interviews | Contract with consultants | Assessment services |
| | Tour sites with consultant/stakeholders; Review city records; Review environmental records | Prioritized list of sites that will have most impact on community | Comprehensive list of brownfields sites for assessment |
| **Month 6 – ongoing** | Conduct Environmental Site Assessments (ESAs) ; Enter into agreements with current property owners | Number of ESAs Completed | Access to sites<br>Site analysis |
| **Years 1 & 2** | Consultant submits site analysis report to team | Review report; Refine report | Meet with advisory committee |
| | Submit final site report | Meet regulatory group for acceptance of report | Sites approved for next phase |
| | Meet with consultant to review Quality Assurance Project Plan (QAPP) | Project planning meetings; Approved QAPP; Sites identified for asbestos/ hazardous building material surveys | Resulting Brownfield inventory, prioritization and site development plans; Sites identified for asbestos/ hazardous building material surveys |
| **Ongoing** | Cleanup and reuse planning; Attend relevant trainings | Set dates for ongoing meetings; Draft cleanup plans; Informed on upcoming grants and regulations | Apply for cleanup grants; Additional funding support |

*b) Site selection and prioritization*: Community input will be a critical component of site prioritization. The process will be guided by two major factors: 1.) meeting the needs of the community; 2.) likelihood for implementation and likelihood for success. The City has extensive experience with Brownfields remediation and in gaining access to private and other non-government owned properties.

*(c) Obtaining Site Access*: City staff and/or consultants will meet with property owners and explain the process and the benefits of a "free" Phase I or Phase II assessment. Public education on the benefits of local brownfield programs under Georgia law, community education and community involvement is a critical part of the access process.

**b. Task Descriptions and Budget Table**

i. Task Descriptions **Assessment** – Conduct Environmental Site Assessment activities (ESAs) at selected sites: Ten (10) ASTM-AAI compliant Phase @ $3,500 each for a total of $35,000; One (1) Generic Quality Assurance Plan (QAPP) @ $6,500, Five (5) SS-QAPPs @ $3,500 each for a total of $17,500; Five (5) Phase II's @ an average cost $32,200 for each site for a total of $161,000. **Assessment total approximately: $220,000** *Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s).* Funds may be used for Asbestos and Lead Based Paint surveys to support existing building demolition or renovation activities on brownfields properties. **Remediation/Reuse Planning** – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. The actual number of Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans depend on complexity and proposed reuse of each site. For budgetary purposes **$40,000 has been earmarked for this project task.**

**Outreach** – Develop/maintain strategic partnerships and create a Community Involvement Plan;

disseminate information/comments to/from community & stakeholders, host community meetings. $8,000 in travel funds is budgeted to supplement travel funds from other sources; attendance at national/ regional brownfields-related training conferences/workshops is planned. $4,000 is budgeted for printing. $14,000 is budgeted for developing the CIP and hosting community-wide meetings, focus groups, charettes, & visioning sessions – **totaling $26,000**.

**Programmatic Support** – The City of Albany will directly oversee grant implementation and administration and, as necessary and in support of its activities. The City will secure contractual support to ensure compliance with EPA cooperative agreement terms & conditions. The City and its selected brownfields consultant will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. **$14,000 is budgeted for contractual program support**. The City will consider employees' time and efforts as in-kind leverage.

ii. Budget Table

| **Hazardous Substances** | | | | | |
|---|---|---|---|---|---|
| **Categories** | | | **Project Tasks** | | |
| | Phase I/II Assessments | Remediation/ Reuse Plan | Outreach | Programmatic Support | Total |
| Travel | 0 | 0 | $6,000 | 0 | $6,000 |
| Supplies | 0 | 0 | $3,000 | 0 | $3,000 |
| Contractual | $140,000 | $30,000 | $12,000 | $9,000 | $191,000 |
| **Total** | **$140,000** | **$30,000** | **$21,000** | **$9,000** | **$200,000** |
| **Petroleum Products** | | | | | |
| **Categories** | | | **Project Tasks** | | |
| | Phase I/II Assessments | Remediation/ Reuse Plan | Outreach | Programmatic Support | Total |
| Travel | 0 | 0 | $2,000 | 0 | $2,000 |
| Supplies | 0 | 0 | $1,000 | 0 | $1,000 |
| Contractual | $80,000 | $10,000 | $2,000 | $5,000 | $97,000 |
| **Total** | **$80,000** | **$10,000** | **$5,000** | **$5,000** | **$100,000** |
| **Grand Total** | **$220,000** | **$40,000** | **$26,000** | **$14,000** | **$300,000** |

**c. Ability to Leverage – see attachments for leverage verification**

In addition to the funds to be dedicated, as described in the attached verification, the Phoebe Foundation has been working with the City of Albany to build medical resident housing. Albany-Dougherty Inner City Authority (ADICA) voted to spend $337,000 on pre-development and consulting with Charlotte-based Shandon Development Properties for a master plan that could ultimately result in $49 million in downtown Albany development by the river. The City will also commit a portion of its FY16 HUD Community Development Funds, total allocation of $850,744 towards micro-enterprise business assistance and rental property rehabilitation in the project area.

## 3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

**a. Engaging the Community**

i. Community Involvement Plan: Redevelopment project coordination occurs with the state, non-profits, developers, lenders, contractors and citizens as a continuation of the Albany & Dougherty County Comprehensive Plan 2026, which is used to guide the growth of the community. There is a mandate for the Comprehensive Plan to be updated every five years, and annually as needed, through a publicized planning process which offers adequate public involvement. Specific to this new Brownfields initiative, the City will develop a Community Involvement Plan (CIP) for this assessment project and hold community outreach activities to

ensure the surrounding community will remain informed. A minimum of five (5) public meetings will be held to seek input on the assessment project, site selection, and redevelopment options. The City will make the draft documents available for review and comment and will also address comments by the community be incorporated in revised documents. Albany is a regional hub for post-secondary education, including Albany State University (undergraduate and graduate programs), Troy University (4 year), LaGrange College (4 year), Darton State College (2 year and 4 year), and Albany Technical College. The City will strive to make partnerships that will ease access to the community through established programs.

ii. Communicating Progress: As with the development of the Albany & Dougherty County Comprehensive Plan, planning progress updates will include outreach to stakeholders (the general public, residents, business and industry leaders, civic leaders, the development community, nonprofits, media representatives, professionals, city staff, and elected officials) through direct mail and/or electronic mailing lists, social media and local newspaper ads. The city will conduct focus groups as needed, along with media (press releases), social media notices, and updates to the website. Ninety percent of stakeholders involved in the original planning process indicated on a follow-up survey that they would be interested in receiving information regarding plan updates. Funding will also allow us to enhance our marketing with a focus on the viability of the downtown area, the revitalization of historic areas, and to spur economic growth through a focus on existing and small business development, and prospects for creating job opportunities that meet the needs of a diverse local workforce.

**b. Partnerships with Government Agencies**

**i.** Local/State/Tribal Environmental Authority: The city and county employ a collaborative effort between government and public/private partnerships. The City will coordinate its brownfield efforts with GA-EPD, which has brownfield and cleanup oversight responsibility for the state. The State's primary role involves making site eligibility decisions and assisting prospective developers in entering the State's voluntary cleanup program, which provides liability relief and tax incentives. The City will also request State review on assessment reports and ABCAs, as needed.

ii. Other Governmental Partnerships: **The Albany Housing Authority will provide space for public meetings and will encourage its residents to participate in the planning process through direct communication with its residents.** The Albany Department of Community and Economic Development (DCED) ultimately is responsible for assuring that the priority needs of the Consolidated Plan are met; the plan is designed to help local jurisdictions assess their affordable housing and community development needs and market conditions and to drive the decision-making process and investment decisions. The Georgia Department of Public Health (DPH) funds, and collaborates with 18 separate state public health districts, each comprised of one or more of Georgia's counties and county health departments. The county utilizes the Incentive Zones and the Albany-Dougherty Economic Development Commission (DCED) in attracting new business and industry or expansion of existing industries. The DCED also addresses housing challenges as required by Housing and Urban Development (HUD), which provides funding along with other federal and state grants for revitalization, and works with the City of Albany, designated as an entitlement community and with the Albany Housing Authority. 12% of Dougherty County's land is residential, with redevelopment of flood damaged homes accounting for housing increases. The Albany Downtown Development Authority will work to provide outreach and marketing assistance and will assist in the identification of sustainable economic development projects. Over the past two years, the Georgia Initiative for Community Housing (GICH) has also played an

important role in the development of locally-based housing revitalization strategies. The county is also working with the Albany/Dougherty Historic Preservation Commission on the preservation of historic sites, the Albany Dougherty Inner City Authority (ADICA) on economic development and downtown revitalization, the Economic Development commission to develop programs to aggressively retain and attract jobs to the city and county, the City of Albany Engineering and Public Works Departments for improvement of storm drainage.

**c. Partnerships with Community Organizations**

i. Community Organization Description & Role: The **Albany Civil Rights Institute** will use it facilities to host public meetings and will serve on committees in support of economic redevelopment through tourism and in advocacy of civil right for area residents. **SOWEGA Council on Aging,** which works to support elders of West Central and the City as a whole, also offers to serve on working committees and will be vital in educating and communicating with that population. **The Girls Inc. of Albany, Boys & Girls Club of Albany and the Islamic Center of Albany** pledge assistance with public outreach and marking through meetings and membership communications. **Keep Albany-Dougherty Beautiful**, a local branch of Keep America Beautiful, will also assist with public outreach and with identification of sustainable redevelopment opportunities. A number of local businesses will support the City through committees and in advisory roles, particularly to assist with identify potential redevelopment projects and in the creation of job opportunities. These businesses include the following: **SASCO Chemical Group; Mashke Associates Architects; Oxford Construction, Safety Max and the Cookie Shoppe.** The **Albany Chamber of Commerce** has committed to assisting the City in identifying potential redevelopment projects; the chamber represents businesses of varying sizes across the community.

ii. Letters of Commitment – See attachments

**d. Partnerships with Workforce Development Programs**

The City will collaborate with the Georgia Department of Labor Career Center in Albany on workplace investment activities that will attract employers to the targeted area once redevelopment is planned as well as to train and place workers from the targeted areas in temporary cleanup activities. This partnership is an important part of the City's incentives for new business development and is a key area of focus in the City's comprehensive plan.

## 4. PROJECT BENEFITS

**a. Welfare, Environmental, and Public Health Benefits:** The assessments will be the first step in encouraging redevelopment of these former industrial and commercial properties to a use that is more beneficial to the neighborhood, thereby spreading the revitalization in West Central and Albany. Assessing these properties that are often community eyesores and magnets for vandalism will open these properties for redevelopment and help reduce the "broken window" effect on the neighboring properties. Brownfields cleanup can have a direct impact on the sensitive populations – those living in poverty – by the ability to obtain Federal Housing Authority (FHA) insurance for housing, a barrier unless there is a complete clean-up of brownfields sites. It also makes it easier to obtain HUD funding, which has requirements for levels of soil removal from contaminated sites. Thus brownfields cleanup can reduces the cost of redevelopment projects, providing more affordable housing and potential homeowner cost-savings. The reduction in blight will also help alleviate the mental health effects these properties have on nearby residents, as noted in the 2005 study published in the Journal of Social Health and Behavior.

Brownfields redevelopment programs can reduce exposure to chemicals, prevent usage of

groundwater, reducing the runoff of toxics into nearby rivers and aquifers leading to overall water quality and habitat, and return a site to active use (EPA, 2001). Brownfield projects can also increase efforts to "green" the community through preservation and development of parks, increase in wetlands, conservation efforts through increased trees and vegetation, and improved air quality. According to the Emerging Priorities Report 2050, "research has shown that, for every one acre of brownfield redeveloped, up to 5.6 acres of greenfield land can be prevented from development." An EPA study published in 2011 noted that over 90% of the sites cleaned up with EPA brownfield funds were found to have superior environmental performance compared to the alternative locations. In particular, brownfield redevelopment was found to produce 32-57% less carbon dioxide and other air pollutant emissions per capita relative to conventional development. Stormwater runoff for the redevelopment sites was determined to range 43-60% less than the conventional greenfield alternatives.

Funds from this grant will help determine if harmful depositions occurred so that the health threats can be mitigated. We expect to see an improvement in the number of low birth-weight babies in our lower-income higher-minority populations as brownfield sites are cleaned up and redeveloped, lessening the potential exposures and risks associated with living adjacent to them.

The goals of the *City of Albany 2010 Urban Redevelopment Plan* and the *Albany-Dougherty County Comprehensive Plan 2005-2025* are to ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and sustainable work opportunities. This may be achieved by offering sustainable redevelopment through the elimination of brownfields, which will lead to the provision of services to support the basic needs of disadvantaged residents; the creation of programs to foster better health and fitness; or the provision to all residents of opportunity to improve their circumstances in life and to fully participate in the community, accomplished by protecting and revitalizing historic areas.

**b. Economic and Community Benefits:** Redevelopment of brownfield properties in West Central will restore an economic vitality to an otherwise underprivileged area in a city burdened with great need. By reworking the former industrial and commercial properties that were once economic drivers in our community into opportunities for economic advancement more compatible with the needs of West Central, the property values of the nearby homes will increase and so will the tax base of the City and County. City is extremely motivated to redevelop and revitalize our neighborhoods and commercial districts. The environmental assessment of these brownfields will eventually help to eliminate the environmental uncertainty, which will increase the marketability of these properties to prospective purchasers/developers. According to the EPA, as brownfields are removed, new housing is developed and home ownership is increased where property values across the neighborhood generally increase 2%-3% [http://www.epa.gov/brownfields/overview]. Albany is primed for an economic expansion. Cleanup of brownfields should bolster the economy by increasing the development of the over 208,000 square feet of industrial space available on the market and 1200 acres of empty or underdeveloped lots available for sale, and decrease vacancies in the 1,014 storefront buildings in the city, identified by the Albany-Dougherty Economic Development Commission of Dougherty County, with a side effect of creating safer corridors. Safer, cleaner cities are a boon for the further development of the historic district, boosting the tourism industry and bringing additional tax revenues.

## 5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

**a. Audit Findings:** The financial statements of the City of Albany, as audited by the independent auditing firm of Mauldin and Jenkins, LLC., present fairly, in all material respects, the respective

financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of June 30, 2016 and the respective changes in financial position and the respective budgetary comparison for the General Fund and the Confiscated Assets Fund for the fiscal year then ended in accordance with state and federal laws. No adverse findings were reported.

**b. Programmatic Capability**: Paul Forgey is currently Director of Planning, Development Services and Code Enforcement for the City of Albany and will serve as **project director** for the proposed brownfields project. Forgey has over 20 years' experience working with local governments on community development, planning, economic development and grant writing. His department will oversee the day-to-day operation of the grant project, including community outreach and reporting. Derrick Brown is currently Finance Director for the City of Albany and will serve as **finance director** for the proposed brownfields project and has 2 years of experience in this role. He has a Bachelor's degree in Accounting and 10 years of experience in the field of finance. Kayren Tomlinson, Grants Manager for the past 5 years, will oversee the **reporting aspects**, including financial reporting and grant closeout. Lee Daniel, Albany Engineering and Utility Superintendent with 20 years of experience in this role, will serve as **technical director** for the proposed brownfields project. Lee has extensive experience in utility and mechanical engineering and will oversee the environmental consulting and technical brownfields activity.

**c. Measuring Environmental Results:** Anticipated Outputs/Outcomes: Short term outcomes of this grant are the remediation of brownfields and redevelopment of unused or underutilized lands. Long term outcomes are additional tax revenues, leveraging private investment, and creating businesses and jobs. Additional benefits are the ripple effect, created by indirect effects of these added investments, for instance, increased interest in the area as a historical and cultural destination. Other benefits may be the provision of local and previously unavailable services to local communities, such as grocery stores, health clinics, and better social services.

**d. Past Performance and Accomplishments**

**Has Not Received an EPA funds but has Received Other Federal Assistance**

1. Purpose and Accomplishments

| Assistance Program | Awarding Agency | Amount Awarded | Funds Remaining | Year Awarded | Grant Accomplishments |
|---|---|---|---|---|---|
| Planning | DNR | 16,200 | 1,658 | FY16 | Historic Preservation Fund CLG Survey & Planning Grant |
| ARRA (Recovery Funds) | DOT | 550,000 | 0 | FY15 | ARRA Capital Improvements |
| Planning | DNR | 15,000 | 0 | FY14 | Historic Preservation Fund CLG Survey |
| Federal Airport Grants | FAA & DOT | 73,315 | 0 | FY16 | PCN Study, Wildlife Hazard Management & Runway Crack Seal, Seal Coat & RE-Marking (Design) |

2. Compliance with Grant Requirements: City staff members have a history of timely compliance with all federal and state grants under the City's direct control. In order to comply with grant program requirements, the City closely monitors progress and conducts annual audits as needed. As stated, no adverse audit findings have been determined. The Federal projects listed above were either completed successfully or are ongoing without issues that have required any corrective measures. All terms and conditions of the awarding agencies are being met in a timely manner and in accordance with set work schedules. Reports and financials have been submitted in a timely manner to date and applicable grants have been closed, except for those newly awarded.

## Appendix 3
## Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Albany, Dougherty County, GA

### *Regional Priorities Other Factor*

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

**Not applicable**

Page Number(s):

### *Assessment Other Factors Checklist*

Please identify (with an *x*) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| **Other Factor** | **Page #** |
|---|---|
| *None of the Other Factors are applicable.* | |
| Community population is 10,000 or less. | |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| Targeted brownfield sites are impacted by mine-scarred land. | |
| Project is primarily focusing on Phase II assessments. | |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | **11, and see attachments** |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | **1, 7** |

| | |
|---|---|
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.** | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

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

November 4, 2016

**VIA ELECTRONIC Mail SdSubadan@albany.ga.us**
Ms. Sharon D. Subadan
City Manager
City of Albany
3725 PO Box 447
Albany, Georgia 31702

RE: State Acknowledgement Letter – Brownfield Community -Wide Assessment Grant Application
City of Albany

Dear Ms. Subadan:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the City of Albany 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 Albany 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

cc: Barbara Alfano, U.S. EPA, Region 4
Roger Register, Cardno, National Brownfields Practice Leader
Carolyn Weaver, Cardno, Grants Manager

File: EPA Grant Applicants, City of Albany-Assessment

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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:** 12/15/2016

**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 Albany GA

*** b. Employer/Taxpayer Identification Number (EIN/TIN):** 586000504

*** c. Organizational DUNS:** 0158637490000

**d. Address:**

*** Street1:** 240 Pines Avenue Suite 300
**Street2:**
*** City:** Albany
**County/Parish:**
*** State:** GA: Georgia
**Province:**
*** Country:** USA: UNITED STATES
*** Zip / Postal Code:** 31701-2560

**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:** Paul
**Middle Name:**
*** Last Name:** Forgey
**Suffix:**

**Title:**

**Organizational Affiliation:**

*** Telephone Number:** 2294383932
**Fax Number:**

*** Email:** PForgey@albany.ga.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-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

NONE

Title:

None

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

Add Attachment | Delete Attachment | View Attachment

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

FY2017 City of Albany GA 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 GA-2 * b. Program/Project GA-2

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 10/01/2017 * b. End Date: 09/30/2020

**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: Sharon

Middle Name: D

* Last Name: Subadan

Suffix:

* Title: City Manager

* Telephone Number: 2294312842 Fax Number:

* Email: adsubadan@albany.ga.us

* Signature of Authorized Representative: CAROLYN WEAVER * Date Signed: 12/15/2016

R04-17-A-087

# CITY OF COLLEGE PARK

P. O. BOX 87137 • COLLEGE PARK, GA. 30337 • 404/767-1537

December 20, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Atlanta Federal Center
61 Forsyth Street
Atlanta GA 30303-8960
Phone (404) 562-8923

Dear Ms. Alfano:

The City of College Park is pleased to submit the attached application to the FY 2016 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of $300,000 ($150,000 for Hazardous Substances and $150,000 for Petroleum).

The City of College Park is an ethnically diverse and economically challenged community in the Atlanta, Georgia Metropolitan region. Home to the Hartsfield-Jackson Atlanta International Airport, the City has struggled with the fall-out of large land and neighborhood acquisitions by the airport, persistent blight, population decline and social welfare challenges. However, through recent planning initiatives and key partnerships, we have been intently focused on recapturing, revitalizing, and rebranding our community as Georgia's Global Gateway. We are dedicated to removing the environmental and economic barriers to redevelopment and providing opportunities for economic growth in our recently designated Tax Allocation District #1. The 1.8 square mile contiguous target area consists of three subareas: the historic Downtown Gateway District, the Airport Gateway District – a major employment hub, and Manchester Pointe – a 171-acre area previously raised by the Airport which acts as a physical barrier between residential areas and jobs. In many instances, the redevelopment of properties within these areas has been hindered by blight and perceived environmental impacts from illicit dumping in abandoned areas, historic airport pollution, chemical manufacturers, drycleaners, and auto repair and salvage facilities. The proposed EPA Brownfields grant will allow the City to take proactive, community-wide actions to address existing environmental concerns and facilitate redevelopment and revitalization of the City's target area. The City's community-driven plans are focused on transit oriented development that will link the subareas, creating new jobs for existing residents and providing safe, walkable access to existing jobs currently held by non-residents.

| **Required Information** | |
|---|---|
| **a. Applicant Identification:** | City of College Park, Georgia<br>3667 Main Street<br>College Park, GA 30337 |
| **b. Funding Requested:** | i. Grant type – Assessment |

| | |
|---|---|
| | ii. Assessment Grant Type – Community-wide<br>iii. Federal Funds Requested: $300,000<br>iv. Contamination: Substances $150,000 Hazardous and $150,000 Petroleum |
| **c. Location** | City of College Park, Fulton and Clayton Counties, Georgia |
| **d. Property Information** | Not applicable – not site specific |
| **e. Contacts:** | i) Project Director<br>Artie Jones, Director of Economic Development<br>Phone: (404)669.3764/ Fax: (404)305.2057<br>Email: ajones@collegeparkga.com<br>3667 Main Street<br>College Park, GA 30337<br><br>ii) Chief Executive/Highest Ranking Elected Official<br>Jack P. Longino, Mayor<br>Phone: (404)767.1537/ Fax: (404)305.2057<br>Email: jlongino@collegeparkga.com<br>Mayor's Office<br>3667 Main Street<br>College Park, GA 30337 |
| **f. Population:** | i. 14,598 (US Census 2014 Estimated Population)<br>ii. 1,605 Target Area Population (City Data 2010-2014)<br>iii. "Persistent Poverty" >20% population poverty for 30 years |
| **g. Regional Priorities Form/ Other Factors Checklist:** | Attached as next two pages |
| **h. Letter from State Environmental Authority:** | Attached after Regional Priorities Form/Other Factors Checklist |

The City of College Park appreciates the opportunity to apply for Fiscal Year 2017 EPA Brownfields Assessment funding to restore environmental health and economic vitality in our community. If you have any questions, please do not hesitate to contact the persons above.

Sincerely,

Jack P. Longino
Mayor

Enclosures

# 1. COMMUNITY NEED

## a. Target Area and Brownfields

### i. Community and Target Area Descriptions

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. In 1925, the neighboring City of Atlanta made a commitment to develop a former racetrack into an airfield. Now known as the Hartsfield-Jackson Atlanta International Airport, the airfield quickly became the City's most prominent resident and was named the busiest airport in the United States by 1957. By 1961, the Airport expanded to have the largest terminal in the country. During this time, 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, the Airport's thirst for growth quickly began to overcome the City and by the 1970s the Airport was forcibly acquiring and demolishing neighborhoods 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. The most recent decline was seen between 2000 and 2010, when the **City lost nearly 32% of its population, decimating its 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 leakage of economic activity. These factors led to the City being named the most crime stricken city in Georgia, with crime rates more than 300% greater (City Data) than the national average.** Significant environmental justice issues have arisen as the **overwhelmingly minority (86.3% minority, City Data) and low-income (39.9% poverty rate, US Census) residents** have taken the brunt of the Airport and its surrounding industry's growth, pollution, and congestion. However, with new technology, aircrafts have fewer noise and air polluting impacts, diminishing the nuisances of living next to the Airport. Recently, 171-acres of previously Airport acquired land has been reverted to the City's cooperative project partner, providing an opportunity to once again benefit from the Airport's proximity through rebuilding itself as the gateway into the Atlanta Metropolitan Area.

The target area for this application is the City's **Tax Allocation District #1**, designated in 2015. Assessment of the target area will be a leveraging tool to catalyze redevelopment for the 1.8 square mile contiguous target area, consisting of the three subareas: **1) Downtown Gateway District** which includes the historic Main Street and the Metropolitan Atlanta Rapid Transit Authority (MARTA) subway/bus station; **2) Airport Gateway District** which is a major employment hub with likely petroleum contamination issues; and **3) Manchester Pointe,** the 171-acre area previously raised by the Airport with existing infrastructure and some remaining dilapidated structures. Currently, the Airport and Downtown Gateway Districts function independently of one another, physically segregated by Manchester Pointe. **The community-driven Comprehensive Plan** (2011), **Transit Oriented Design Plan** (2011), and **College Park Redevelopment Plan** (2015), later discussed in this application, created a vision of linking the Downtown and Airport Gateways through sustainably developing Manchester Pointe into a mixed-use, safe, and walkable area that creates new employment and housing opportunities for the existing residents. Developers see the vast opportunities in College Park but have been drawn elsewhere due to blight and actual or perceived environmental contamination associated with brownfields. With funds from EPA through a Brownfields Assessment Grant, the City can assist developers lay their concerns to rest or help plan for cleanup options.

### ii. Demographic Information and Indicators of Need

College Park exhibits a high percentage of low income and unemployed residents in a predominantly minority community. Significantly, Georgia is one of only two states with a minimum wage rate ($5.15) less than the federal rate ($7.25). Poverty and childhood poverty rates in the City are more than double the rates reported for Fulton County. As reported by the **U.S. Census, the childhood poverty rate**

**(60.8%) is classified as persistent, with more than 20% of the City's children living below poverty for more than 30 years. The target area's childhood poverty rate is even higher at 65.9%.** Housing vacancy in the City is nearly double the county vacancy rates, highlighting unemployment and the community's aging and dilapidated housing. Finally, annual crime rates for property crime and violent crimes have resulted in College Park being named **one of the most crime-stricken cities in Georgia.**

| | Target Area | City of College Park | Fulton County | State of Georgia | United States |
|---|---|---|---|---|---|
| **Population** | 1,605[6] | 14,598[1] | 996,319[1] | 10,097,343[1] | 314,107,084[1] |
| **Unemployment Rate** | **20.1%**[6] | **17.8%**[3] | 5.6%[2] | 5.6%[2] | 5.0%[2] |
| **Poverty Rate** | **36.1%**[6] | **39.9%**[1] | 18.2%[1] | 18.3%[1] | 15.6%[1] |
| **Childhood Poverty Rate** | **65.9%**[6] | **60.8%**[4] | 24.2%[4] | 25.3%[4] | 21.6%[4] |
| **Percent Minority** | **95.2**[6] | 87.0%[4] | 55.5%[4] | 40.3%[1] | 37.2%[1] |
| *African American* | **94.2%**[6] | **79.4%**[1] | 44.3%[1] | 31.5%[1] | 12.6%[1] |
| *Hispanic* | 0%[1] | 6.9%[1] | 7.6%[1] | 9.3%[1] | 16.6%[1] |
| **Crime Rate-incidents/year** | | | | | |
| *Property Crime* | - | **112**[5] | - | 32.8[5] | 25.9[5] |
| *Violent Crime* | - | **22**[5] | - | 3.8[5] | 3.7[5] |
| **Median Household Income** | **$35,302**[6] | **$26,150**[1] | $56,642[1] | $49,342[1] | $53,482[1] |
| **Housing Vacancy Rate** | - | **21.8%**[1] | 13.9%[1] | 12.3%[1] | 12.5%[1] |

[1]Data are from the 2010-2014 American Community Survey and are available at (http://www.factfinder.census.gov), [2] Bureau of Labor Statistics October 2015 (www.bls.gov), [3] Bureau of Labor Statistics 2009-2013 (www.bls.gov), [4] 2010 Census Bureau (www.census.gov), [5] Federal Bureau of Investigation, Crimes in the US, 2014, crimes per 1,000 population (https://www.fbi.gov), [6] City Data 2010-2014

### iii. Brownfields and Their Impacts

The 1.8 square mile target area consists of three contiguous districts, the linkage of which has been the focus of community planning efforts detailed in **Section 2.a.i**. The City, in conjunction with community assistance, has inventoried and prioritized underutilized catalytic sites which are the most likely to spur redevelopment but are hindered by the stigma of environmental contamination.

**Downtown Gateway District:** This District is the entry to the City from the MARTA rail station, as well as the highway. This historic area is home to Main Street with numerous infill opportunities. Population declines led to high vacancy rates within this business district. There is a rail line and many vacant commercial properties; some of which are former gas stations, dry cleaners, or old structures that have not been renovated and likely have asbestos-containing building materials (ACMs) and lead-based paint (LBP). Two priority sites include: **Site 1: David's Cleaners & Laundry** - This 7,500 square foot structure (1912) has historically and is currently being used as an onsite dry-cleaning facility. Residential units are located on the second floor of the structure. ACM, LBP, solvents (perchloroethylene, petroleum solvents, Freon), and spotting chemicals (trichloroethane, methylchloroform, ammonia, peroxides, hydrochloroic acid) are contaminants of concern (COCs) at this site. **Site 2: 3716 Main St** - This 10,300 $ft^2$ historic (1912) property is adjacent to Site 1 and the rail line. Current occupants include two hair salons, a computer repair store, a clothing store, and residential units. Prior uses include machine shops and nail/hair salons. Solvents, metals, degreasers, ACM, and LBP are COCs.

**Airport Gateway District:** This District is the entrance to the City through the Airport's SkyTrain, an automated people mover that transports thousands of people daily across Interstate 85 between the Airport, the Georgia International Convention Center, and the Airport's Rental Car Center. This is the major employment hub of the City. **Sites 3 & 4:** The **former Airport and Dollar Rent-A-Car Centers**, along Main St. and adjacent to a rail yard, have combined more than 10,000 $ft^2$ of vacant retail space. Vagrancy is an issue at these dilapidated, unsafe structures with environmental concerns associated with former car service/washing, as well as impacts from nearby train and jet service areas.

COCs include hyrdocarbons, heavy metals, waste oils, detergents, diesel fuel, creosote, and solvents. Residential areas are located approximately 1,000 ft from these sites prime for redevelopment.

**Manchester Pointe:** The heart of the target area is Manchester Pointe, which represents **Site 5**, a 171-acre parent tract that physically links the Downtown and Airport Gateways. To the east is downtown and south is the Convention Center. Abutting to the north and west is residential and public land, including College Park Elementary. The area has a tragic past. The formerly mixed-use neighborhood was forcibly taken from owners and demolished in the 1970s as part of the Airport's noise abatement and expansion measures. Hush-kidding (jet engine silencing equipment) and different flight patterns have made this noise abatement area unnecessary and the land has defaulted to the Business Industrial Development Authority (BIDA), a public-private partnership and cooperative project partner. The Airport acquisition of the property in the 1970s decimated the City's tax base and now, the vacant land and buildings is a financial burden on the City. The eerie area, with all existing infrastructure and roads still in place, has become an illegal dumping ground. Additionally, remaining dilapidated structures, including two former schools, have high vagrancy and safety issues. The list of environmental and social hazards of this area is seemingly endless. Some former uses include dry cleaners, filling stations, and auto repair shops. Additionally, prior to demolition, there were reports of surface staining from jet oil leaking during take-offs and landings. Some COCs include hydrocarbons, metals, solvents, fuel, organics, and leachate. **The City has pre-acquired access to this site.**

**b. Welfare, Environmental, and Public Health Impacts**

**i. Welfare Impacts**

As shown in **Section 1.a.ii**, 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 in this mostly vacant area. The surviving structures are in very poor condition and serve as attractive nuisances, encouraging youth 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** (City data). Additionally, loss of population (32%) led to decreased business revenues, lending to closures and vacancies, further exacerbating **blight** within the community.

The City has exhaustively tried to reduce crime and to prevent vagrants by securing vacated areas. However, its efforts are continually thwarted. Manchester Pointe, along with the **busy 4-lane Camp Creek Parkway**, are located in the heart of the target area, **dissecting** the northern **residential areas from the major employment centers**: Convention Center, Rental Car Center, major hotels, and Airport which supply more than 60,000 jobs. **25.5% of College Park households do not have access to a vehicle,** compared to only 4.5% nationally. The lack of safe, walkable access to employment and healthy food options contributes to the target area's high unemployment (20.1%) and obesity (40.0%) rates (City Data). Furthermore, the **target area is designated as medically underserved and a food desert.** There are no supermarkets in the target area and only one citywide.

**ii. Cumulative Environmental Issues**

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 (0.17-mi), Interstate-85 (abutting), a CSX rail yard (abutting), three CSX rail lines (within target area), two MARTA rail lines (within target area), the College Park Golf Course (abutting) and the Stephenson Chemical Co. Superfund Site (0.10-mi). As a major transit hub, the target area's air is heavily impacted

by emissions from cars, planes, and trains. **More than 2,500 planes take off and land at the Airport daily** and the only thing that separates the target area from the Airport's parking areas is a rail yard with 11 tracks, and 30 lanes of traffic with approximately 128,000 vehicles per day. 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. The Metro area is **currently an EPA marginal nonattainment area for ozone standards, and a nonattainment area for fine particulate matter standards.** The 2013 Air Quality Index, nitrogen dioxide levels, and particulate matter levels were **19%, 23%, and 20% higher** for the City than the United States, respectively (City Data). 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.

Land within the target area may be heavily impacted from contaminants directly hitting the ground, primarily from the numerous rail lines and jets. **Contamination from herbicides, creosote, and solvents** is often found along rail lines. Historically, **jet fuel leaked** from planes during takeoffs/landings. While the airlines remedied the issue, the environmental impacts are not fully known. Personal accounts of this are included in letters from the College Park Business Industrial Development Authority and the Historic College Park Neighborhood Association (**Appendices B & C**). Additionally, the City's golf course may have impacted the target area from pesticide, herbicide, and fertilizer use.

Water impacts to the target area associated with contaminants from highways, jet fuel/oil, rail lines, and the golf course are unknown. Additionally, the Stephenson Chemical Co. site, a pesticide manufacturer, located just 0.10-mi from the target area has been listed in Georgia EPD's Hazardous Site Inventory since 1996. Due to lindane (pesticide) groundwater impacts, the site has been designated a Class I cleanup priority. Cumulative groundwater COCs include but are not limited to **jet/fuels, hydrocarbons, pesticides, herbicides, creosote, and solvents.**

### iii. Cumulative Public Health Impacts

The impact of brownfields and cumulative environmental factors is readily apparent in the prevalence of disease and illness in the community. The air emissions from the extensive jet, automobile, and train use within the City has led to high asthma levels within the City. The poor air quality in the Atlanta metro area heightens the risk and severity of asthma incidents – the Atlanta area is **ranked as one of "The Most Challenging Places to Live with Asthma"** by the Asthma and Allergy Foundation of America. Multiple studies have shown areas with higher ozone levels increase pediatric asthma attacks and related emergency room visits. Incidence rates for **breast cancer, prostate cancer, and low birth weight are significantly higher in Fulton County** than state and national rates (Table 2). This could be exacerbated by exposure to contaminated properties, or through contamination of groundwater or runoff from brownfields into surface waters that impact drinking water.

| Table 2 – 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

## c. Financial Need

### i. Economic Conditions

College Park is a small, economically disadvantaged community that has experienced deep declines in population over the past decade, leading to **decreased tax revenues and an overextended tax base.** The population declines are largely the result of property acquisitions by the Airport. Through imminent

domain, the Airport has continuously acquired College Park properties for their expansions and noise abatement areas. **Between 2000 and 2010, the City lost nearly 32% of its population**, largely attributed to the demolition of nearly 3,000 housing units purchased by the Airport within the target area. Currently, 63.7% of the target area is exempt from property taxes, primarily from defaulted land. Vacant structures in the City are primarily uninhabitable and are attractive nuisances. The City's reduced tax base is compounded by these blighted and vacant properties, requiring approximately $250,000 annually for City funded security measures and cleanup of illegal dumping. The requirement of these additional funds prevents the City from the needed environmental assessment work. Additionally, with limited available resources, the City's police force has been being unable to keep up with the demands of the dilapidated properties resulting in the City being name one of the most crime stricken cities in Georgia.

**ii. Economic Effects of Brownfields**

The table in Section 1.a.i clearly documents the extremely high poverty rate (39.9%) and low household income ($26,150) in College Park. The City has been economically impacted by a reduced tax base, costs to secure brownfield properties, and unemployment. Property values have been impacted by blight, noise pollution, land uses from the Airport, and high housing (21.8%) and business vacancy rates (30.9%). Lowered property values, coupled with the Airport's land acquisitions, increases in foreclosures, vacancies, and declines in population, have led to a smaller tax base. BIDA, the City's cooperative partner, owns approximately 360 acres of defaulted land, 54.8% of the target area. Overall, 63.7% of the target area does not contribute to the tax base and the City has large costs associated with security. The reduced tax base problem is compounded with the City having to provide additional resources to vacant and blighted sites, estimated at $250,000 annually.

While College Park is home to a number of large employers, approximately **88% of the 60,000 employees in College Park live outside the City**. Camp Creek Parkway, the interstates, and Site 5 (Manchester Pointe, the former noise abatement area) create a physical impetus to the residents of the target area who lack personal vehicles. Inaccessibility directly leads to high unemployment (20.1% within the target area) **and poverty rates. The poverty rate of the target area is 36.1%, more than twice the national poverty rate (15.4%). The childhood poverty rate in the target area is 65.9%, more than three times the national average (21.6%).**

## 2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

### a. Project Description, Timing and Implementation

**i. Project Description and Alignment with Revitalization Plans**

As discussed in Section 1.a.iii, the City of College Park is requesting funding to assess and encourage sustainable development in the City's 1.8 square mile contiguous target area, consisting of the Airport Gateway, Downtown Gateway, and Manchester Pointe. Currently, the Airport and Downtown Gateway Districts function independently of one another, segregated by Manchester Pointe, a heavily blighted, mostly vacant 171-acre area with vagrancy and illegal dumping issues. Community-driven plans have focused on **transit-oriented development** and the opportunities to achieve that through linking the Airport and Downtown Gateways by developing Manchester Pointe as a mixed-use, safe, walkable, and equitable area. A primary goal of linking these areas is to **provide neighborhoods of high poverty (36.1%) and unemployment (23.5%) with walkable opportunities to access the City's major employment centers**: the Airport, Convention Center, rental car areas, major hotels, and downtown. In recent years, the downtown has suffered decreased revenues from population loss. The plans intend to **spur the local economy and infill development by decreasing unemployment and providing non-automobile dependent downtown access** to residents and visitors of the Convention Center and hotels.

In 2008, the City, in conjunction with the Atlanta Regional Commission (ARC), produced the **College Park Livable Centers Initiative (LCI) Study** to develop a transit-oriented, pedestrian friendly environment around the historic downtown through integrating Manchester Pointe and the MARTA

station into the Main Street area of downtown. The study emphasized the area's potential for mixed-use development and multi-modal transport. Following this study was the development of the **College Park 2011-2031 Comprehensive Plan**. **Top community objectives** identified through the planning process and community feedback include: **1) infill development; 2) sense of place; 3) transportation alternatives; 4) environmental protection; 5) housing choices; 6) open space preservation; and 7) growth preparedness.** Participants in the planning process developed the following Vision Statement for the City: ***In 2031, College Park will be Georgia's Global Gateway - home to the World's Busiest Airport. We will be diverse by design, while preserving our unique heritage and offering a dynamic place to live, work, play and visit.*** The Vision Statement was written to exemplify the City's desire to capitalize on the wealth of opportunities provided by the Airport, while maintaining the area's diverse character from its vibrant history. The Comprehensive Plan includes requirements for development and maintenance of common open space to create a pleasant living environment, including attractive locations for recreation. Redevelopment projects within the city limits are evaluated for conformity to the City's goal of providing opportunities to enjoy the natural environment, visual "relief" from urban development, protect significant plant and animal habitats, and protect development from natural environmental hazards. This will guide livability principles into Brownfields redevelopment initiatives.

A future development map was created during the planning process. The target area was designated as multi-use Transit-Oriented Development (TOD), with portions designated for mixed-use office, commercial, and hospitality uses. The Comprehensive Plan identified a need for targeted planning efforts and tasks. Over the last five years, the City has been active in laying the framework needed to successfully achieve the identified community objectives and Vision Statement.

In 2011, the City and ARC produced the Downtown Design Guidelines, a set of standards for the Main Street area and portions of Manchester Pointe that will provide for a uniform landscape and urban design theme to foster sustainable development. In 2012, the City, in conjunction with Fulton County, produced the **Transit-Oriented Development (TOD) Plan and Market Feasibility Study**. The study assessed multiple proposals for the design and implementation of TOD in College Park between the downtown MARTA station and the Airport. The proposed grant will support these plans by facilitating infill development near Main Street and redevelopment of Manchester Pointe, which will expand the walkable, mixed-use downtown area. This complements the City's ongoing efforts to increase pedestrian access to Main Street and connectivity with College Park Station, including recent improvements in rail crossings and the construction of two additional rail crossings along Main Street. These improvements will primarily affect lower-income neighborhoods that are separated from Main Street by physical barriers of the railroad, brownfields, and airport infrastructure.

In 2015, the City published the **College Park Redevelopment Plan: Tax Allocation District #1**, the target area. Through community input, a conceptual plan was created for the target area capitalizing on existing infrastructure (sidewalks, roads, and utilities) that remain from Manchester Pointe's previous development. The plans include infill and new development with approximately 20% housing (with affordable housing components), 5% schools, 25% office (including health care), 25% retail (with healthy food stores/options), 5% hotels, and 20% parks. Bike trails are planned throughout the development. Additionally, the Redevelopment Plan included a pedestrian bridge over the busy Camp Creek Parkway, connecting downtown and Manchester Pointe with the Airport Gateway.

Grant funds will be used to conduct community outreach, prioritize sites, perform Phase I and Phase II Environmental Site Assessments (ESAs), and develop cleanup plans for priority sites that are consistent with Georgia EPD programs. Based upon a total grant award of $300,000 (for both hazardous materials and petroleum), the City anticipates it will be able to complete 13 Phase I Environmental Site Assessments within the target area. College Park will prioritize sites for further investigation based on the results of Phase I ESAs and redevelopment potential. The City anticipates that it will be able to

complete approximately seven Phase II ESAs. Finally, focused, use-based cleanup plans will be developed as needed, for approximately five sites based on their redevelopment potential. Assessment and cleanup/reuse planning funds will be split throughout the target area, with approximately 20% spent at Manchester Pointe, 40% in the Airport Gateway District, and 40% in the Downtown Gateway District.

College Park's redevelopment plans are founded on equitable development and livability principles. The Brownfields Steering Committee will provide a platform for minority populations to aid in decision making of the plans to benefit their neighborhoods. Key components of City redevelopment efforts include: access to healthcare and healthy food, jobs, affordable housing, and greenspace. College Park's Comprehensive, Redevelopment, and TOD Plans focus on improving these issues through infill development, which will create accessible and appropriate jobs. Also, the City is encouraging developers to include affordable housing and space for healthy foods sales in their developments. Access to healthy foods is also being tackled through a mobile farmer's market through the Metro Atlanta Urban Farm.

**ii. Timing and Implementation**

The City is prepared to initiate the project immediately upon receipt and authorization of the cooperative agreement. A proposed timeline for the three year grant period is as follows:

| Milestones | Timeline | Responsible Person |
|---|---|---|
| Cooperative Agreement negotiated | Aug 2017 | Mr. Artie Jones |
| **Contractor procurement** | **Jun 2017-Aug 2017** | **Mr. Artie Jones** |
| Hold community-wide forum with Brownfields Steering Committee and interested parties/stakeholders | Sept 2017 | Mr. Jackson Meyers |
| Complete Generic Quality Assurance Project Plan for EPA approval | Oct 2017 | Selected contractor |
| **Update Brownfields Site Inventory (with community input)** | **Oct 2017 and on-going** | **Selected contractor** |
| **Site prioritization and site selection** | **Oct 2017 and on-going** | **Mr. Jackson Meyers** |
| **Obtaining and securing site access** | **Jun 2017 and on-going** | **Mr. Jackson Meyers** |
| Verify site eligibility and hold community-wide forum | Nov 2017 and on-going | Selected contractor |
| Conduct Phase I ESAs for petroleum and hazardous materials sites (19) | Oct 2018 and on-going | Selected contractor |
| Conduct Phase II ESAs for petroleum and hazardous materials sites (7) | Dec 2017 and on-going | Selected contractor |
| Prepare focused, use-based cleanup plans | Apr 2018 and on-going | Selected contractor |
| All assessment activities complete and cleanup plans in place | Aug 2020 | Selected contractor |

a) Contractor procurement, as mentioned above, will be completed between June and August 2017 under the responsibility of Mr. Artie Jones, the City's Director of Economic Development. Mr. Jones will be the Program's Project Director and will be the primary person responsible for implementing and completing tasks. Within one month of being awarded the grant, Mr. Jones will gain formal approval from the Mayor and City Council and will advertise for an environmental consulting firm. Once released, interested parties will have two weeks to respond and the selection committee will have an additional two weeks to make their selection. Mr. Jones will provide City Council the selected contractor for final approval and to begin contract negotiations. The full process will take no more than three months.

b) Immediately following procurement, the selected contractor will work with the City and the Brownfields Steering Committee will expand on their existing brownfields inventory and will develop a GIS-based Brownfields Site Inventory of sites that are underutilized and/or have a perception of environmental contamination. The contractor will be responsible for the task and will update the Site Inventory throughout the three year period as new site opportunities arise. The Brownfield Steering Committee, which includes key City officials, community leaders, and residents will be responsible for site prioritization and selection. Sites will be selected with the following ranking criteria: proximity to areas identified as redevelopment areas; existing infrastructure and access; potential for job creation and new housing opportunities (including affordable housing); presence of a willing owner or buyer to invest

in the property; consistency with local use plans; and community support. Sites will be scored on these factors and sites with higher scores will be prioritized for assessment.

c) Obtaining and securing site access, as listed above, will be an on-going task led by the Program's Project Manager, Mr. Jackson Meyers. Nearly 200-acres within the project area are publicly owned, with access in place. Obtaining site access on privately-held properties is not anticipated to be a problem as conversations with property owners have been well received; however, if a problem does arise, efforts can be transitioned to the next highest scoring site, as dictated by the Brownfields Steering Committee. More sites will be included in the Site Inventory than available funds will allow; therefore, the City does not anticipate running out of eligible sites. Once funds are announced, the City will negotiate site access agreements to sites where owners have already expressed interest and for other sites once they have been identified for assessment and site eligibility is verified. Details of the staffing and staff qualifications are contained in Section 5.b., Programmatic Capability.

**b. Task Descriptions and Budget Table**

**i. Task Descriptions**

***Task 1 – Programmatic Support ($10,000 Hazardous Substances & $10,000 Petroleum; $20,000 total):*** This task includes funding for the management and execution of the grant, including grant deliverables of EPA quarterly reports, MBE/WBE forms, updates to the EPA ACRES database, and other programmatic support necessary to maintain compliance with EPA cooperative agreement terms and conditions. Programmatic costs will be completed at a cost of $1,250 quarterly (12 x $1,250 = $15,000), $1,500 for forms/ACRES, and $3,500 for close-out reporting. The selected consultant will coordinate these deliverables under the supervision of the City's Project Manager. Therefore, funding is listing under contractual. The City's Economic Development budget will absorb City costs for this task.

***Task 2 – Site Assessment ($113,500 Hazardous Substances & $113,500 Petroleum; $227,000 total):*** The purpose of this task is to carry out site assessment activities. A generic Quality Assurance Project Plan (QAPP) will be completed by the contractor for review and approval by EPA at a one-time cost of $5,000. Phase I & II ESA activities of brownfields sites will vary in size and complexity. Due to the large size and complexity of Site 5 (Manchester Pointe), the Phase I ESA cost is expected to be $5,000. The City expects to complete 12 additional hazardous substance and petroleum Phase I ESAs at $3,500, for a cost of $42,000 total. Phase II ESAs will be completed based on Phase I ESA results. Before the Phase II work may be initiated, the requisite project plans, as required by the grant and the applicable EPA requirements will be completed and approved by EPA. With consent, the Phase II work will be initiated and project reports will be developed. The Phase II ESA for Site 5 is estimated to cost between $25,000 to $50,000 due to its size and location. Additional Phase II ESA activities, including costs for site-specific QAPPs, are estimated to range between $10,000 and $30,000, allowing for approximately seven Phase II ESAs. This project primarily focuses on Phase II ESAs, with approximately 62% of Task 2 funds dedicated for this use. Phase I and II ESA activities will be conducted by qualified environmental professionals in accordance with current ASTM standards and All Appropriate Inquiry. City staff time for review of Phase I & II ESA reports by the Engineering Department is considered an in-kind service and will be funded from the Engineering Department's budget.

***Task 3 – Cleanup & Reuse Planning ($16,000 Hazardous Substances & $16,000 Petroleum; $32,000 total):*** Funding is included to support cleanup and reuse plans ($16,000 at hazardous substance sites, $16,000 at petroleum sites) developed by qualified environmental, reuse, and land use professionals. The City estimates that cleanup and reuse planning will be required for the 171-acre Manchester Pointe site for a cost of $8,000 and an additional 4 sites, at a cost of $6,000 each, and, for a total cost of $32,000. Staff time for this task will be leveraged by the City. Preparation of cleanup plans will be consistent with requirements of Georgia EPD. The City anticipates pursuing an EPA Brownfields Cleanup grant. The

City understands it is required to own the property and not have caused the contamination in order to apply for cleanup funds.

***Task 4 – Community Engagement & Involvement ($10,500 Hazardous Substances & $10,500 Petroleum; $21,000 total):*** A Community Involvement Plan (CIP) and updates to the site inventory are planned at $3,000 and $1,500 in contractual costs, respectively (discussed in Section 3.a.i). The City will build on the successful community involvement process used for input on their 2011-2031 Comprehensive Plan and Livable Centers Initiative (LCI) Plan currently in development. Community meetings have resulted in the plans for the Landing at College Park that is under construction. Through August 2017, the community will meet bi-monthly for the LCI Plan development. These meetings will be combined with the Brownfields Steering Committee (BSC) meetings. After August 2017, the City, selected contractor, and BSC will meet quarterly for updates, site inventory updates, and determine reuse options. $9,000 ($750 for 12 quarters) of this task is devoted to consultant support for quarterly community meetings and $1,500 total for two design charrettes. $1,500 is reserved for supplies and brochures. $4,500 total has been budgeted for selected City staff to travel to the National Brownfields Conference and local conferences. Costs will be split between petroleum and hazardous waste activities.

**ii. Budget Table**

| Hazardous Categories | 1.Programmatic Support | 2.Site Assessment | 3.Cleanup/Reuse Planning | 4.Community Involvement | Total |
|---|---|---|---|---|---|
| Personnel | - | - | - | - | $0 |
| Fringe | - | - | - | - | $0 |
| Travel | - | - | - | $2,250 | $2,250 |
| Equipment | - | - | - | - | $0 |
| Supplies | - | - | - | $750 | $750 |
| Contractual | $10,000 | $113,500 | $16,000 | $7,500 | $147,000 |
| **Subtotal** | **$10,000** | **$113,500** | **$16,000** | **$10,500** | **$150,000** |
| **Petroleum Categories** | **1.Programmatic Support** | **2.Site Assessment** | **3.Cleanup/Reuse Planning** | **4.Community Involvement** | **Total** |
| Personnel | - | - | - | - | $0 |
| Fringe | - | - | - | - | $0 |
| Travel | - | - | - | $2,250 | $2,250 |
| Equipment | - | - | - | - | $0 |
| Supplies | - | - | - | $750 | $750 |
| Contractual | $10,000 | $113,500 | $16,000 | $7,500 | $147,000 |
| **Subtotal** | **$10,000** | **$113,500** | **$16,000** | **$10,500** | **$150,000** |
| **Total Combined** | **$20,000** | **$227,000** | **$32,000** | **$21,000** | **$300,000** |

**c. Ability to Leverage**

Over the last several years, the City of College Park has worked diligently to build leveraging capacity. To support the success of the City's Brownfield Program, various financing tools will be leveraged, including: in-kind services ($30,000), state and federal programs ($1,270,000), and public and private funds, (described below). Over the last year and a half, more than $32,000,000 has been acquired for sidewalk, trail lighting, park, and roadway improvements within the target area, as documented in Appendix B. The most significant funding source for remediation and redevelopment of City sites will be the **Tax Allocation District #1 – Downtown and Airport Gateways (TAD #1)**, designated in 2015. The creation of *TAD #1* will provide the City with additional financial resources to attract private investment to key parcels owned by the City and the Business and Industrial Development Authority (a public-private partnership). Increased future property tax revenues will provide local funding to improve downtown streetscapes and infrastructure, which will increase developer interest in the target area. Three

major commercial corridors are included within *TAD #1*. The combined total of these three corridors maintenance and operations (M&O) millage equates to more than **$4.6 million** in annual property tax increments (increased over current levels) from real estate taxes by 2025.

The City of College Park and Fulton County were both recipients of **2016 Livable Centers Initiative (LCI) grants** awarded by the Atlanta Regional Commission. The City received $80,000 towards expanding their Downtown and Airport Gateway plan to include a pedestrian bridge connecting the Georgia International Convention Center to downtown. The City will contribute $20,000 for this **$100,000 planning effort**. Fulton County received **$535,626 to engineer the pedestrian bridge** which will provide a safe environment for residents and visitors to cross Camp Creek Parkway, a major thoroughfare that segregates the Airport and Downtown Gateways from the Convention Center. The County is contributing over $105,000 towards implementing this effort.

The City of College Park received a **$335,000 EDA Economic Adjustment Assistance grant** to create a new railway quiet zone and implement traffic and pedestrian safety measures at all railroad crossings along Main Street. The City was able to meet the required 50% non-federal match. In 2013, College Park received a **$670,000 DOT grant** through the Federal Railroad Administration (FRA) to continue this project by constructing two special railroad crossings along Main Street. Improving pedestrian safety and access directly correlating with the goals of this project.

To aid in blighted property redevelopment, the City initiated a **Blight Removal Program**. The Program allocates a minimum of $50,000 annually for demolishing structures that are not viable for reuse. The City tracks code enforcement issues to prioritize sites. College Park hopes to demolish unsafe structures and make redevelopment more attractive to local investors. Decreasing blight by 10% each year is this Program's goal. The 2015 and 2016 funds supported the Airport Gateway District to demolish an abandoned apartment complex and school which were drug and prostitution havens.

The City's focus area is located within the **City's Downtown Enterprise Zone.** This incentive can provide abatement on real and personal business property taxes, fostering business development in these areas, and leveraging additional funding. The owners of non-residential properties within the City's **Airport West Community Improvement District (CID)** have chosen to pay an additional tax or fee dedicated to services and improvements within the CID boundaries. The funds are used for area improvements such as: cleaning streets, providing security, implementing capital improvements, construction, pedestrian and streetscape enhancements and marketing for business development.

As an entitlement community, the City of College Park receives approximately **$52,000 annually** in U.S. Housing & Urban Development Department (HUD) Community Development Block Grant funding. The flexible program allows the City to spend money on redevelopment and improvement needs. In September 2016, the City of College Park was awarded **$222,663 from the United States Department of Agriculture** (USDA). The Capacity Building Grant will be used to set up a mobile farmers market out of an old bus that will travel throughout the City, **providing residents fresh food options within the City's food deserts**. The funds will be used at the Metro Atlanta Urban Farm, located within the target area. In addition to seeking and leveraging outside funding sources, the City is committed to allocate their time for the management of the Brownfields Program as in kind services.

## 3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

### a. Engaging the Community

#### i. Community Involvement Plan

The City recognizes that it is essential to include community residents and stakeholders throughout all phases of project planning and implementation. Therefore, a Community Involvement Plan (CIP) will be developed to plan and implement brownfield activities. College Park has had important successes engaging the community through recent planning initiatives like the College Park Redevelopment Plan and the ongoing Livable Centers Initiative Plan. The successes of recent community involvement efforts

are evident in the recent construction of two pedestrian rail road crossings and a mixed-use development, with a hotel for jobs, currently under construction in downtown. 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 and non-profits. The City will use their committed partners, as outlined in Section 3.c.i, and a variety of media (radio, mailings, postings at transit stops, social media) to engage the local community throughout the grant cycle. Prior to conducting assessments, the City will host a community-wide forum with the Brownfields Steering Committee (BSC), where residents and stakeholders will have the opportunity to learn about the brownfields process, provide comment, voice priorities, and vote on site selection. This forum with initially be combined with the LCI bi-monthly meetings development. The BSC will meet quarterly for updates, site inventory updates, and determine reuse options. If appropriate, sites identified through this process will be incorporated into the project and/or future planning efforts. In addition, the City will seek the advice and participation of community organizations listed in Section 3.c.i. A representative from each organization will be invited to sit on the BSC.

**ii. Communicating Progress**

The City will strive for community acceptance and consensus among stakeholders throughout planning and implementation of the Brownfields Grant. The CIP will be designed to explain and communicate project activities to the target community as a whole, and appropriate interested parties. Various neighborhood associations and community organizations have committed (as shown in Section 3.c) to helping disseminate Brownfields related information to College Park's residents, property owners and businesses at regular public and community meetings. Progress information will be dispersed through publishing and mailing newsletters, 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. Project-specific publications will be prepared and distributed on an as needed basis. The City believes utilizing these methods to provide Brownfields Program progress updates are the most appropriate and effective methods for reaching the targeted community. Additionally, City staff and hired consultants will attend the BSC meetings to provide accurate information on the progress of grant activities.

**b. Partnerships with Government Agencies**

**i. Local/State/Tribal Environmental Authority**

The Georgia Brownfields Program was established by the Georgia Environmental Protection Division (EPD) and is run through their Department of Natural Resources (DNR). The City has worked in conjunction with EPD on site assessments and cleanups and is familiar with their requirements. During the life of the grant, the City will involve Georgia EPD in review and approval of cleanup plans and other site assessment and rehabilitation activities to ensure the brownfields program is successful in addressing and protecting the target area's environmental and human health. The City will collaborate with EPD and will encourage site owners to take advantage of the State's Brownfields redevelopment incentives including tax and limited liability incentives implemented to encourage Brownfields redevelopment. Prior to purchasing an eligible property, a prospective purchaser may apply for limitation of liability by submitting a corrective action plan (PPCAP) or a compliance status report (PPCSR). Additionally, Georgia EPD allows for "preferential assessment" of approved Brownfields properties, allowing for reduced property taxes for ten years or until the certified assessment and cleanup costs are recouped.

**ii. Other Governmental Partnerships**

The City of College Park currently partners with various government agencies, small and large, to foster redevelopment. Some of these partners include the College Park Business and Industrial Development Authority (BIDA), Metropolitan Atlanta Rapid Transit Authority (MARTA), the Atlanta

Regional Commission (ARC), and the Fulton County Health Department (FCHD). BIDA encourages business relocation and expansion within the City by offering access to BIDA owned property and funding initiatives. Their purpose is to attain development and promote for the public good, general welfare, and employment opportunities. BIDA has provided a letter of commitment **in Appendix B**. MARTA provides efficient mass transit to the City. Together, the City and MARTA work closely on transit-oriented development, an important standard to the City to improve resident access to services and goods. The City and Fulton County were awarded 2016 Livable Centers Initiative grants, run through the ARC. College Park is working with the ARC to enhance the City's core, walkability, and employment access. College Park will partner with the FCHD to assist in health impact assessments. From a federal perspective, College Park will work with EPA on managing the Grant. The City has previously had conversations with Brian Gross and Olga Perry, of EPA Region 4, on establishing a Brownfields Program and opportunities of conducting a Targeted Brownfields Assessment.

**c. Partnerships with Community Organizations**

**i. Community Organization Description & Role**

College Park prides itself on the amazing community groups that consistently collaborate with the City on improving the health and vitality of our residents and environment. Below are community organizations that have made firm commitments to planning and implementation of the Brownfields Grant. Although the City has few neighborhood associations, resident involvement is found through other community organizations and word of mouth by residents.

| Community Organization | Organization Description | Role(s)/Commitment(s) |
|---|---|---|
| LIFT Community Development | Non-profit workforce group | Brownfield information posted on website; Public outreach; Aid in resident job placement from new Brownfield developments |
| Historic College Park Neighborhood Ass. | Non-profit neighborhood group | Member on Brownfields Steering Committee (BSC); Disseminate information between the Association and the BSC; Public outreach |
| Metro Atlanta Urban Farm | Urban Farm | Meeting space; Education on healthy food and farming; Disperse brownfields information and updates |
| Main Street Association | Community improvement group | Public outreach on brownfields at monthly Merchant Meeting networking events; Assist in development of educational materials; Member on BSC |
| Woodward Academy | Educational institution | Meeting space for BSC; Member on BSC; Promotion of sustainable technologies; Educational brownfield webpage |
| Airport West CID | Community Improvement District | Fund community improvement projects in target area; Highlight brownfield redevelopment at meetings; Member on BSC |
| Motherless Daughters Foundation | Non-profit youth program | Hold youth education workshops and public outreach events on the City's Brownfield Program |
| ATL Airport District | Visitor's bureau | Provide platform for public outreach initiatives; Member on BSC |

**ii. Letters of Commitment**

Appendix C contains letters of commitments from community organizations.

**d. Partnerships with Workforce Development Programs**

The Fulton County Office of Workforce Development's office is located within the City. Their facilities, including computers, are open to local residents seeking employment. The City's Brownfields Program will work in conjunction with the Office of Workforce Development to place residents in newly created jobs. Additionally, LIFT Community Development Corporation (LIFT) is a local non-profit workforce group committed to providing resources to those in need. Services provided by LIFT include: education, job referrals, job workshops, resume assistance, shelter, food, and more. LIFT has agreed to team with the City to help place residents in newly created jobs. Their commitment is documented in a letter, attached in **Appendix C**. As developers and new tenants work with the City in redeveloping brownfields, the City will offer coordination to assist in placing residents in newly created positions. The

City is looking at looking at viable incentives for developers and tenants to hire locally. Additionally, when procuring an environmental contractor, local hiring/subcontracting will be a consideration factor.

## 4. PROJECT BENEFITS

### a. Welfare, Environmental, and Public Health Benefits

As discussed in Section 1, College Park's population is largely disadvantaged, suffering from inaccessibility to health care, food deserts, high poverty (38.5%), unemployment (17.8%), crime (one of the most crime ridden cities in GA) and vacancies (30.9%). The community is in need of reducing blight, crime, safety hazards, vagrancy problems, as well as improving access to healthy food and healthcare. The resolution to many of these issues is to remove blight, attract infill development, and improve walkability to increase access to healthcare, healthy foods, and jobs to College Park residents. The City believes the welfare, environmental, and health benefits of redevelopment will be largely seen in two stages. First, from the removal of blight and secondly from infill development.

Welfare issues identified in Section 1.b.i. included land acquisitions, safety hazards, blight, and lack of transportation. The City's vast amount of large, vacant structures serve as attractive nuisances, creating ideal locations for crimes and drugs, especially for teenagers. The dilapidated, vacant structures are unsafe, with asbestos-containing materials. By assessing these properties and moving them back into beneficial reuse, the City is essentially removing the crime, blight, and safety issues from these portions of our neighborhoods. Leveraging assessment funds through the Brownfields Grant will stretch the City's blight removal program, which currently absorbs site assessment costs. This will expedite blight removal, providing the welfare benefits of lower crime, safer neighborhoods, and new opportunities for redevelopment and residents.

The vast environmental issues that impact the target area were identified for specific brownfields sites (Section 1.a.iii), as well as cumulative impacts (Section 1.b.iii). Environmental impacts to the land and water at target sites will be specifically addressed through site assessment and remediation if contaminants are identified. Improving soil and water conditions directly impacts the health of the environmental and public. Diseases and alignments associated with exposure to contaminants is expected to decrease. Additionally, the City is working towards creating a transit-oriented development with 20% park space that will improve walkability and quality of life. Reducing local reliance on cars and adding greenspace will subsequently improve air quality both for the environment and public health. This will also help with reduce and buffer noise pollution, which plagues the target area.

To address the needs of improving access to healthy foods and healthcare for the target area's sensitive population, the City has planned for a grocery store and healthcare provider be incorporated into the planned mixed-use redevelopment for improved public health. Additionally, the City has secured funds by the USDA to incorporate a mobile farmer's market, collaborating with the Metro Atlanta Urban Farm, located within the target area. Vegetables grown at the farm will be distributed to the community at minimal costs to improve access to healthy food options within the City as a whole.

### b. Economic and Community Benefits

The revitalization and redevelopment plans the City has in place for the target area have been specifically designed to benefit the local economy and community. With unemployment within the target area being 20.1%, there is a high need to improve employment opportunities. The City intends to do this in two ways. First, the City plans to improve access to existing job opportunities. Residing next to the Airport, Convention Center, Rental Car Center, and hotels provides a plethora of employment opportunities of all skill and education levels, with opportunities for advancement. Unfortunately, many of these jobs are filled by commuters. Through providing safe access to these facilities, the City can lower unemployment, increase incomes, and increase the economic vitality of the City as a whole. Currently, Manchester Pointe, the 171-acre vacant area given back by the Airport, and Camp Creek Parkway, a 4-line highway act as a physical barriers between residential areas and the major employment

hubs. In 2016, the City and Fulton County secured Livable Centers Initiative funds to plan for and engineer a pedestrian bridge that will connect Manchester Pointe to the Convention Center, providing safe and walkable access between residential areas and jobs.

Secondly, the City has created transit-oriented redevelopment plans for TAD#1, the target area. These plans tie together the target area, consisting of the Downtown Gateway District, the Airport Gateway District, and Manchester Pointe, to work as a cohesive area. **The forecasted redevelopment over the next 10 years from TAD#1 is 1,100 to 1,200 residential units, 1.6 million square feet of new employment opportunities, $330 million in new investment within the target area, and 2,500 permanent jobs.** Currently, the target area has 1,605 residents; therefore, enough jobs are anticipated to employ more than all of the residents of the area. **The forecasted redevelopment within TAD#1 is anticipated to increase the City's taxable digest by more than $113.5 million.**

The community-driven development plans are designed to benefit the community; however, to increase spending within the City and improve vitality of local businesses, the City will advertise what College Park has to offer visitors of the local hotels and Convention Center within walking distance of where they're staying. Redevelopment of the areas have been slow due to perceived environmental contamination to the City from the Airport and numerous car service/rental centers buffering the Airport. Through removing the environmental unknowns, the City can expedite redevelopment and its subsequent economic and community benefits.

## 5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

### a. Audit Findings

The City has no adverse audit findings.

### b. Programmatic Capability

The proposed grant will be jointly managed by Mr. Artie Jones, the City's Economic Development Director, as its Brownfields Project Director, and Mr. Jackson Meyers, the City's Engineer, as the Brownfields Project Manager. Mr. Myers and Mr. Jones are both committed to the success of this program and have experience with real estate development, due diligence, community outreach/engaging stakeholders, and managing grants and guiding consultants. Mr. Myers has worked for the City for the last 11 years, acquiring and managing an average of $730,000 annually (City Finance Department). In the event that either Mr. Myers or Mr. Jones were to give up their role in the Brownfield Program or leave the City, the work plan, quarterly reports and other project documents will facilitate a seamless transition to future grant managers.

The City's Finance Department has procurement and payment procedures in place and is well versed in federal governmental procurements and reporting procedures and requirements. The City's centralized purchasing department will advertise, solicit and select a consultant to assist with the project, and has successfully administered procurements in compliance with Federal Procurement Standards in 40 CFR Part 30 or 40 CFR 31.36.

### c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The City's Project Manager will be responsible for tracking, measuring, and evaluating progress through measurable outcomes and outputs. A spreadsheet of expected outputs and outcomes will be maintained by the City and updated monthly. Anticipated **outputs include** number of: sites added to site inventory, community meetings/charrettes held, ACRES entries, Phase I and II ESAs completed, and cleanup/reuse plans 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.

**d. Past Performance and Accomplishments**

**ii. Has Received Other Federal or Non-Federal Assistance Agreements**

**1. Purpose and Accomplishments**

**The City of College Park is not a historic recipient of EPA Brownfield Funds**. In 2016, the City received $80,000 to update their existing LCI Study by the Atlanta Regional Commission and a Capacity Building Grant of $222,663 to improve food access by the USDA. In 2012, College Park received a $335,000 EDA Economic Adjustment Assistance grant to create a new railway quiet zone and implement traffic and pedestrian safety measures at all railroad crossings along Main Street. This EDA grant required a 50% non-federal match. In 2013, College Park received a $670,000 DOT grant through the Federal Railroad Administration (FRA) to continue this project by constructing two special railroad crossings, which has been completed.

College Park receives approximately $52,000 a year in HUD Community Development Block Grant (CDBG) funds as an entitlement community. The flexible CDBG program allows the City to spend funds on a variety of development needs. In 2015, the City began collaborating with Fulton County to spend future CDBG funds on improvements and services of groundwater wells.

In 2008, the City was party to a $5 million loan/ grant agreement through the Georgia Clean Water State Revolving Fund administered through Georgia Environmental Facilities Authority (GEFA) and funded by the EPA through the American Recovery and Reinvestment Act (ARRA). Funds were used to design and construct a series of detention basins and the Southeast U.S.'s first bio-retention filter bank used to treat storm water before it enters the municipal golf course lake.

**2. Compliance with Grant Requirements**

For the implementation of and compliance with the EDA and the DOT grants, College Park was required to submit diagnostic reviews of existing crossings, technical plans and work plans for implementation of specific safety measures; issue Notices of Intent to all affected railroads, the State regulatory agency, and the FRA; to hold a 60-day comment period regarding this notice; to submit updates to the National Grade Crossing Inventory to reflect current conditions at each affected crossing; submit a Notice of Quiet Zone Establishment to affected railroads, the State regulatory agency, and the FRA; and to submit periodic updates to the FRA and EDA. College Park complied with these requirements to the satisfaction of involved Federal and State agencies, and completed implementation of these grants in compliance with the project performance periods.

The City's CDBG, the City must submit a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD within 90 days after the end of the program year. The primary purpose of the CAPER is to report on accomplishments of funded activities within the program year and to evaluate the grantee's progress in meeting one-year goals described in the Annual Action Plan and long-term goals described in the Consolidated Plan. The CAPER also provides grantees an opportunity to evaluate the effectiveness of their programs and identify programs and projects that performed well and those that experienced issues. This final step in the grants management cycle provides insights and lessons learned that can be used in the next cycle to improve program performance. College Park has maintained compliance with HUD CDBG reporting requirements.

The City's GEFA/EPA grant required submission of accordance to work plans in compliance with National Environmental Policy Act (NEPA), provisions of the Clean Water Act and other applicable State and Federal regulations; demonstration of compliance with State Audit requirements; compliance with the loan agreement and payment schedule; and compliance with Metropolitan North Georgia Water Planning District Water Management Plans. These requirements were fulfilled to the satisfaction of GEFA and involved agencies.

**Regional Priorities Form/Other Factors Checklist**

Name of Applicant: City of College Park, Georgia

**Regional Priorities Other Factor**
Regional Priority Title(s): N/A

Page Number(s): N/A

**Assessment Other Factors Checklist**

| **Other Factor** | **Page #** |
|---|---|
| *None of the Other Factors are applicable* | |
| Community population is 10,000 or less. | |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory | |
| Target brownfield sites are impacted by mine-scarred land. | |
| Project is primarily focusing on Phase II assessments. | 8 |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | 9-10; Appendix B |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | 4-5 |
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.** | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

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

December 1, 2016

**VIA ELECTRONIC MAIL to ajones@collegeparkga.com**
Mr. Artie Jones, III MPA
Director of Economic Development
City of College Park
3667 Main Street
College Park, GA, 30337

RE: State Acknowledgement Letter of Brownfields Community -Wide Assessment Grant Application City of College Park- Downtown Redevelopment District and Manchester Pointe Development District

Dear Mr. Jones:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("EPD") that the City of College Park will be submitting an application to the U.S. Environmental Protection Agency ("EPA") for $300,000 in funding assistance under the federal Community-wide Assessment Grant Program to conduct assessment activities. EPD understands that the City of College Park would like to use these funds to conduct Phase I and Phase II Environmental Site Assessments and to develop cleanup plans for priority sites. The project will focus on the Downtown Redevelopment District and Manchester Pointe Development District that are affected by vacant or underutilized properties.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the City of Perry for such assessment. A successful award would greatly assist the City in its redevelopment efforts and to establish it as a nexus for economic development and sustainability in middle Georgia. Thank you for your consideration.

Sincerely,

Shannon Ridley
Brownfield Coordinator

cc: Barbara Alfano, U.S. EPA, Region 4
Tasha Hall Garrison, City of College Park
Amy Long, Terracon, Due Diligence Group Manager

File: EPA FFY 2017 Grant Applicants, City of College Park-Assessment

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## Application for Federal Assistance SF-424

| * 1. Type of Submission: | * 2. Type of Application: | * If Revision, select appropriate letter(s): |
|---|---|---|
| ☐ Preapplication | ☒ New | |
| ☒ Application | ☐ Continuation | * Other (Specify): |
| ☐ Changed/Corrected Application | ☐ Revision | |

| * 3. Date Received: | 4. Applicant Identifier: |
|---|---|
| 12/21/2016 | |

| 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, Georgia

| * b. Employer/Taxpayer Identification Number (EIN/TIN): | * c. Organizational DUNS: |
|---|---|
| 58-6000542 | 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: | Artie |
| Middle Name: | | | |
| * Last Name: | Jones | | |
| Suffix: | | | |

Title:

Organizational Affiliation:

| * Telephone Number: | 404-669-3764 | Fax Number: | |
|---|---|---|---|

* Email: ajones@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-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

NONE

Title:

None

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

Add Attachment | Delete Attachment | View Attachment

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

City of College Park Community Wide Assessment Grant Proposal FY 2017

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-005 * b. Program/Project GA-005

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 06/01/2017 * b. End Date: 06/01/2020

**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: Economic Development Program Assistant

* Telephone Number: 404-305-2052 Fax Number:

* Email: tgarrison@collegeparkga.com

* Signature of Authorized Representative: Tasha P Hall-Garrison * Date Signed: 12/21/2016

THE CITY OF
# Doraville℠

*Diversity. Vitality. Community*

R04-17-A-088

December 16, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960

Dear Ms. Alfano:

The City of Doraville, Georgia is pleased to submit the enclosed application to the FY 17 US EPA Brownfields Program for a Brownfield Community-wide Assessment Grant in the amount of $300,000 ($200,000 for Hazardous Substances and $100,000 for Petroleum). This grant will support our efforts to remediate commercial and industrial contamination throughout the County.

**a. Applicant Information:** City of Doraville, Georgia
**b. Funding Request:**
- *i.* Grant type: Assessment
- *ii.* Assessment Type: Community-wide
- *iii.* Funds requested: $300,000
- *iv.* Contamination: Hazardous Substances $200,000 and Petroleum $100,000

**c. Location:** City of Doraville, County of DeKalb, Georgia
**d. Property Information:** Community-wide
**e. Contacts:**
- *i.* Project Director
  Luke Howe, Economic Development Director
  3725 Park Avenue Doraville, Georgia 30340
  Phone: 770-451-8745 Email: luke.howe@doravillega.us
- *ii.* Highest Ranking Elected Official
  Donna Pittman, Mayor
  3725 Park Avenue Doraville, Georgia 30340
  Phone: 770-451-8745 Email: luke.howe@doravillega.us

**f. Population**
- *i.* Population: 10,513
- *ii.* Target area population: 10,513
- *iii.* Persistent poverty county: N0

(American Community Survey 2014; ERS County Typology 2015)

Doraville is a small city, with a limited tax base and a predominantly low-income population. Significant economic disruption has occurred within Doraville, which has resulted in a significant percentage loss of community jobs and tax base. The **catastrophic number of job losses due to the GM plant closing** and the **level of poverty** indicate that many of those unemployed have been

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out of work or under-employed for so long that they no longer qualify for unemployment benefits, and/or are surviving on minimum wage service sector jobs.

EPA Envirofacts lists **49 regulated facilities in Doraville**, even though it is only 3.5 square miles. Two major brownfields are present within the heart of Doraville, the former GM plant site and the former Seaboard Industries facility. Both properties serve as magnets for vagrancy, litter and crime. The homes in and around these sites are for the most part dingy and dilapidated, the pervasive effect of living in and around the environment two massive pulsating industrial complexes for about forty years.

To further spur redevelopment efforts, the City is requesting $300,000 in hazardous and petroleum assessment funding to conduct assessments, create and implement a plan for community involvement, and plan for clean-up activities and reuse of the reclaimed land; the GM plant and former Seaboard Industries site and various parcels along Peachtree Industrial Boulevard will be targeted first.

The City of Doraville appreciates this opportunity to apply for FY 17 EPA Brownfields Grant funding to support environmental justice efforts and restoration of economic vitality in its communities. If you have any questions, please do not hesitate to contact us.

Sincerely,

Luke Howe
Economic Development Director

3725 Park Avenue ♣ Doraville, Georgia 30340 ♣ 770.451.8745 ♣ Fax 770.936.3862 ♣ www.doravillega.us

## 1. Community Need

### a. Targeted Community and Brownfields

i. Targeted Community Description: The City of Doraville, Georgia was established in 1871 just ten miles northeast of Atlanta, in the County of DeKalb. As the City land area is very small at just 3.59 square miles, this Assessment request will include the entire town, with an assessment focus on one key **Census Tract, 213.01**. Doraville has developed from a small agrarian railroad community into a cultural melting pot with nearly **54% percent of residents are foreign born and 56 languages are spoken within its small footprint.** Commerce brought opportunity and growth. In 1945, General Motors bought 400 acres, nearly 20% of the City, and moved an entire African-American community across town. On the site of their former homes, GM opened a massive assembly plant next to a new state road, Peachtree Industrial Boulevard (SR141) that brought materials and workers to town. At its peak in the 1980s the plant employed more than 5,000. The targeted area of this project is the **213.01 census tract** of Doraville, in which the GM plant was formerly located. Major development followed the growth of the plant. In 1969, Interstate 85 on the east side of the GM plant, was completed. Later, Interstate 285 nearly cut the town in half and bisected I-85. Industries and business to support the plant, its workers and the city's growing population abounded. A 50-year economic boon lasted from the 1940s until the 1990s. **In early 1990s, most of the city center was levelled to create the Metro Atlanta Rapid Transit Authority commuter rail station** at the south end of the GM plant. As Atlanta's borders and urbanization crept closer, the middle class fled and immigrants created the new fabric of the city. Between 2000 and 2010 the population shrunk by nearly 20% and so did the ability for families here to make a sustainable living. Then after a more than 20 year decline in production, **GM plant shut its doors in 2008 taking more than 1,000 jobs,** and the revenues of the City with it as **the tax digest decreased by 20%.** As the former plant has been demolished a gaping brownfield hole exists in the heart of the city and the hearts of the residents that once thrived here.

ii. Demographic Information and Indicators of Need

| | CT 213.01 | Doraville | Georgia | USA |
|---|---|---|---|---|
| Population | 3,704 | 10,513 | 9,907,756 | 314,107,084 |
| Children | 17.2% | 2,795 (26.6%) | 2,488,668 (25.1%) | 79,543,013 (25.3%) |
| Female | 1,461 (39.4%) | 45.0% | 5,069,761 (51.2%) | 159,591,925 (50.8%) |
| **Minority** | **60.1%** | 4,070 (38.6%) | 3,918,522 (39.6%) | 82,257,371 (18.5%) |
| **African-American** | **29.6%** | 1,375 (13.1%) | 3,056,726 (30.9%) | 39,564,785 (12.6%) |
| **Hispanic** | **29.7%** | 5,324 (**50.6%**) | 4,517,191 (23.3%) | 53,070,096 (16.9%) |
| Asian | 9.3% | **17.7%** | 4.0% | 5.6% |
| **Poverty Rate** | **49.6%** | **24.5%** | 16.7% | 15.6% |
| **Unemployment** | **20.8%*** | 6.3% | 5.2% | 4.9% |
| Per Capita Income | **$26,020** | **$17,311** | $26,499 | $28,555 |
| Median House. Income | **$46,339**** | $42,407 | $47,212 | $53,482 |

Source: 2010-2014 American Community Survey 5-Year Estimates; US Dept. of Labor; * "did not work" as per US Census.gov; ***Average family size in the CT is 3.3 compared to 2.5 in the US which can account for the higher median income.***

The US Department of Housing and Urban Development (HUD) has designated CT 213.01, the targeted area for this assessment project, as ***Qualified Census Tract* (QCT)** and **a *Difficult Development Area* (DDA)**. A **QCT** is any census tract (or equivalent geographic area defined by the Bureau of the Census) in which at least 50% of households have an income less than 60% of the area median gross income (AMGI). A **DDA** is any area designated by the Secretary of HUD

as an area that has high construction, land, and utility costs relative to the area median gross income. (Source: http://map.sba.gov/hubzone/maps/. Re-designated until January 2018). This designation highlights the prevalence **of environmental justice issues in CT213.01.**

The minority population percentage in CT213.01 (60.1%) is greater than the City, State and National average; 43.4% or residents in the 213.01 CT speak a language other than English. Of those residents, 73.4% speak Spanish or Spanish Creole and the rest a variety of Indo-European, Asian-Pacific and other languages. A significant number of residents in CT213.01 are impoverished; moreover, **the majority of those in poverty are sensitive populations**. Again, **these factors draw attention to environmental justice issues that are wide-spread in the City** (US Census Bureau, American Community Survey, 2014)

There are five public elementary schools with over 4,000 students located in Doraville. Of those students, 3,435 qualify for free lunch and 141 for reduced lunch, meaning that nearly **90% are living at or below poverty levels** (www.nces.gov). Within the primary Census Tract, 22.5% of adults over 25 have not completed high school (US Census Bureau, American FactFinder, 2014).

iii. Brownfields and Their Impacts: Brownfields' proximity to residents in the target area - EPA Envirofacts lists **49 regulated facilities in Doraville**, even though it is only 3.5 square miles. Two major brownfields are present within CT 213.01 (the heart of Doraville), the former GM plant site and the former Seaboard Industries facility. Both properties serve as magnets for vagrancy, litter and crime. The homes in and around CT213.01 are for the most part dingy and dilapidated, the pervasive effect of living in and around the environment two massive pulsating industrial complexes for about forty years.

Nature and extent of brownfields - At the former GM site, some possible sites that have been located and documented include the paint shop, finished vehicle parking area, hazardous material storage area and tank farm, a propane yard and a waste water facility. The GM site cleanup is estimated to cost between $3-5 million. The Seaboard Industries property is located across the tracks from the GM site and fronts New Peachtree Road. Once an oil recycling facility, the property consists of two parcels for a combined 6.2 acres; cleanup is estimated at over $5 million. After closing in 2007, the Seaboard Industries plant was razed leaving only oil-stained rubble and scattered storage drums. One of the parcels (2.2 acres) has been granted a limitation of liability for non-residential uses by the State, but the larger parcel (4 acres) will likely require extensive remediate prior to reuse. In addition to these two sites, a registered Underground Storage Tank (UST) report identifies more than **100 USTs in the 3.5 square miles of Doraville**. Numerous dry cleaners and other small waste generators are present in the target area: an EPA Envirofacts search revealed 144 active and non-active RCRA facilities in the City. Finally, the average age of the City's commercial buildings were built in 1968 and likely contain excessive amount of asbestos and potentially lead. Potential contaminants associated with these brownfield properties are listed in the Cumulative Public Health Impacts table in Section 1.b.ii.

Real or perceived negative environmental impacts associated with the brownfields - The lack of maintenance and security combined with the presence of toxic materials pose imminent threats to the health and safety of the public. Pollution and toxic releases are a continuing concern for area residents. CT213.01's brownfield properties can have serious health impacts effects on the residents, particularly the most vulnerable, as demonstrated in the following sections. Fingers of the North Fork of Peachtree Creek work their way around the target area and flow eventually into the Chattahoochee River, a tributary to the Apalachicola River, which feeds into Apalachicola Bay and the Gulf of Mexico. The Chattahoochee is a vital watershed, for aquatic habitat and drinking water, and the Apalachicola Bay an important estuary for shellfish (oysters) and commercial

fishing some 350 miles from Doraville. Thus, run-off from the Doraville brownfields can have a damaging effect for hundreds of miles. Efforts by the Chattahoochee River Keeper and others are attempting to address contamination of the river near Atlanta and its headwaters.

**b. Welfare, Environmental, and Public Health Impacts**

i. Welfare Impacts: Serious environmental justice infractions are being waged on the minority-majority city and primary area (**CT213.01**). Brownfields here have impacted the community by bringing community disinvestment, blight, and health risks to this community. **Fifty-six percent of land in the tract is vacant, so not only does the local government suffer from loss of tax revenue, but this scourge land negatively impacts the value of residents' property.** In the summer of 2008, home values averaged $166,000 but by the summer of 2014 that value plummeted to $124,000 (zillow.com); it is slowly rebounding. Further adding to the blight, the neighborhoods in the targeted area have **minimal access to green space** and sidewalks which also diminishes property value. Urbanized sprawl has supplanted what was once open space and forested land.

The positioning of the GM site and the abandoned Seaboard facility **hampers north-south connectivity and further divides Doraville into three distinctly separate neighborhoods with limited walkability.** The average number of trains per day ranges from 50 to 100 crisscrossing the city carrying large volumes of freight. In addition, the Doraville MARTA station hub location adds to the number of commuters driving to the station daily, increasing the overall air pollution.

Serious environmental justice infractions are being waged on the minority-majority city and CT213.01 as the brownfields lead to compounding issues associated with **poverty: exposure, flight of service providers, and unhealthy lifestyles**. More critically, the US Department of Health and Human Services designated CT231.01 as a **Medically Under-Served Area** (MUA). Medically Underserved Populations include groups of persons who face economic, cultural or linguistic barriers to health care (www.hrsa.gov). Given the diversity of the area this factor emphasizes the need for a project that eliminates barriers to better health – a healthier environment. In addition, crime rates in Doraville cause additional strain on public resources. **The City has a safety rating of 11 on a scale of 100** with 100 being the safest and 0 being the most unsafe. One in 25 people in Doraville have a chance of becoming a victim while the number is one in 30 in the state of Georgia. There are an average of 129 crimes per square mile compared to 37.9 across the US (http://www.neighborhoodscout.com/ga/doraville/crime/).

ii. Cumulative Environmental Issues: A March 2016 Toxic Release Inventory for Doraville indicates that, in 2014, 63,600 pounds of contaminants were released into the environment from six facilities within the City. The top five chemicals released were Manganese compounds, n-Hexane, Dichloromethane, Toluene and Xylene (2014 TRI Factsheet: ZIP Code – 30340). Manganese is used in steel and battery production, and chronic exposure results in negative respiratory and nervous system effects, such as bronchitis and impaired eye-hand coordination. Made from crude oil, n-Hexane affects the nervous and reproductive systems and is highly flammable and explosive. Dichloromethane is used as a solvent and in plastic adhesives, may be a carcinogen, and is an acute inhalation hazard as it can cause coma and death. Toluene, an additive to gasoline, is also used in paints and coating and adhesives and is known to cause heart conditions, respiratory distress as well as reproductive and developmental issues (epa.gov).

Given the proven uses of the Seaboard Industries site as a storage facility for vast amounts of oil and petroleum and the large-scale automotive manufacturing that occurred in the targeted area for more than 50 years, soil contamination is certain. In addition to soil contaminants, the area is

plagued with cumulative issues resulting from the huge volumes of air and noise pollution. The City lies in the flight path of Peachtree-DeKalb Airport, which is just 2.5 miles away. Interstate Highways I-85 and I-285 pass through the City and a major interchange, known as "Spaghetti Junction", is on the eastern boundary of the City. At morning and evening rush hours tractor trailer trucks are backed up for miles at this interchange spewing toxic diesel fumes including carbon monoxide. Noise levels from the interstates are high and the interstates bring air pollution into the mix. Research shows that airborne particulate matter is at its greatest level within 300 meters downwind of major highways, such as the position of the targeted CT. A major oil/gas pipeline (Colonial/Plantation) runs through the City and a large tank farm (bulk oil storage) sits within the City limits. Air and noise pollution from tanker trucks to and from the facility add to the environmental burden of the citizens of Doraville. These disproportionate burdens, added to the brownfields, raise serious environmental justice concerns for this heavily minority community.

iii. Cumulative Public Health Impacts: Public health impacts - Local health problems that can be associated with the contaminants expected to be found in the area shown below. In DeKalb County (local data is not available as no local health department exists), cancer cardio vascular and respiratory diseases are the three leading causes of death (*2010 Status of Health in DeKalb County* report). As mentioned earlier, chemicals associated with local industries and brownfield properties can contribute to all of these diseases causing major health issues and deaths.

| Source/Contaminants | Potential Health Effects |
|---|---|
| Rail Corridor / arsenic, herbicide-pesticide contamination, petroleum hydrocarbons; VOCs; BTEX; solvents; fuels; oil and grease; lead; PCBs | **Affected Organ Systems:** Dermal (Skin), Gastrointestinal (Digestive), Hepatic (Liver), Neurological (Nervous System), Respiratory (From the Nose to the Lungs) **Cancer Classification:** Known Human Carcinogen |
| Seaboard facility / petroleum, petroleum products | **Affected Organ Systems:** Effects central nervous system. **Cancer Classification:** Carcinogenic. |
| Dry Cleaners / PCE, TCE contamination | **Affected Organ Systems:** Developmental (effects during periods when organs are developing) , Neurological (Nervous System) **Cancer Classification:** Carcinogenic to humans (evidence for cancer is based on kidney cancer, limited evidence for non-Hodgkin lymphoma and liver cancer, as well as, various tumors in animals) |
| Building Products / asbestos, asphalt (PAHs) | **Affected Organ Systems:** Dermal (Skin), Hepatic (Liver), Gastrointestinal (Digestive), Immunological (Immune System), Neurological (Nervous System), **Cancer Classification:** Probable Carcinogen |
| GM Auto Plant / petroleum products, solvents, volatile organic compounds, metals | **Affected Organ Systems:** Effects central nervous system. Hematological (Blood Forming), Immunological (Immune System), **Cancer Classification:** Known or Probable Human Carcinogen. |
| Sources: www.ehso.com and www.atsdr.cdc.gov | |

Threats to sensitive populations – In addition to the threats posed by the contaminants associated with brownfield properties listed in the table above, the sensitive populations in the City and the targeted census tract are burdened with threats from other sources. There are five DeKalb County School district elementary schools with over 4,000 students located in Doraville. These children are playing outdoors at recess in an air where air quality from extreme vehicular and air traffic are consistently present. **Within a mile of these schools, more than 45,000 cars travel daily** on Interstates 85 and 285 where they junction at Doraville (GADOT). A 2013 report issued by the DeKalb County Board of Health revealed that minorities in the County were three times more likely than Whites to have asthma among children ages 5-12. The highways and soil

contamination impact air quality in Doraville and CT 213.01. Particulate matter poses a health concern, because they can be inhaled and accumulate in the respiratory system. Children, because they often spend a lot of time playing outdoors and their bodies are still developing, and the elderly population, particularly those with diminished health, are at the greatest risk. Particles less than 2.5 micrometers in diameter (PM2.5) penetrates deeper into the parts of the lungs that are more vulnerable to injury (epa.gov). The annual average concentration of PM2.5 in DeKalb County, GA is **13.6** ($\mu g/m^3$), which is the least favorable quartile of the scale (wwwn.cdc.gov/).

Obesity in the City impedes progress in terms of health. Residents lack opportunities for outdoor activity. Doraville hosts just under 40 acres of parkland in total and Georgia is recognized as one of the five worst states in the US in terms of childhood obesity, with a prevalence exceeding 20% (www.hrsa.gov). The low-income pre-school age obesity rate in DeKalb County is 15.5% nearly a point higher than the state rate (www.citydata.com). According to the DeKalb County Board of Health *2010 Status of Health in DeKalb Report*, approximately 19% of DeKalb County High School students were overweight and 13% were obese making nearly a third of adolescents more susceptible to even greater health risks such as heart disease and diabetes. Bicycle networks, traffic calming, improved walkability and connectivity, improved parkland and spaces for social gathering are a priority for redeveloping brownfields properties in Doraville, as per the *City of Doraville Comprehensive Plan 2017-2037.*

**c. Financial Need**

1. Economic Conditions: Doraville is a small city, with a limited tax base and a predominantly low income population. Significant economic disruption has occurred within Doraville, which has resulted in a significant percentage loss of community jobs and tax base. The **catastrophic number of job losses due to the GM plant closing** and the **level of poverty** indicate that many of those unemployed have been out of work or under-employed for so long that they no longer qualify for unemployment benefits, and/or are surviving on minimum wage service sector jobs. A disturbing fact is the nearly 40% of adults aged 25 years and older do not have a high school diploma, limiting their earnings potential. Since 2008, the City's has operated with a budget decrease of 25% over previous levels to subsist after revenue shortfalls. **The tax digest has diminished by 19% since 2005.** As discussed above, HUD has designated CT 213.01 as a *Difficult Development Area* (DDA) and a *Qualified Census Tract* (QCT), the latter based on low incomes. For these reasons the City is unable to draw on local sources of funding to compete this project.

ii. Economic Effects of Brownfields: As shown earlier, Doraville has high levels of poverty and low levels of per capita and household income. **When GM shut its doors in 2008, the company took more than 1,000 jobs from the City and the revenues of the City decreased by 20%.** What is left is a large contaminated brownfield property. With such a gaping hole in its economy unaddressed, interest in developing here dwindled. The closure had a ripple effect within the understructure of the community as the small businesses that relied on the plant (local luncheonettes, parts suppliers, etc.) also were forced to close. There is little opportunity for area residents to earn sustainable wages as the current fields of employment here are limited. The largest sectors include areas that do not require a high degree of education and thus have limited economic growth or potential for advancement: Construction (32%); Accommodation and food services (11%); Wholesale trade (10%); Administrative and support and waste management services (9%); Retail trade (7%); and Manufacturing (6%); Other services, except public administration (5%) (http://www.city-data.com/city/Doraville-Georgia.html). The City's tax base has not recovered from the loss of the GM plant. At the same time, the City budget is strained by both the vacant properties and the

crime-related costs associated with patrolling them; police costs are up $1,647,605 just in the past year. Town expenses associated with lack of development has gotten so contentious that the FY17 budget passed in June 2016 by a vote of 4:3. Redevelopment of these properties is essential for both the City budget and the future of the town.

## 2. Project Description and Feasibility of Success

### a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: After eight years of struggle, Doraville is finally on the brink of success and just this past summer was the recipient of a 2016 US EPA Brownfields Revolving Loan Fund (RLF) grant. The RLF Program is to spur environmental cleanup and sustainable economic revitalization and redevelopment. This Assessment grant is sought to complement and feed projects into the RLF grant, by investigating and quantifying environmental risk for potential borrowers. To further spur redevelopment efforts, the City is requesting $300,000 in hazardous and petroleum assessment funding to conduct assessments, create and implement a plan for community involvement, and plan for clean-up activities and reuse of the reclaimed land; the GM plant and former Seaboard Industries site and various parcels along Peachtree Industrial Boulevard will be targeted first. The City is proposing a three-year time frame in which to complete the assessment portion of its brownfields program. This project will consist of Task 1) Phase I and II assessments; Task 2) Remediation and Reuse Planning; Task 3) Community Outreach and Public Involvement; Task 4) Programmatic Support.

The assessment project is aligned with the *2017-2037 Comprehensive Plan [Design Doraville]* adopted by the Doraville City Council on October 17, 2016, which focuses on redevelopment of the GM site to "generate a major new source of revenue for the City" and create new jobs, as well as redevelopment of the downtown core, "while furthering the area as a walkable transit-oriented center where people can live, work, and play". This planning and related planning envision up to 5,358 housing units (apartments, condominiums, and townhomes); Five million SF of commercial space/office space; and 307,000 SF of civic space, including a City Hall, Library, and/or school facilities. The plan highlights the use of existing infrastructure, with needed improvements, to support future growth. The target area includes a recently established Tax Allocation District (TAD). The TAD district redevelopment plans include affordable housing requirements in an area of that will also offer employment opportunity and services, such as childcare, medical offices, grocery store; the new TAD will enhanced economic competitiveness by offering incentives to developers and business owners that will attract employment and eventually build the tax base. The project also is in order with the *2012 Doraville Active Living Plan,* created in conjunction with the DeKalb County Board of Health, which calls for built improvements in the City's connectivity and walkability for pedestrians and cyclists, a particular concern because of the existing barriers to connectivity. The GM and Seaboard sites are envisioned as multi-use sites with extensive greenspace. It should be noted that the Comprehensive Plan acknowledges that "the diversity of residents and commercial businesses is what makes Doraville special" and should be protected and that as land values increase and properties redevelop, the City will through zoning and incentives "help set aside a percentage of housing at affordable price points".

The City already has requirements for green building design and on-site stormwater management. One environmental highlight that has been achieved to date is that thousands of tons of concrete, wiring and steel has been recycled as a result of the GM plant demolition: 150,000 cubic yards of crushed concrete and 35,000 yards of reclaimed asphalt will be used onsite and 82,000 tons of structural steel will be recycled.

ii. Timing and Implementation

*(a) Contractor procurement:* The City of Doraville is proposing a three-year time frame in which to complete this assessment project. The tasks described below will be directed by the Project Director and supported by a consultant, to be procured in the first 3 months, and support staff and the continuing Brownfields Advisory Board (BAB). In the first six months, the City will finalize its project work plan (prior to grant award) and create a Community Involvement Plan to engage the public to the fullest possible extent. A minimum of six public /community meetings are planned to provide timely input to decision-making. Project staff will create timeline for 2 ¾ years to insure potential for early finish or to insure time to remedy any unforeseen difficulties. Phase I's and project-related deliverables will be completed by the consultant during first six months and generic QAPP will commence in the first four months, Phase II's and associated deliverables will be completed in the first year and will continue in years two and three. In years two and three ABCAs/reuse planning will be completed for sites moving on to cleanup. Public involvement activities will occur prior to the start of the project and will be a priority throughout the grant life. The Project Director and City staff will implement the project and oversee all aspects during the project timeline. The last quarter will entail finalization of ACRES reporting and fiscal closeout conducted by City Staff with input from the selected consultant.

*(b) Site Inventory*: As mentioned above, Doraville will first focus on the former GM and Seaboard facilities as those sites (multiple parcels) represent the largest sections of brownfields in the targeted census tract. The City will use community input to determine other possible sites such as abandoned gas stations, dry cleaner and other commercial facilities and other potential sources of contamination. Priority will be given to those sites can be incorporated into the Tax Allocation District (TAD) as described in the City's *Transit-Oriented Redevelopment Plan,* a vital component to funding future projects. The site selection criteria will include ranking sites in order of development potential with consideration of qualifiers such as the project's ability to eliminate threats to human health and the environment and contribute to community revitalization/economic development goals. Community input and relation to the TAD will be key in prioritizing and selecting any additional sites.

*(c) Site Access:* The City has already secured access to the former GM and Seaboard sites. For properties where the City does not already have access, the City will first examine prioritized sites inside CT213.01 and will incorporate stakeholder input from public meetings and workshops. The process will also include one-on-one discussions with the property owner, education on the benefits of the brownfields program and legal action as a last resort.

**b. Task Descriptions and Budget Table**

i. Task Descriptions:

*Assessment* – Conduct Environmental Site Assessment activities (ESAs) at selected sites:
30 ASTM-AAI compliant Phase I's @ $3,500 each = $105,000;
1 Generic Quality Assurance Plan (QAPP) = $6,000;
10 Site-Specific Quality Assurance Project Plans @ $3,500 each = $35,000;
2 Phase II's @ approximately $40,000 for each site = $80,000;
*Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s).*
**Assessment total approximately: $226,000** ($146,000 Hazardous; $80,000 petroleum)

*Remediation/Reuse Planning* – Develop site appropriate remediation and/or reuse plans to reduce health & environment risks for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. Five Analysis for Brownfields Cleanup Alternatives

(ABCAs) for an **approximate total of $40,000** ($30,000 Hazardous; $10,000 Petroleum)

*Outreach* – Develop/maintain strategic partnerships and create a Community Involvement Plan; disseminate information/comments to/from community & stakeholders, host community meetings. In total, $2,000 in travel funds is budgeted to local travel funds to public meetings and workshops. $6,000 is budgeted for printing and media-based outreach. $11,000 is budgeted for developing the CIP and hosting community-wide meetings, focus groups, charettes, & visioning sessions – **task total of $19,000** ($14,000 Hazardous; $5,000 Petroleum)

*Programmatic Support* – The City will directly oversee grant implementation and administration and, as necessary and in support of its activities. $5,000 in travel expenses for attendance at national/ regional brownfields-related training conferences/workshops is planned. The City will secure contractual support through a competitive bid process to ensure compliance with EPA cooperative agreement terms & conditions. The City with support from the consultant will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. $10,000 is budgeted for contractual program support. **The City will consider time and efforts of its employees in the project as in-kind leveraged resources. Task Total = $15,000**

ii. Budget Table

| | **Hazardous Substances** | | | | |
|---|---|---|---|---|---|
| **Categories** | **Project Tasks** | | | | |
| | Phase I/II Assessments | Remediation/ Reuse Plan | Outreach | Programmatic Support | Total |
| Travel | 0 | 0 | $1,000 | $3,000 | $4,000 |
| Supplies | 0 | 0 | $4,000 | 0 | $4,000 |
| Contractual | $146,000 | $30,000 | $9,000 | $7,000 | $192,000 |
| **Total** | **$146,000** | **$30,000** | **$14,000** | **$10,000** | **$200,000** |
| | **Petroleum Products** | | | | |
| **Categories** | **Project Tasks** | | | | |
| | Phase I/II Assessments | Remediation/ Reuse Plan | Outreach | Programmatic Support | Total |
| Travel | 0 | 0 | $1,000 | $2,000 | $3,000 |
| Supplies | 0 | 0 | $2,000 | 0 | $2,000 |
| Contractual | $80,000 | $10,000 | $2,000 | $3,000 | $95,000 |
| **Total** | **$80,000** | **$10,000** | **$5,000** | **$5,000** | **$100,000** |

**c. Ability to Leverage – see attachments for leverage verification**

The City will leverage federal dollars, most notably the recently awarded $820,000 EPA Brownfields RLF grant, with other funding sources to maximize its ability to redevelop brownfields in the targeted project area (see attached EPA agreement). It will also work with HUD in promoting Low-Income Housing Tax Credits to attract developers interested in low-income or mixed income development within CT 213.01. The City has slowly rebuilt its revenues to the positive side and a portion will be leverage in pursuit of redevelopment given the enormous potential of the project. In 2012, Metropolitan Atlanta, of which Doraville is a part, approved a one-cent sales tax to support transportation infrastructure. The City will receive a portion of the estimated $7 billion to be collected over the tax's 10-year cycle, which includes $225 million for

improvements and creation of MARTA stations such as Doraville's existing station will be restructured to attract commercial, retail, residential and greenspace development and to minimize sprawl. The former GM site is directly adjacent to the current Doraville MARTA station. The City has already created a Tax Allocation District (TAD) to publicly finance redevelopment activity at the blighted site (which includes CT 213.01) via the issuing and selling of bonds. Ongoing brownfield activities at this site includes remediation funded in one area of the former assembly plant through a loan from the Decide DeKalb Development Authority. This loan of approximately $500,000 is an excellent example of Doraville, Decide DeKalb Development Authority and DeKalb County partnering to overcome blight in Doraville. In addition, it is a perfect example of leveraging federal brownfields funding to address existing contamination during redevelopment. Growth in the TAD tax digest would allow the City to fund site-clean up, as specifically stated in the 2015 *Doraville Transit-Oriented Redevelopment Plan*; however, EPA Brownfields assessment funds are essential to kick-starting development within CT213.01 that will eventually result in an estimated $235 million in potential TAD bond proceeds once the assessment and clean-up process has been completed. The City will maximize these resources to insure that completion of sustainable redevelopment for the planned uses is achieved and maintained. The City will also apply to the Georgia EPD under one or all of its three assistance programs:

- **Georgia Underground Storage Tank (GUST) Trust Fund** - reimburses owners or operators up to $1 million (per release) of actual, reasonable cleanup costs associated with releases from regulated petroleum underground storage tanks.
- **GA-EPD Brownfields Tax Incentive Program** - provides preferential assessment of environmentally contaminated property. The preferential assessment can reduce taxes on the property for up to 10 years.
- **Limitations on Liability - Georgia Hazardous Site Reuse and Redevelopment Act** provides liability relief for prospective purchasers of contaminated property who voluntarily agree to remediate soil and source material to meet risk reduction standards. Under the Act, the limitation of liability is fully transferable to subsequent purchasers, unless a purchaser is otherwise liable for the contamination because of some prior interaction with the property.

Finally, The City of Doraville will consider time and efforts of its employees in the project as in-kind leveraged resources.

## 3. Community Engagement and Partnerships

### a. Engaging the Community

**i.** Community Involvement Plan: Extensive public involvement was conducted in developing the recently adopted Comprehensive Plan which contains the detailed vison for the target area. The heart of the process included visioning as well as prioritization and implementation planning. Both of these tasks were focused on gathering input through community workshops, stakeholder interviews, and an advisory panel. Several strategies will be implemented through this assessment grant: public meetings, a Brownfields Advisory Board (BAB), newsletters, mailing list, social media updates, program web page, and participation in community events and business-focused networking events. Because of the high-profile status of the GM property media interest has and will continue to be significant. A minimum of six public meetings will be held to give affected stakeholders an opportunity to participate and to voice findings and concerns. These meetings will be held with the intention to make inroads with the multiple ethnic communities in the targeted project area. The BAB will be created to again give local stakeholders an opportunity to participate in the project at a more in-depth level, while providing the City with sound advice and insights

from the local perspective. The BAB will review study materials, technical documents and related project information. BAB meetings will be held quarterly to insure that the group has continuing input throughout the life of the fund. BAB members will also, as available, participate in community outreach events. A program webpage will be created to post notices and project documents. This page will not only allow community members to access information but will also provide an avenue for submission of comments and input for those who are not able to participate in the public meetings.

The BAB will be instrumental in providing input to a written **Community Involvement Plan (CIP)** that will document and formalize the above process. Periodic reviews will be done to determine whether additional activities are warranted or whether changes to current activities outlined in this CIP are necessary. The goals of the City in terms of its community engagement and partnership efforts are to insure or achieve the following:

• Assist the public in contributing to and understanding the decision-making process during project planning, assessment phases and cleanup and the community's role in that process. Special provisions (translators, documents in Spanish, etc.) will be made to the multiple languages spoken in the community.
• Give the public accessible, accurate, timely and understandable information about the project as it moves forward.
• Ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered.
• Reflect community concerns, questions and information needs.
• Respect and fully consider public input throughout the process as the project moves forward.

ii. Communicating Progress

Planned Activity: *Maintain Point of Contact*: The City will designate points of contact for the project and contact information will be updated as necessary and will be provided on all written and electronic information. The community will be notified of any contact information changes.

Planned Activity: *Maintain Communication with Local Officials, Agencies and Community Residents*: Project staff will attend neighborhood association meetings and provides updates on Site activities, as well as answers questions from residents.

Planned Activity: *Update and Maintain a Site Mailing List:* A focused mailing list of local residents, organizations, businesses and officials will be established for the project. The Site mailing list is used to ensure that those that do not have access to the Internet or other information sources still have a way to receive Site information (via the U.S. Postal Service) and be notified about important meetings.

Planned Activity: *Prepare and Distribute Fact Sheets, Newsletters and Site Updates*: Fact sheets, newsletters, and site updates summarizing current information about the Site and describing upcoming activities (including public meetings) will be prepared and distributed to those on the Site mailing and email lists. These documents are written in non-technical language and are typically prepared to coincide with important project milestones. In addition all publications and media will be published in English and Spanish as that is the most prevalent second language in the City. The City will use the local neighborhood associations, churches and schools to distribute information to residents as these have been successful ways of communicating information to the residents.

Planned Activity: *Establish and Maintain a Site-Specific Information Repository and Webpage*: Documents include project fact sheets, technical reports, the CIP, and other documents will be kept at a central repository in the Doraville Library and placed on the Webpage. Information

repositories provide residents with local access to site information in forms that can be easily read and photocopied for future use.

Planned Activity: *Conduct Public Meetings and Information Sessions:* As mentioned above, six public meetings and information sessions will be held to communicate information and to solicit questions and input from the community. The achievement of certain project milestones or discovery of new information may warrant a more formal public meeting with presentations of technical information. During ongoing Site work, less formal information sessions will be held to keep the community informed of Site progress, answer resident questions about ongoing work, and obtain information about the resident perceptions and concerns. Given the cultural diversity of Doraville, the project staff will seek to conduct these meetings at a variety of locations to insure opportunities are offered to as many residents, regardless of background, as possible.

Planned Activity: *Develop and Distribute News Releases and Public Notices:* The City will prepare and release announcements to local newspapers and television media to provide information about events such as opportunities for public input, significant Site investigation findings, completion of major milestones, important scheduling information, and other pertinent Site-related information. Social media outlets will also be employed to convey these messages.

**b. Partnerships with Government Agencies**

i. Local/State/Tribal Environmental Authority: The City will coordinate its brownfield efforts with the GA-EPD which has brownfield and cleanup oversight responsibility for the state. The State's primary role involves making site eligibility decisions and assisting prospective developers in entering the State's voluntary cleanup program (which provides liability relief and tax incentives). The City will also request State review on assessment reports and ABCAs, as needed. Additionally, the City will partner with the DeKalb County Health Department to oversee the impacts of the brownfield, any related cleanup, and associated activities, including lead-based paint screenings and investigation of health impacts from soil or groundwater contamination.

ii. Other Governmental Partnerships: In addition to the GA-EPD, the City will coordinate efforts with the Georgia Department of Economic Development, with the Georgia Department of Community Affairs, which offers the Employment Incentive Program, and Decide DeKalb Development Authority detailed under the leveraging section of this application. The City will work with the Georgia Housing and Finance Authority to identify needs of residents for housing. MARTA, the regional transportation authority, is already working to market the redevelopment area and will work with the City to identify potential business to move into the redeveloped space. The state and federal Department of Transportation (DOT & GADOT) are also potential partners for infrastructure improvements in areas of brownfields with the assistance State Road and Toll Authority (SRTA) funds. SRTA has the authority to finance any type of transportation improvement using traditional methods of financing such as bonds, loans, notes and equity partnerships. SRTA has issued Grant Anticipation Revenue Vehicle (GARVEE) bonds, underwritten by the state's future federal transportation revenues, for non-toll projects on behalf of the GADOT. SRTA also administers the Georgia Transportation Infrastructure Bank (GTIB), established by House Bill 1019 in April 2008. The GTIB is a revolving infrastructure investment fund, much like a bank, that provides loans with attractive terms to state, regional and local government entities to fund much needed local transportation projects. GTIB grants are also awarded for selected transportation improvement projects on a competitive basis throughout the state of Georgia. The City will also seek financial assistance from federal agencies involved in community revitalization such as HUD, EPA, Department of Commerce, as opportunities arise.

**c. Partnerships with Community Organizations**

i. Community Organization Description & Role: Doraville has already made a concerted effort to collaborate with agencies and organizations that are committed to redeveloping blighted areas, particular within CT 213.01, and to significantly improving the quality of life for is residents. In an effort to update the Community's Comprehensive Plan, local officials held a series of charrettes to garner community involvement. The March 2016 community charrette was attended by 29 individuals representing elected officials, Design Doraville Citizen Advisory Panel members, the general public, media, and other stakeholders. Community involvement is key to ensuring the Comprehensive Plan update truly captures the spirit and desire of the various voices that represent Doraville. Residents, business owners, service organizations, students, and other stakeholders were urged to attend this charrette series to learn more about the comprehensive planning process and to provide input. In addition, Doraville also launched an online survey as another avenue to collect input. The 10-minute survey was available in both English and Spanish. The amount of interest generated by the charrettes and the series indicates that the community is committed to working together to improve their quality of life. Those organizations supporting this particular Brownfields project are as follows:

*Assembly Community Improvement District:* The CID works to create redevelopment opportunities in communities were little opportunities exist. THE CID will support Doraville with technical assistance and financial assistance.

*The Center for Pan Asian Community Services:* The CBO has served immigrants/refugees with health and social services since 1980. The organization will provide meetings space, outreach to Limited English Proficiency residents, and staff members will serve on committees.

*Halpern Enterprises*-is a family-owned and operated developer from Atlanta that specializes in shopping centers with long-term investment potential

*I Care Atlanta, Inc.:* This organization operates in the City to offer food security through, pantry services, meal and grocery delivery and emergency/crisis assistance.

*Latin American Association*: This support organization for Latino immigrant will provide meeting space and outreach to Spanish-speaking residents.

*Peachtree Gateway Partnership*: this is a coalition of communities that provides strategic planning to promote improvement in the quality of life for area residents. The organization will provide technical assistance and public promotion.

*Salvation Army*: The area command will use it reach in the area to support public awareness and participation. Major Todd Hawks committed to staff to participate on the advisory board.

*We Love BuHi:* this community organization of residents will participate in working committees.

ii. Letters of Commitment - Please see attached.

**d. Partnerships with Workforce Development Programs**: The City will work with the Atlanta – North Metro Office of the Department of Labor and the Technical College System of Georgia Quick Start program to investigate low-cost training programs and resources for residents to be eligible for work on project-related clean-up activities. The Department of Labor will also be of assistance in recruiting permanent employers to the redeveloped sites through its Work Opportunity Tax Credit program and bonding assistance for potential employers. The City will look for and take advantage of opportunities to foster local hiring in major new redevelopments projects and to find project-related, sustainable employment through job training/placement.

## 4. Project Benefits

### a. Welfare, Environmental and Public Health Benefits

*Welfare* – Poverty, lack of job opportunities, lack of service providers, neglected housing, lack of greenspace and walkable environments, and crime all impact the welfare of the current residents of the community. The City is in the positon to facilitate major public and private investment within its brownfields and adjacent properties. With the investment comes community renewal and job opportunities. Assessment of these sites will facilitate this investment. Additional community benefits include more transportation choices - the redevelopment of the targeted project Census Tract is focused on transit and will move forward with plans that involve access to rail transportation, bike lanes and improved walkability; safe, high-quality, affordable housing – the TAD district redevelopment plans include affordable housing requirements in an area of that will offer employment, services, such as childcare and medical offices, and a grocery store.

*Environmental* – Removing contamination from the large industrial parcels (GM and Seaboard), and other brownfields sites, will reduce pollutant levels in the soil and groundwater and keep contaminants from running off into local streams as well as fugitive dust and volatile compounds from impacting the air. Assessment is the first step in identifying contamination, leading to removal and redevelopment. The redevelopment of the targeted project area will bring sustainable reuse and prevent creation of future brownfields, thus improving quality of life for this under-served community, broadening prospects for future generations, and helping reduce resource consumption.

*Public Health* – The reduction in exposure to contaminants, heavy metals, solvents, and petroleum products such as associated with the GM and Seaboard sites, as well as other brownfield sites, will eliminate a threat to the public health (due to runoff, fugitive dust, trespassing) of the nearby residents, already burdened with contamination from multiple sources (Section 1.a). Creating a walkable community (while removing blight) with additional greenspace (also a buffer to pollution) may help address obesity and related poor-lifestyle health impacts.

### b. Economic and Community Benefit

The City of Doraville 2015 *Transit-Oriented Redevelopment Plan,* recently adopted *2017-2037 Comprehensive Plan* and an analysis of the Tax Allocation District (TAD) concluded that collective redevelopment of the proposed brownfields project sites have the potential for the development of 5,358 housing units (apartments, condominiums, and townhomes); Five million SF of commercial space, of which approximately 62% would be office space; and 307,000 SF of civic space, including a City Hall, Library, and/or school facilities. The redevelopment would have an estimated market value of $1.98 billion at build-out, with the bulk of the *development (68%) occurring on the former GM Assembly Site.*

Doraville passed a resolution in July 2015 to create the Tax Allocation District (TAD) and to adopt a redevelopment plan for the same area (which includes CT 213.01) and to issue and sell bonds to fund redevelopment activities there. Growth in the TAD tax digest would allow the City to fund site-clean up. However, until growth in that area occurs, these EPA Brownfields Assessment grant funds are essential to kick-starting responsible development. In 2013, the City created the Doraville Downtown Development Authority, with the primary mission of revitalizing and redeveloping the City's central business district and promoting trade, commerce and employment to improve the welfare of the City. The Development Authority may issue Bonds to support sustainable redevelopment and the creation of permanent jobs in Doraville.

Enhanced commercial and office spaces are likely to attract new supermarkets and medical

facilities, which means better access to nutrition and healthcare in an area that is sorely lacking these services. By improving the physical appearance of the City and offering incentive programs, developers, business investment will reinvest in Doraville and subsequently residents will be better off and will have the capacity to reinvest in their homes and their community. Taxable values will increase and thereby tax revenues will increase to maintain the new quality of life and improve other areas within the City. As crime and poverty decrease, so will the strain on the City budget and resources. According to the 2010 Downtown Doraville Master Plan, redevelopment of the two predominant brownfields sites in CT 213.01 can support as many as 21,000 permanent jobs. This project does not account for the temporary jobs associated with demolition, remediation and construction, which can be a significant kick-start for the local unemployed as 30% of the local workforce works in the area of construction (see section 1.c.ii). Income and sales tax increases will additionally grow the City's ability to continue with further equitable development for the good of all residents, particularly those who have faced environmental injustice over the past decades.

Green space and outdoor recreational opportunities will be incorporated into the redevelopment designs as this will improve livability for area residents. Also green features, such as bio-retention areas, rain gardens and trees, can capture storm water, provide a buffer for traffic and other noise, and can serve to collect air particulate, thus improving air quality in the area.

## 5. Programmatic Capability and Past Performance

### a. Audit Findings

The financial statements of the City of Doraville, as audited by the independent auditing firm of Mauldin and Jenkins, LLC., present fairly, in all material respects, the respective financial position of the governmental activities of the City of Doraville, Georgia as of June 30, 2016 and the respective changes in financial position and the respective budgetary comparison for the General Fund and the Confiscated Assets Fund for the fiscal year then ended in accordance with accounting principles generally and **no adverse audit findings were discovered**.

### b. Programmatic Capability

The City of Doraville, regardless of its financial constraints, maintains a small but highly experienced and professionally capable staff. **Luke Howe,** Doraville Economic Development Director, will serve as the **project director**. He has successfully managed over $5 million in state and federal grant funds since 2008 and is currently managing the FY16 $820,000 EPA RLF grant awarded in October 2016. **Lisa Ferguson**, City Finance Director, will act as the **financial director**. The Facilities Director, which includes Departments of Public Works and Parks and Recreation, **Rip Robertson** will serve as the **technical coordinator**. Together the City team has more than 60 years of career and educational experience that will allow them to lead this project to a successful conclusion. The City will issue a RFP to procure Brownfields consulting and environmental engineering services from a vendor to complete the technical tasks outlined in this application. Any contracts approved under this grant will be fully consistent with new federal procurement requirements, 2 C.F.R. 200 and USEPA's rule at 2 C.F.R. 1500. The City has processes in place to replace critical employees and to contract for additional services if needed.

### c. Outcomes

Doraville will track and measure the following task-specific outputs and outcomes in ACRES and in quarterly and closeout reports. The City has determined that it will measure the success of its brownfields project through the following means:

| Task and Party Responsible for Oversight | Output Measurement | Outcome Measurement |
|---|---|---|
| **Task 1**: Site Characterization Assessments I and II Environmental Consultant *Oversight*: Project Technical Coordinator | • Number of Phase I assessments completed<br>• Number of endangered species and cultural surveys conducted<br>• Number of QAPPS and Phase II assessments completed | • Number of sites and acres of property assessed and number of acres made read for reuse. |
| **Task 2**: Cleanup and Redevelopment/Reuse Planning Environmental Consultant; *Oversight*: Project Technical Coordinator; Project Director | • Number of ABCAs<br>• Redevelopment concepts/plans | • Acres redeveloped into greenspace<br>• Dollars leveraged in redevelopment<br>• Jobs leveraged and/or created<br>• Tax revenues increase |
| **Task 3**: Community Engagement/Outreach Environmental Consultant; *Oversight*: Project Director (Travel and supplies by City staff) | • Number of brownfields advisory board (BAB) meetings<br>• Number of public meetings and community group meetings<br>• Quantity of outreach materials distributed<br>• Number of public announcements printed/aired | • Number of attendees and groups at meetings<br>• Number of public inquiries received<br>• Circulation of printed materials<br>• Adoption final CIP |
| **Task 4:** Overall Programmatic Support *Oversight*: Project Technical Coordinator; Project Director; Financial Director | • Number of entries into ACRES<br>• Number of timely reports to EPA | • Successful project measurement and tracking<br>• Timely, accurate project management of activities and finances |

**d. Past Performance and Accomplishments**
**Currently has an EPA Brownfields RLF Grant**

1. Accomplishments: Doraville was awarded a FY16 $820,000 EPA RLF grant. Under this initiative, the City will coordinate with the GA-EPD to insure brownfields remediation activities are protective of public health and the environment and will assist borrowers in entering the GA voluntary cleanup program. The RLF program will offer two products to potential developers, direct loans and grants. The main loan product will be a fixed term loan with low-interest, between 0-5%, and will be made for projects where the developer has secured at least 50% of the estimated remediation funding required. Loan agreements will be structured with enough flexibility to maximize borrower success as well as ensure the sustainability of the RLF. The chart below details accomplishments to date but please note that the grant agreement was only signed within the past 3 months, additional accomplishments will be forthcoming.

| Program | Grantor | Year | Award | Status | Description |
|---|---|---|---|---|---|
| EPA Revolving Loan Fund | EPA | 2016-2019 | $840,000 | Ongoing and active | Solicitation for QEP released in November 2016. Grantee moving forward aggressively to loan funds to eligible applicants such as Doraville 60 for the former GM Assembly Plant. |

2. Compliance with Grant Requirements: In addition to the just-awarded RLF, Doraville 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.

## Appendix 3
## Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Doraville, Georgia

### *Regional Priorities Other Factor*

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

**Not applicable**

Page Number(s): _____

### *Assessment Other Factors Checklist*

Please identify (with an ***x***) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| **Other Factor** | **Page #** |
|---|---|
| *None of the Other Factors are applicable.* | |
| Community population is 10,000 or less. | **X, 1** |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| Targeted brownfield sites are impacted by mine-scarred land. | |
| Project is primarily focusing on Phase II assessments. | |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | **X, 8-9, and see attachments** |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | **X, 5** |

| | |
|---|---|
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.** | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

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

November 4, 2016

**VIA ELECTRONIC Mail donna.pittman@ doravillega.us**
Honorable Mayor Donna Pittman
City of Doraville
3725 Park Avenue
Doraville, Georgia 30340

RE: State Acknowledgement Letter – Brownfield Community -Wide Assessment Grant Application
City of Doraville

Dear Ms. Sykes:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the City of Doraville 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. This grant award would aid in positioning brownfields for enrollment in the City of Doraville's Revolving Loan Fund Program for cleanup

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the City of Doraville 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

cc: Barbara Alfano, U.S. EPA, Region 4
Luke Howe, City of Doraville
Roger Register, National Brownfields Practice Leader, Cardno
Carolyn Weaver, Grants Manager, Cardno

File: EPA Grant Applicants, City of Doraville-Assessment

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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: 12/15/2016

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 Doraville, GA

* b. Employer/Taxpayer Identification Number (EIN/TIN): 586009375

* c. Organizational DUNS: 0821791440000

**d. Address:**

* Street1: 3725 Park Avenue
Street2:
* City: Doraville
County/Parish:
* State: GA: Georgia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 30340-1111

**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: Luke
Middle Name:
* Last Name: Howe
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 770-451-8745
Fax Number:

* Email: luke.howe@doravillega.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-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

NONE

Title:

None

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

Add Attachment | Delete Attachment | View Attachment

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

City of Doraville, Georgia EPA CWA 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 GA-6 * b. Program/Project GA-6

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 10/01/2017 * b. End Date: 09/30/2020

**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: Luke

Middle Name:

* Last Name: Howe

Suffix:

* Title: Economic Development Director

* Telephone Number: 770-451-8745 Fax Number:

* Email: luke.howe@doravillega.us

* Signature of Authorized Representative: Luke B Howe * Date Signed: 12/15/2016

R04-17-C-007

# CITY OF SANDERSVILLE

**"The Kaolin City"**

141 WEST HAYNES STREET
P.O. BOX 71
SANDERSVILLE, GEORGIA 31082
478-552-2525
FAX 478-552-6006
www.sandersville.net

MAYOR
JAMES W. ANDREWS

MAYOR PRO TEM
JEFFERY T. SMITH

CITY ADMINISTRATOR
JUDY MCCORKLE

COUNCIL MEMBERS

POST 1
MAYME L. DENNIS
POST 2
WILLIE HENRY WATTS
POST 3
DANNY BROWN
POST 4
JASON DAVIS

December 16, 2016

Ms. Barbara Alfano
Brownfield Coordinator
Environmental Protection Agency
Region 4
Atlanta Federal Center
61 Forsyth Street, SW 10th FL
Atlanta, Georgia 30303-8960

RE: City of Sandersville, Georgia
EPA Brownfields Petroleum Cleanup Grant Proposal

Dear Ms. Alfano:

On behalf of the City of Sandersville, Georgia, I am pleased to submit the enclosed application for an Environmental Protection Agency (EPA) Brownfields Petroleum Cleanup Grant. Located in the Central Savannah River Area and the seat of Washington County, the City of Sandersville is working with the community to revitalize our downtown area to better serve our residents. Funds from this grant will help us cleanup a brownfield property that is standing in the way of our overall revitalization strategy. We appreciate your consideration as we work to improve our historic downtown.

a. **Applicant Identification:** City of Sandersville, Georgia
141 West Haynes Street
Sandersville, Georgia 31082

b. **Funding Requested:**
**i): Grant Type:** Cleanup
**ii): Federal Funds Requested:** $150,103, No cost share waiver requested
**iii): Contamination:** Petroleum

c. **Location:** City of Sandersville, Washington County, Georgia

d. **Property Information:** Downtown Café
123 South Harris Street
Sandersville, Georgia 31082

# CITY OF SANDERSVILLE

**"The Kaolin City"**

141 WEST HAYNES STREET
P.O. BOX 71
SANDERSVILLE, GEORGIA 31082
478-552-2525
FAX 478-552-6006
www.sandersville.net

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e. **Contacts:**

i) **Project Director:**
Judy McCorkle
Administrator
City of Sandersville
141 West Haynes Street
Sandersville, Georgia 31082
Phone: (478) 552-2525
Fax: (478) 552-6006
E-mail: jmccorkle@sandersville.net

ii) **Highest Ranking Elected Official**
James W. Andrews
Mayor
City of Sandersville
141 West Haynes Street
Sandersville, Georgia 31082
Phone: (478) 552- 5480
Fax: (478) 552-6006
E-mail: jandrews@sandersville.net

f. **Population:**

i.) City of Sandersville – 5,839 (American Community Survey 2014 5-year estimate)

ii.) Sandersville is a municipal form of government

iii.) Washington County is experiencing persistent poverty over the past 30 years
Washington County Poverty Rates:
1990 – 21.6%
2000 – 22.9%
2010 – 24.7%
Historical County Level Poverty Estimates Tool – Census.gov

g. **Other Factors:** Attached

h. **Letter from the State Authority:** Attached, including Petroleum Determination Letter

We hope that this proposal, prepared in accordance with the guidelines, demonstrates the City of Sandersville's need for brownfields cleanup funding. We are committed to the redevelopment and revitalization of Sandersville to make it a better place for citizens and visitors alike. On behalf of the citizens of Sandersville, I thank you for the opportunity to submit this proposal. Should you have any questions, please contact me at the above number.

Regards,

James W. Andrews, Mayor
City of Sandersville, Georgia

# 1. COMMUNITY NEED

## a) Target Community and Brownfields

**Community and Target Area Descriptions:** Centrally located between the municipalities of Atlanta, Augusta, Savanna, and Macon, Georgia, Sandersville is the county seat for Washington County. Typical of many small towns in rural Georgia, Sandersville grew when cotton was king due to ideal agrarian conditions. As the marketplace for some agricultural products declined, Sandersville was fortunate to discover the "white gold" of kaolin (white clays buried beneath the more common red Georgia clay) in the 1920s. Kaolin mining grew to become the major economic driver for Sandersville and surrounding Washington County. At peak production in the mid-1990s, over 4,500 Georgians in this region were employed in the industry. At the end of the 20th century kaolin was Georgia's largest export, and Sandersville, which came to be known as the "Kaolin Capital of the World", experienced an economic boom. However, foreign competition in South America for a cheaper product paired with a decreased demand for kaolin in the manufacturing of paper products caused the kaolin mining industry to begin to decline in the late 1990s. According to the Georgia Department of Labor, an estimated 2,500 workers lost their jobs in the kaolin industry in the period between 1995 and 2010, many of whom lived in the county seat of Sandersville. When this economic downturn occurred, additional businesses and industries indicative of a healthy city also began to suffer.

With less funds to spend in the local economy, small "mom and pop" type businesses were forced to shutter their doors, leaving behind a string of vacant and/or underutilized properties. With funding from this grant, the City will clean up the old Downtown Cafe' site (a former railroad depot, gasoline filling station), which fell into bankruptcy and was in foreclosure when the City acquired it. This site is located at 123 South Harris Street in the heart of downtown Sandersville. Sandersville encompasses only 10 square miles, so the entire city will benefit from the cleanup and redevelopment of this site, but the Tybee and East Church Street communities are particularly impacted by this site in our target area. The Tybee neighborhood is a historic African American "shot gun" style home community of high elderly population. It is about ½ square mile in size. The East Church Street neighborhood is a middle class neighborhood with a mixture of White Caucasian and African American residents. This neighborhood runs about a block in depth along both sides of East Church for about 0.6 miles along.

The Downtown Café property will be redeveloped in accordance with the Harris Street Master Plan that includes a park/plaza and a parking area. This site will be the parking area which is greatly needed in the City. Two hundred fifty to three hundred people work in downtown Sandersville in city and county offices in addition to those that come to the Courthouse for trials, hearings, etc. Currently, these people park on the street, and there is limited parking for our businesses which we must support. The proposed parking area redevelopment will be no typical parking lot. It will be landscaped and will serve as a trail head to four walking routes in historic Sandersville. Interpretive signage will be placed to explain the historic aspects of each tour. Also, there will be special parking for senior citizens and for buses to bring people to visit and shop in our downtown.

**Demographic Information and Indicators of Need:** Statistical demographic data clearly demonstrate the City's socio-economic challenges. Population has decreased in Sandersville from 6,290 in the 1990 Census to 5,912 in the 2010 Census, to 5,839 in the most recent 2014 American Community Survey Estimates. Sandersville has a high Black minority population (62.3%) and a higher percentage of children under 5 (9.6%) than compared to Georgia (39.6% and 6.4%, respectively). This sensitive population is especially susceptible to environmental contaminants.

The City is also an impoverished community with 47.3% of the population of families with children living below the poverty level and a per capita income of only $17,076, almost 44% less than the per capita income for Georgia. Further, there is persistent poverty in Washington County at greater than 20% over the past 30 years.

**Table 1: Demographic Information**

| **Demographic** | **City of Sandersville** | **Washington County** | **Georgia** | **United States** |
|---|---|---|---|---|
| Population | 5,839 | 20,861 | 9,907,756 | 314,107,084 |
| *Percent Minority (Alone)* | **63.2** | 54.1 | 39.6 | 26.2 |
| *Percent African-American (Alone)* | **62.3** | 52.6 | 30.9 | 12.6 |
| *Percent Children (5 -under)* | 9.6 | 6.2 | 6.8 | 6.4 |
| *Percent Elderly (65-over)* | 12.5 | 14.7 | 11.5 | 13.7 |
| *Percent Women Childbearing Age* | 37.7 | 28.5 | 41.2 | 39.4 |
| Families with Children Below Poverty (under 18) | **47.3** | 36.9 | 21.4 | 18.6 |
| All Individuals below Poverty Threshold | **39.5** | 27.2 | 18.5 | 15.6 |
| High School Graduate or Higher | 80.3 | 76.1 | 85.0 | 86.3 |
| Bachelor Degree | 17.5 | 11.3 | 28.3 | 29.3 |
| Per Capita Income | **$17,076** | $17,330 | $49,342 | $53,482 |
| Median Household Income | **$27,733** | $34,877 | $25,427 | $28,555 |
| Median Home Value | $102,500 | $82,300 | $148,000 | $175,700 |
| Percentage of Vacant Housing Units | **19.0** | 21.2 | 13.9 | 12.5 |
| Percentage of Renter Occupied Housing Units | **40.4** | 29.2 | 35.8 | 35.6 |
| Unemployment Rate | **11.4** | 12.5 | 10.8 | 9.2 |

Source: U.S. Census 2014 American Community Survey 5-year Estimates, accessed October 2016

**Brownfields and their Impacts:** At the center of the downtown, environmental contamination is documented at the Downtown Café property. This site was originally developed and utilized as a railroad depot from 1908 to 1938. By 1954 the site was developed with a gasoline filling station. By the mid-1960s, the site was being used as a restaurant. Several restaurants, bars, and pool halls operated at the site from the 1960s to 2010, when the Downtown Café closed. The property is currently vacant.

Soil at the site is contaminated with benzene, toluene, ethylbenzene and xylenes (BTEX), polycyclic aromatic hydrocarbons (PAHs), and metals above regulatory levels established by GAEPD Underground Storage Tank Management Program. Groundwater samples collected from the site contain benzene and benzo(a)pyrene at concentrations that exceed their respective EPA Maximum Contaminant Levels (MCLs). The contaminants are consistent with the site's use as a railroad depot and former gas station. The remaining on-site building has documented asbestos containing materials (ACM). Also, though no testing has been done, the building visibly contains mold and is expected to contain lead based paint (LBP) based on its age. The building requires demolition to remediate the underlying soil and remove existing underground storage tanks (USTs) on the property.

The Tybee neighborhood begins approximately one block to the east and north of the site, and the East Church Street community begins just southeast of the site. The residents of this targeted community must deal daily with the eyesore of the current condition of the property and fear the potential exposure to the known environmental contamination of the Downtown Café. In addition, these neighborhoods are impacted by the blight and potential contamination from approximately 15 additional vacant brownfield properties in the downtown area, including three boarded up gas stations, two former auto repair facilities, and numerous commercial storefronts which stand empty along the streets of Sandersville's historic downtown. Homefacts.com reports 64 tank sites in Sandersville. Many of these sites removed or closed tanks in place in the late 1980's and 1990's as the GA Underground Storage Tank Program was enacted by the GA legislature in 1988. Others have been upgraded and are being used, while some have suspected or confirmed releases. It is likely that these sites are contributing similar contaminants – BTEX, metals, PAHs, asbestos to the environment. The Downtown Cafe' with its four tanks add to a problem that has plagued Sandersville for decades.

**b) Welfare, Environmental, and Public Health Impacts**

**Welfare Impacts:** Sandersville's residents have felt the welfare and economic burden of the decline of the kaolin industry. The Georgia Department of Public Health completed a Community Health Assessment in 2013, the results of which were disheartening. 35% of Sandersville's population are considered obese. 15% of students in high school are obese versus 13% in all of Georgia, with black youth having the highest percentage (17.6%) compared to white youth (12.8%). Further, the 2013 assessment also states that 16% of the population in Sandersville are considered low-income with no access to a grocery store, yet 50% of the restaurants in Sandersville are considered fast food. Further, according to the data from this health assessment, there are zero recreation facilities per 100,000 population in Sandersville[1] which could be contributing to the community's poor health. This data, coupled with the fact that there are no places for recreational activities in the City, as well as limited open park space, is cause for concern. In addition to very few park spaces for exercise and outdoor activity, Sandersville also has limited access to indoor community recreation space. The Washington County community center is located on the outskirts of town, beyond walking feasibility, and there are no public transportation buses available.

More specifically with regard to the Downtown Café site, a restaurant operated in the building that was the original convenience store for the gas station, but the building was poorly maintained and less desirable businesses, such as pool halls and bars came. Our citizens, especially those in the Tybee and East Church communities, were plagued with undesirable activities that sometimes accompany pool halls and bars. These businesses prompted many calls from neighbors to the police who found under aged drinking, noise ordinance violations, operating after hours, and some drug use. When the City became aware that the property owner defaulted on its mortgage, it began pursuing alternatives to take title to the property to clean it up and incorporate it into the Harris Street Master Plan which included a park and off-street parking for downtown. The City's acquisition of the site stopped the problems associated with the operating business, but the site is still a problem with unpermitted parking, loitering, and its use as a cut-through between South Harris Street and an unnamed alley. Cleanup of the site will remove environmental contamination

[1] Georgia Department of Public Health, North Central Health District, Washington County 2013 Community Health Assessment

and blight, improve safety, and allow for more to visit and shop in downtown – a benefit to all of Sandersville and especially the Tybee and East Church Street neighborhoods.

**Cumulative Environmental Issues:** Sandersville's history in agriculture and mining left behind a legacy of environmental concerns that are still being dealt with today. In August 2000, the City was near nonattainment for particulate matter. The Georgia Institute of Technology in conjunction with GA EPD and with the assistance of the Kaolin Industries conducted a study. It was found that forest and agricultural burning as well as a coal-fired power plant in nearby Milledgeville were contributing significantly to the problem. Improvement has been made as Sandersville took steps to reduce particulate matter by putting tighter restrictions on burning. Also, the plant in Milledgeville closed, thereby helping reduce the City's airborne particulate matter. However, Sandersville dealt with these problems for many years and is still dealing with other environmental issues. According to EnviroFacts, the region has 21 large quantity hazardous waste generators, 6 sites with reported toxic releases, and 13 industries with regulated air emissions, all of which have been reported with toxic releases to air. Also, as mentioned earlier, Homefacts.com reports 64 tank sites in Sandersville which are likely contributing contaminants to the environment similar to that of the Downtown Café site. The Tybee and East Church Street neighborhoods are in the closest proximity to the site. The residents here are in the 97 percentile on the EJ Demographic Indicator (99 percentile for low income and 82 percentile for minority). They are in the 85 percentile on the EJ Index for PM 2.5 (fine particulate matter levels in the air) and the 85 percentile on the EJ Index for NATA Cancer Risk (cancer risk from inhalation of air toxins). http://www.epa.gov/ejscreen

**Cumulative Public Health Impact:** ACM and petroleum hydrocarbons are documented contaminants, and LBP and mold are suspected contaminants at the Downtown Café property from its previous use as a railroad depot and gas station. Exposure to railroad emissions (diesel now instead of coal) still exist in Sandersville from Norfolk Southern Railway. The 64 tank sites in Sandersville are likely contributing petroleum hydrocarbons as is the Downtown Café site. Other vacant buildings are likely to contain ACM, LBP, and mold. There is an elevated risk of exposure to these contaminants via the dermal, inhalation, and ingestion pathways for the Sandersville's residents which includes a high percentage of children under 5 years and women of childbearing age. Environmental exposure coupled with the high rate of obesity in the County may contribute to illnesses in the community. Lead based paint is known to cause a range of health problems, particularly in young children, including learning disabilities, seizures, and damage to kidneys, nerves and blood. Prolonged exposure to ACM increases the risk of developing lung disease, and acute exposures to petroleum hydrocarbons have been associated with skin and sensory irritation, central nervous system depression and negative effects on the respiratory system.

The 2013 Community Health Assessment showed that cardiovascular disease and cancer are the leading cause of death in Washington County (data not available at the City level), while respiratory disease is the highest cause of hospitalization. Further, the Assessment also demonstrated that the infant mortality rate is higher in Washington County (data is unavailable at the City level) than that of Georgia, with the highest rate of infant death among the black population. Also, 11.4% of babies born in Washington County are considered low-birth weight compared to 9.5% in all of Georgia.

Further, according to the Community Health Status Indicators (CHSI) developed by the US Department of Health and Human Services and the Centers for Disease Control and Prevention, Washington County ranks worse than peer counties (there is a lengthy explanation of how peer counties are determined) in cancer deaths 225.6 / 100,000 with US Median at 185 and the Healthy

People 2020 target of 161.4; chronic kidney disease death at 29.4/100,000 and the US Median is 17.5; the percentage of older adults living with asthma (can be a result of kaolin exposure) is 5% and the US Median is 3.6%; 1% of the individuals living in Washington County live within a ½ mile of a park and the US Median is 14%; the annual average of concentration of PM2.5 particulates in Washington County is 12.1 and the US Median is 10.7%; and the percent of individuals who are low-income and do not live close to a grocery store is 15.7% vs. the US Median of 6.2%.[2] Cleanup of the Downtown Café will rid the environment of contaminants, decreasing the risk of exposure and the potential associated illnesses in the targeted community, and provide a recreational area with the trailhead for walking tours of historic Sandersville.

**c) Financial Need**

**Economic Conditions:** The City of Sandersville is economically depressed relative to Washington County and the State of Georgia as a whole. In recent years, the once booming kaolin industry in Sandersville has declined dramatically. As a result, the City's population has steadily decreased from 6,290 in the 1990 Census to 5,839 in the most recent American Community Survey estimates, a decrease of more than 8%. The small size of Sandersville coupled with the small tax base (total of 757 businesses, most of whom employ less than 20 people [US Census Bureau]) limits the ability of the City to raise funds for the remediation of the Downtown Café property. Revenues from property taxes for the FY16 Proposed Budget is slightly higher (by $14,500) than FY15, but the overall FY16 proposed budget is $1.5 million less than budgeted in 2015. The City's FY16 Proposed Budget included an overall deficit of just over $2.5 million.

In attempt to bring jobs to the struggling economy, the City partnered with Washington County to construct the Sandersville – Washington County Research and Industrial Park. A deal of no rent for five years plus no maintenance costs allowed the Research Park to attract a large business into the park. The payroll management business opened in 2007 and began operating and hiring employees. However, they subsequently lost a major account and were forced to close, taking the 50-60 jobs with them.

**Economic Effects of Brownfields:** The decline of the kaolin industry caused significant job losses in Sandersville which in turn caused local businesses to decline and close. Many of these closed businesses are now brownfields sites with real or potential environmental contamination stymieing their redevelopment. The Downtown Café site is one of those properties that use to offer employment and now is an eye sore and has documented environmental contamination.

Sandersville's residents are leaving to seek employment elsewhere. With the decreasing population and high unemployment rates, Sandersville has more and more residents falling into poverty. Data from the 2014 5-year Census Estimates show that the percentage of families with children living below poverty (47.3%) increased by 39.5% from the 2000 Census (33.9%). The per capita income decreased 6% in the timeframe from the 2000 Census ($18,226) to the 2014 5-year estimate ($17,076).

Residents from Sandersville have a median family income of just over $27,000 compared to those in Georgia whose median family income hovers near $50,000. Nearly 48% of families with children live below the poverty threshold in Sandersville – nearly twice that of the state of Georgia (21.4%). As the population decreases and poverty increases, we are seeing significant disinvestment in our neighborhoods with 19.0% of the housing units vacant, and a significant portion of housing that is occupied is by renters (40.4%), who have little motivation to invest in and maintain the property. Currently, there are 2 homes for sale in the East Church St

[2] https://wwwn.cdc.gov/CommunityHealth/profile/currentprofile/GA/Washington

neighborhood. One is for sale at $84,500, significantly below the median home value in Sandersville. The bank has foreclosed on the other and has it for sale at $66,000. No homes are currently listed for sale in the Tybee neighborhood.

As referenced in 1b (Welfare Impacts above), the City and especially the Tybee and East Church neighborhoods were plagued with undesirable activity from the Downtown Café area. According to the Sandersville Police Chief, Vic Cuyler, the City responded to about 10 calls each weekend for the last 8 months of operation. The illicit activities included everything from fights to drug use. Chief Cuyler does not have an accurate accounting of the costs of responding to these calls, but his officers are paid about $25.00/hour which does not include vehicle or equipment costs of responding. A minimal call would require at least an hour of on-site time plus the time to write up the reports without even considering jail costs and prosecution costs for the serious offenses that required arrests.

## 2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

### a) Project Description

**i. Existing Conditions:** The Downtown Café property is currently vacant and used for unpermitted parking, loitering, and as a cut-through between South Harris Street and an unnamed alley. The Downtown Café looks like a typical old gas station with convenience store that has been purposed for a second use. A true eyesore. It has no windows; the former gas station island remains; it is not in keeping with the old historic buildings of downtown Sandersville. The property is a significant impediment to efforts being undertaken to revitalize and improve the area as it lies in the footprint of the Harris Street Master Plan. This plan includes developing a park, trailhead, and a landscaped parking area in the heart of downtown.

Knowing the Downtown Café site was likely to have contamination, the City contacted EPA's Targeted Brownfields Assessment Program. A Phase I Environmental Site Assessment (ESA) was performed in accordance with ASTM E1527-13 and All Appropriate Inquiries (AAI) requirements as part of a Targeted Brownfield Assessment completed by a contractor for EPA Region 4. Subsequently, a Phase II ESA was also completed by a contractor for EPA Region 4 as part of a second Targeted Brownfield Assessment. On November 24, 2014, the Brownfields Program of the Georgia Department of Natural Resources, Environmental Protection Division accepted our Brownfields Prospective Purchaser Corrective Action Plan for cleanup of the property, and the City of Sandersville subsequently acquired the property. In order to make the Downtown Café property safe for redevelopment, several specific environmental concerns must first be addressed, including removal of the underground storage tank system (including the tanks and product piping); removing approximately 550 cubic yards (cyd) of soils contaminated with petroleum hydrocarbons, PAHs, and metals; and demolition and removal of the existing site building (including asbestos abatement and disposal) to complete the tank and soil removals. The draft ABCA was completed to determine the best method of addressing these concerns based on a combination of cost, effectiveness, long-term reliability, and implementation risk as appropriate for the most likely reuse of the property in preparation for this application.

**ii. Proposed Cleanup Plan:** In December 2015, a draft ABCA was prepared to address cleanup of the Downtown Café property. Three options for remediation of impacted site soils and removal of the ACM and LBP were outlined, including the estimated costs to fully address the property. These options included (1) no action, (2) excavation and off-site disposal, and (3) air sparging / soil vapor extraction (AS/SVE). Both option 2 and 3 included the removal of the USTs, which requires the demolition of the building and, therefore, the removal of the ACM. The soil and groundwater contamination detected during the Phase II ESA is consistent with a leaking UST

system (USTs, dispensers, product line piping). Based on the geophysical survey and fill port observations, there are four 3,000-gallon USTs present that will require removal. Additionally, ACM was reported in four materials present in the former restaurant building, and LBP is assumed to be present in the building.

In addition to soil impacts, the Phase II ESA identified limited impacts to groundwater that may or may not be related to historical activities conducted at this site. However, as a result of these limited impacts and the terms of the Bona fide Prospective Purchaser Corrective Action Plan, this ABCA makes the base assumption that all alternatives will include a deed restriction prohibiting use of groundwater beneath the property for drinking or irrigation purposes. The selected remedial alternative is anticipated to be the "Excavation and Off-Site Disposal" option. This option protects human health from future exposure and allows for the redevelopment of the property at a reasonable cost and within a known time frame. The recommended option includes the removal and disposal of 160 cubic yards of ACM, demolition of the building, removal of four 3,000-gallon underground storage tanks and the associated piping system, and the excavation, removal, disposal, and backfilling of 550 cubic yards of contaminated soils. Contaminated groundwater will not be addressed during the cleanup, instead institutional controls in the form of a restrictive covenant will be placed on the property to prevent use of groundwater.

As previously stated, the Downtown Café property is centrally located in the heart of historic downtown. Cleanup and redevelopment of the site will continue the implementation of the Harris Street Master Plan. After successfully assessing and acquiring the property, the City is now ready to move forward with implementing the cleanup and redevelopment plan.

**iii. Alignment with Revitalization Plans**: Once the property has been cleaned up, underground storage tanks have been removed, and contaminated soils have been properly mitigated, the Downtown Café site will be redeveloped in accordance with the Harris Street Master Plan. This plan includes a streetscape, the development of a park and trailhead, and the development of a landscaped off-street parking area. The City began watching for properties that could be redeveloped for its park and off-street parking. One parcel at the corner of Haynes and Harris was purchased for a park. The City plans to award a contract for just over $364,000 for construction of the park at its upcoming December 19, 2016, Council meeting. Park construction is expected to begin in January 2017.

Parking is a problem in downtown Sandersville as it is the location of City offices and serves as the seat of Washington County. Two hundred and fifty to three hundred people come to town each day to work in city and county offices and serve as jurors at the County Courthouse. In fact, in December of 2015, the City entered into a lease agreement with the First Methodist Church to pave its parking lot at the cost of approximately $15,300 in exchange for its use as weekday off street parking for downtown offices, businesses, and the Courthouse. The Downtown Café site became available when the property owner defaulted on his loan. Given its location in the heart of downtown and its unsavory condition, the City began to pursue its ownership. The Downtown Café site will be more than an asphalt parking lot. It will accommodate bus parking, handicapped parking, special senior parking, and serve as the trail head for four walking tours of historic downtown Sandersville. The parking lot will be appropriately landscaped and hold interpretative signage about Sandersville. Existing infrastructure will be utilized to provide lighting and irrigation for the landscaped parking area.

The existing Sandersville Farmers Market, open on Wednesdays and Saturdays, intends to expand to the park once its development is complete, increasing the accessibility to fresh fruits and vegetables. While residents of our closest neighborhoods, Tybee and East Church, will be able

to walk to the Farmer's Market at our new park, the parking area proposed for the Downtown Café site will provide access to those who must drive. Otherwise, they are unlikely to ever visit the market on a Wednesday.

The redevelopment of the Downtown Café property supports the Livability Principles by serving as the trailhead to four walking tours of downtown Sandersville, moving people past businesses and to the park at the other end of its block. The redevelopment will also make Sandersville more accessible and attractive to residents and visitors and reduce blight, contamination, and crime potential. Thus, the redevelopment will support and improve our existing neighborhoods, particularly the Tybee and East Church Street neighborhoods.

**b) Task Descriptions and Budget Table**:

As such, the grant funds will be used for the following three (3) tasks: Community Outreach, Cleanup Planning, and Site Cleanup:

Task 1 – Community Outreach: Community outreach is vital to the success of any public endeavor. As such, outreach activities will be performed to ensure that the revitalization efforts continue to take into account the needs and expectations of residents of the Tybee and East Church Street neighborhoods, other city residents, business owners, and patrons of Sandersville. Planned outreach activities consist of holding meetings with community members, developing newspaper articles that describe the project and associated activities, and attending meetings, workshops, and conferences that are sponsored by the EPA and/or the GAEPD. For all project activities, we will continue to work closely with and engage the community. More specifically, we request the following budget:

Travel: $8,000 for two City staff members to travel to conferences, such as the National Brownfields Conference in 2017 and workshops sponsored by the EPA, GAEPD, or the Georgia Brownfields Association.

Contractual: $10,000 for the City to procure the expertise and support for public outreach activities. The selected contractor will complete the activities with oversight, input, and participation from City staff. Based on expenses provided by other grantees, anticipated expenses include:

- Community Involvement Plan (CIP) – $3,500
- Steering committee meetings (see Section 3.a. below) – monthly (24 @ $175 = $4,200)
- Press Events and Public Meetings – facilitate 3 to disseminate project information, cleanup plan and schedule, and environmental cleanup results ($1,500)
- Preparation, Printing, and Distribution of Project Brochure and Fact Sheet ($500)
- Public Notices and Comment Periods ($300)

Task 2 – Cleanup Planning: Cleanup planning will include having the contractor finalize the ABCA document, place the ABCA on a 30-day public review and comment period, prepare the Quality Assurance Project Plan for confirmation soil sampling, and negotiate and receive the necessary regulatory approvals. City staff will provide oversight and support. Cleanup planning costs are anticipated to be contractual in the amount of $24,500 and include the following:

- Finalization of ABCA document, including incorporation of comments from public notice and regulatory review ($1,500).
- Update and finalize the Brownfields Prospective Purchaser Corrective Action Plan and submit to GA EPD for approval ($2,000)
- Preparation of a Quality Assurance Project Plan ($5,000), Confirmation Sampling Plan ($2,500), and Health and Safety Plan ($1,000).
- Prepare conceptual site renderings for redevelopment ($5,000)

- Development of bid documents for site cleanup activities, evaluation of bids, and selection of contractor ($7,500).

Task 3 –Site Cleanup: The majority of the grant funds will be used for the actual site cleanup activities performed by contractors with oversight by City staff. Based on the Phase II ESAs of the property and the findings from the draft ABCA, cleanup activities are estimated to be $137,625 and include the following remedial activities:

- Asbestos-containing materials removal, disposal, and building demolition: ~4,200 $FT^2$ Bldg @ $2/$FT^2$ for demo and ACM removal (~160 CYD) and disposal @ $120/CYD ($2 x 4,200 = $8,400; 160 CYD x $120 = $19,200; Subtask Total = $27,600)
- Removal and disposal of four 3,000-gallon USTs: $1.50/gallon of total system ($1.50 x 12,000-gallons = $18,000; Subtask Total = $18,000)
- Remove and dispose of approximately 550 cubic yards of contaminated soil: $60/CYD include excavation, transport, disposal ($60 x 550 CYD = $33,000; back fill $30/CYD x 550 = $16,500; Subtask Total = $49,500)
- Confirmation sampling and reporting: collect and analyze 12 confirmation samples (Subtask Total = $15,000)
- Permitting and project oversight: Prepare proper permit applications and notifications, oversight and reporting ~25% (Subtask Total = $27,525).

In summary, the total cost of project activities is estimated to be $180,125. The Town is requesting $150,103 in cleanup funds and will meet the required 20% match contribution of $30,022. The cost share provided by the City will be used for eligible and allowable activities as specified and approved by EPA.

**Proposed Budget**

| | **Project Tasks** | | | |
|---|---|---|---|---|
| **Budget Categories** *(programmatic costs only)* | Task 1 Community Outreach | Task 2 Cleanup Planning | Task 3 Site Cleanup Activities | **Total** |
| Personnel | | | | |
| Fringe Benefits | | | | |
| Travel | *$8,000* | | | *$8,000* |
| Equipment | | | | |
| Supplies | | | | |
| Contractual | *$10,000* | *$24,500* | *$137,625* | *$172,125* |
| Other (specify) | | | | |
| **Total** | ***$18,000*** | ***$24,500*** | ***$137,625*** | ***$180,125*** |
| EPA Share | *$15,000* | *$20,415* | *$114,688* | *$150,103* |
| City Share | *$3,000* | *$4,085* | *$22,937* | *$30,022* |

**c. Ability to Leverage**: We will continue our partnership with the Central Savannah River Area Regional Commission (RC) to identify and pursue other funding sources, such as opportunities through the Georgia Department of Community Affairs (DCA), US Department of Housing and Urban Development (HUD), and the Department of Transportation (DOT). We have already partnered with the Georgia DOT on the downtown streetscape project; approximately $692,412 has been committed by the GA DOT and private contributions to help fund the project. Further, we are projected to receive $100,000 for GA DOT and $100,000 in special-purpose local-option sales tax (SPLOST) funds in FY2017 to further our work. In addition, the City of Sandersville is working with local business partners to secure funding (for example, through potential naming

rights for recreational areas). A letter documenting this support is attached. In addition, we plan to award a $346,004 contract for park construction at our December 19, 2016, Council Meeting.

## 3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

**a. Engaging the Community**: Sandersville is a small Southern town with a history of active residents who have a vested interest in seeing the community improve. We have a steering committee made up of city and county personnel as well as local residents and business leaders. This committee has provided input into development of the Harris Street Master Plan of which the Downtown Café redevelopment is a part. With the pending environmental cleanup of the Downtown Café, it is vital that our neighborhoods near the site be involved.

In preparation for this grant application, two community meetings were held. Notice of the first meeting was placed in the November 23, 2016, edition of *The Sandersville Progress*. Notice of the meeting was uploaded to the City's website on November 21, 2016. Both the newspaper and website notices announced the City's intention to submit this EPA Brownfield Cleanup Application and the availability of a copy of the draft application and draft ABCA. The first public meeting was held on December 1, 2016, to discuss the draft application and draft ABCA. Twelve citizens attended this meeting. A copy of the draft ABCA, notices of the meeting, and the meeting summary which includes public comments and our response to those comments are attached. The second community meeting was held on December 14, 2016. Notice of this meeting was advertised in the December 7, 2016, edition of *The Sandersville Progress* and placed on the City's website on December 6, 2016. Again, the newspaper and website notices announced the City's intention to submit this application and the availability of the draft application and ABCA for review. Twenty-three citizens attended this meeting. The notices of this second meeting and the meeting summary which includes the comments from our citizens and our responses are attached.

In addition to the newspaper public notices and the website postings, flyers were placed on the doors of residents of the Tybee and East Church Street neighborhoods encouraging them to attend the community meeting and provide input on the draft ABCA and proposed grant application.

**Consideration of Residential Concerns During Cleanup:** It is critical that the neighborhoods nearest the cleanup site know what to expect prior to the cleanup start. We will hold public meetings at the St. Galilee Missionary Baptist Church in the heart of the Tybee neighborhood. Once again flyers will be placed on doors as well as notices in the newspaper and on our website. At the pre-cleanup start meeting, the project manager of the cleanup will be introduced. He will relay to the community what they can expect, hours that operations will be on-going, truck routes that will be used, etc. and will provide his telephone number for questions or concerns during the cleanup operation. After cleanup completion, another community meeting will be held at the St. Galilee Missionary Baptist Church (Letter of Support included). Cleanup results – amount of waste removed, where the waste was disposed or recycled, any unusual problems, etc. will be relayed.

**Protection of Sensitive Populations and Nearby Residents During Cleanup:** During the actual environmental cleanup, nearby and sensitive populations throughout the community will be protected from contaminants utilizing standard safety features. Environmental consultants working on the site will be briefed prior to initiating work to let them know of the proximity of downtown tenants and visitors. Since most of the environmental work anticipated to be conducted through this grant consists of removal of contaminated soils, ACM, LBP, and demolition of an existing building, an exposure threat does exist. Therefore, measures to restrict access, such as signs and barricades, will be utilized as appropriate. Silt fencing will be installed to prevent offsite

migration of soils, and soils and debris will be watered to reduce dust as they are removed to prevent airborne exposure. Air monitoring will be conducted during asbestos abatement. Physical controls shall also include erosion control, storm water control, plastic lined containers and covers to manage the waste and prevent release of the waste material into the surrounding environment. As stated above, as a part of the community involvement, a meeting will be held prior to cleanup start to explain what to expect and contact information for the project manager will be provided for questions or concerns that arise during the cleanup process. In its attached letter of support, the Washington County Health Department agrees to provide health consultations during the project period if citizens express concerns about the health effects of hazardous substances.

**Continued Communication With Citizens:** Providing updates on the progress of the project is essential to the success of maintaining the project's community-driven focus, and the City will continue to promote open dialogue throughout the project. This dialogue will take place via several methods, such as through the steering committee, one-on-one discussions with concerned citizens, open City council briefings, public meetings, information sessions, city website, and distribution of print media (articles, brochures, etc.).

We will use a variety of communication methods to disseminate information, such as the preparation of and distribution of a project brochure, fact sheets about the environmental cleanup, and press releases/public notices in the local paper. In addition, flyers will be hand delivered and placed on doors of homes in the Tybee and East Church Street neighborhoods that are closest to the Downtown Café site.

As we move forward with the Downtown Café Brownfields Cleanup Project, the existing steering committee will be tasked with the following: 1) communicate project updates to the community and solicit feedback; 2) provide guidance on the direction of the project, input on project decisions, and identify community concerns; and 3) continue to provide input and support to secure resources to complete the cleanup and redevelopment of the site. Also, we will engage our community partners to have us speak at their meetings and relay information to and concerns from their members.

**b. Partnerships with Government Agencies**: The following agencies will be partners for this project:

- US EPA is an essential part of this cooperative agreement. The assigned brownfield project officer will guide the project, review budgets, ensure the terms and conditions of the project are met accurately, and provide support and expertise.
- GAEPD Brownfields Program will serve as a technical resource during the implementation of the cleanup activities. The Georgia Department of Natural Resources Environmental Protection Division oversees the state's brownfields program, which offers liability protections and tax incentives to prospective developers. The City entered into a Brownfields Prospective Purchaser Corrective Action Plan prior to acquiring the site, and the GAEPD provided a letter of acceptance and confirmation that they will oversee the cleanup under the terms to be negotiated under the agreement.
- GA Department of Public Health North Central Health District will support remediation and redevelopment planning activities, including but not limited to ensuring public health issues are addressed during assessment, cleanup, and redevelopment of the sites, providing information to the public on the health risks of contaminants, and answering the public's health-related questions.

**c. Partnerships with Community Organizations**: Provided below is a list of Community-based Organizations that support and are involved in the project.

| Community Group | Mission Statement | Support for the Brownfield Project |
|---|---|---|
| St. Galilee Missionary Baptist Church | Preach the Gospel; This church is in the heart of the Tybee neighborhood adjacent to the Downtown Café site. | Share information about the cleanup to the congregation; host pre-cleanup; post-cleanup meetings. |
| Sandersville Tree Board | The Sandersville Tree Board serves the citizens concerning all matters trees and shade! | Will select appropriate trees and shrubs for the site in accordance with the design. |
| Development Authority of Washington County | To promote trade, commerce, industry, and employment opportunities for the public good and general welfare. | Requests speakers on the project progress to update the Authority; Will share information on project. |
| Washington County Health Department | The mission of the WCHD is to provide preventive healthcare services to the whole community. | Agrees to provide health consultations during the project period if citizens express concerns about the health effects of hazardous substances. |
| Sandersville Lion's Club | To empower volunteers to serve their communities, meet humanitarian needs, encourage peace and promote international understanding through Lions clubs | Contributed $5,000 to the project; make announcements about progress to meetings; request project manager speak to group; share info with others; want to keep membership |
| The Transylvania Club | Since1908, until 1998, the Transylvania Club provided library services for Sandersville. Funds for the library have been raised through the sale of plates depicting the history of Georgia.. The County opened a library in 1998. The club supports the Rosa Tarbutton Public library by paying the salary of a children's librarian and continues to donate funds and books | Requests speakers on the project progress to update theClub; Will share information on project. |

**d. Partnerships with Workforce Development Programs:** The Georgia Quick Start program is administered locally at the Sandersville Technical College. This state administered program, offered at no cost to the employer, sets up customized training courses aimed to the specifications of new and expanding businesses. Preferences will be given to proposals from contractors whose staff members include local community members and/or those that have graduated from the Georgia Quick Start program. The City will connect contractors with the technical college for their hiring needs and will encourage all subcontractors to hire and source from local businesses.

## 4. PROJECT BENEFITS

**a. Welfare, Environmental, and Public Health Benefits:** Sandersville is a city with a lot of determination. Despite the beating taken by the kaolin industry and the resulting rise in unemployment, many local leaders and businesses are seeing brighter days and a better future. This belief guided the development of the Harris Street Master Plan and our efforts to revitalize downtown. With the assessments of the Downtown Café complete, the City acquired the property

with a GAEPD brownfields agreement in place. Phase II ESA results indicate primarily petroleum constituents in site soils in excess of regulatory threshold values from years of use as a gas station. With funding from this project the ACM and LBP will be safely removed from the building, the underground storage tanks will be removed, and the contaminated soils will be over-excavated and disposed of in an appropriate landfill. Removing the contaminants from the site will benefit public health of the target community by eliminating the exposure risk faced by patrons and occupants of adjacent properties and people using the site for unauthorized parking. The cleanup will eliminate the risk of inhalation of asbestos fibers as the building deteriorates and particles become airborne, the inhalation of vapors from SVOCs and VOCs in the petroleum-contaminated soils, and contact with contaminated soils onsite and in runoff from the site. Removing these sources of contamination will reduce our community's exposures to harmful toxins and help improve our community's health measures.

As previously discussed, redevelopment of the property into parking associated with a large park will benefit the Welfare of the target community by encouraging the expansion of the Sandersville Farmers Market, which will in turn increase residents' abilities to access fresh fruits and vegetables. Some of our poorest residents and sensitive population live within walking distance of this proposed open-air market. Providing healthy foods just a short walk away will help decrease the high obesity levels found here. The open space will also provide recreational opportunities for children close to home versus the County owned recreation center located several miles outside of Sandersville, thereby further reducing the high youth obesity rates. In addition, this new parking area will serve as a trailhead for four historic tours through downtown Sandersville, encouraging walking by our residents and visitors.

Remediation of the Downtown Café property will directly reduce threats to the environment by safely removing the sources of contamination. Excavation of the USTs and contaminated soil will mitigate the threat of continued releases to soil, groundwater, and nearby streams that receive discharge from groundwater. Removal of the ACM and LBP from the deteriorating building will reduce the amount of particulate matter and contamination migrating through the air. In addition, there are numerous other environmental benefits beyond the source removals that will result from cleanup activities at the property, including a reduction in the amount of impervious surface area allowing for more stormwater adsorption; a reduction of contamination from stormwater runoff; creation of a central community space with parking that allows for people to walk to nearby businesses; encouragement of renewed reinvestment in the area and the mitigation of environmental issues on other properties; and, increased tree canopy with new landscaping which will reduce heat island effects and absorb carbon dioxide.

**b. Economic Benefits and Community Benefits:** The primary economic benefits to the City of Sandersville will be to move an abandoned property that will not contribute to the future tax base back into a much needed amenity that will help bring business to local retail establishments. With this improvement in the heart of downtown, local residents and out-of-town visitors will more likely patronize retail and entertainment establishments in the downtown area, thereby creating additional revenue and a larger tax base for the City. The proposed redevelopment for the Downtown Café property is a new parking area that will serve as a trailhead for four historic tours through downtown Sandersville, encouraging walking and bringing people to our downtown businesses. With bus parking available, groups can easily visit our downtown and support our economy. This increase in traffic in downtown will not happen without parking because there is virtually no on-street parking available to residents or visitors during the week. This parking area will support visitors who want to visit our new park that will be located within the same block as

the parking area. "High-quality parks also spur economic development by attracting homebuyers and boosting residential property values by as much as 15 percent, meaning greater wealth for residents and increased revenues for cities."[3] The amount that the City tax base expands will ultimately depend on the types of redevelopment that occur; however, studies have shown that about $1 in public funds leverages about $8-20 in total investments[4]. As previously discussed, the community will benefit greatly from an increase in greenspace in the heart of downtown. We anticipate that the cleaned up and redeveloped Downtown Café into parking as well as our agreement with the First Methodist Church for parking will bring an economic boost to our downtown businesses.

**5. Programmatic Capability and Past Performance**

**a. Audit Findings:** The City of Sandersville has not received adverse audit findings. The most recent audit was completed by Wright & Wright, PC on June 30, 2016.

**b. Programmatic Capability:** The City of Sandersville is fully prepared to effectively manage these grant funds. As a mayor-council form of local government, the City has a professional administrator who assists with the carrying out of the daily operations of the City. Judy McCorkle, City Administrator, will serve as the Brownfields Project Manager. She has a Bachelor's degree in Political Science and a Master's degree in Public Administration. She has served as the City Administrator for seven years and has worked in local governments in GA for over 20 years, including serving as the Finance Director for the City of Statesboro, GA for eight years. She will be supported by Robert Eubanks, Director of Public Works, who has served in the position for 17 years and has worked in local government for 35 years. In addition, Mr. Eubanks has owned and operated an environmental consulting firm. Mrs. McCorkle and Mr. Eubanks will be supported by Linda Grijalva, Director of Community Development for Central Savannah River Area Regional Commission (CSRA RC). CSRA RC is a planning and development agency that supports a 13 County area in the eastern portion of Central Georgia, including Washington County. Ms. Grijalva will be responsible for the fiscal and program monitoring of the City of Sandersville's cleanup grant. Also, Ms. Grijalva will be responsible for completion and implementation of the Community Involvement Plan (CIP), public outreach activities to include press events and public meetings, facilitating steering committee meetings, procurement for a qualified environmental consultant, and preparation, printing, and distribution of all project information to include project brochure and fact sheet., To conduct the environmental remediation, the City will hire a qualified, experienced contractor through a procurement process in compliance with 2 CFR 200 and EPA's rule at 2 CFR 1500. The City has the systems in place to replace key staff and hire additional contractual support if and when necessary.

**c. Measuring Environmental Results: Anticipated Outputs/Outcomes**

The landscaped parking and trailheads offered by this redevelopment remove a downtown eyesore and cleanup the contamination associated with the old gas station and the asbestos and LBP in the building. However, it will be difficult to measure the real long term benefits of increasing economic opportunity of our downtown and improving health of our citizens by providing walking paths during the course of the grant work.

Outputs/Outcomes that can be measured include the following:

- Amount of contaminated materials and soil removed from the property/environment during cleanup activities and the number of acres cleaned up and ready for reuse;

[3] City Parks Alliance, *Economic Value of Urban Parks*, www.cityparksalliance.org, accessed December 2015.

[4] US National Board on Impact Investing, *Private Capital Public Good, How Smart Federal Policy Can Galvanize Impact Investing – And Why It's Urgent,* June 2014

- Amount of metal recycled from UST removal;
- Number of participants involved in community meetings as documented on meeting sign-in sheets; and,
- Additional funding raised and leveraged for completion of the whole Harris Street Master Plan.

All performance measures will be reported in the quarterly reports and the online ACRES database.

**d. Past Performance:**

**ii.** The City of Sandersville has not been a recipient of an EPA Brownfields grant; however, the City has a lengthy history of successful grant management. Ms. Grijalva has managed three EPA Brownfields grants - two assessments grants for the Cities of Millen and Wadley and a clean-up grant for the City of Millen. Ms. Grijalva has been instrumental in acquiring Targeted Brownfield Assessment assistance from the EPA for the Cities of Sandersville and Louisville, GA. Ms. Grijalva is currently administering $6 million in grant funds throughout her region. The CSRA RC currently administers federal and state funds in the amount of $18.26 million that serve their 13-county region.

**1. Purpose and Accomplishments**

| Entity Providing Funding | Purpose | Amount | Status/Compliance | Accomplishments |
|---|---|---|---|---|
| GA DCA | Housing and Infrastructure Improvements | $790,000 | Completed/Closed in Compliance with funding entity | Storm drainage and roadway improvements benefited 43 persons, 100% are minority and 93% have low-to-moderate-incomes. |
| GA DCA | Housing and Infrastructure Improvements | $708,582 | Completed/Closed in Compliance with funding entity | Storm drainage and roadway improvements, in the Tybee Neighborhood, benefited 85 persons residing, 100% are minority |
| GA DCA | Infrastructure Improvements for Industrial Park | $396,790 | Completed/Closed in Compliance with funding entity | Funds allowed Trojan Battery to open and create 109 jobs for low to moderate income individuals. |
| GA DOT | Street Scape | $300,000 | 100% complete | 6,650 linear feet of sidewalks were constructed along S. Harris Street, Sun Hill Road and Jordan Mill Road. |
| GA DCA | 2 Community HOME (CHIP) Investment Grants housing rehabilitation | $600,000 | 98% complete | Demolished and reconstructed 6 owner-occupied homes and rehabilitated one for handicap accessibility. |

2. **Compliance with Grant Requirements:** The City has complied with or is in compliance with workplans, schedules and grant terms and conditions. No corrective actions have been required. Reporting has been timely and acceptable to the granting agency.

## Appendix 3
## Cleanup Other Factors Checklist

Name of Applicant: City of Sandersville, Georgia

Please identify (with an ***x***) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| **Other Factor** | **Page #** |
|---|---|
| *None of the Other Factors are applicable.* | |
| Community population is 10,000 or less. | P.2 |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| Targeted brownfield sites are impacted by mine-scarred land. | |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | P.10 |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | P.1 |
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.** | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

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

December 1, 2016

**VIA U.S. MAIL**
The Honorable James W. Andrews
City of Sandersville
P.O. Box 71
Sandersville, Georgia 31082

RE: State Acknowledgement Letter – Brownfield Cleanup Grant
City of Sandersville, Downtown Café Property, 123 South Harris Street, Sandersville, Washington County, Georgia

Dear Mayor Andrews:

The Georgia Environmental Protection Division (GA EPD) is pleased to provide a letter pursuant to the threshold eligibility criteria for funding under the U.S. Environmental Protection Agency's Small Business Liability Relief and Brownfields Revitalization Act regarding the City of Sandersville's grant application. Sandersville will be submitting an application to the U.S. Environmental Protection Agency (EPA) for funding assistance under the federal Cleanup Grant Program to clean up Downtown Café, a former gas station located at 123 South Harris Street, Sandersville. GA EPD understands that grant funds will be used to meet the redevelopment goals of the Sandersville downtown area.

On August 28, 2014, prior to acquiring the property, Sandersville submitted a brownfield application and prospective purchaser corrective action plan (CAP) pursuant to the Georgia Brownfield Act to the GA EPD. The CAP proposes tank closure in accordance with Georgia's Rules for Underground Storage Tanks and excavation of soils with detections of regulated substances above the risk reduction standards (state cleanup standards). On November 11, 2014, the GA EPD approved the CAP for the Property. Pursuant to Section 12-8-207(a) of the Georgia Brownfields Act, EPD's CAP approval conveys a provisional limitation of liability upon Sandersville that is contingent upon timely implementation of the approved CAP and certification of compliance with the state cleanup standards for soil and source material in accordance with the approved schedule. The limitation of liability protects Sandersville against third party lawsuits and the responsibility for groundwater cleanup associated with the Property.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to Sandersville. A successful award would greatly assist the City with its redevelopment efforts for this property, which continues to be an eyesore for the community. Both the City and the State of Georgia are eager to move forward with the cleanup of this property. If you have any question, please feel free to contact me.

Sincerely,

Shannon Ridley
Brownfield Coordinator

cc: Barbara Alfano, U.S. EPA, Region 4
Linda Grijalva, CSRA Regional Commission
Gail Rawls Jeter, Cardno, Inc.

File: EPA FFY 2017 Grant Applicants, City of Sandersville-Cleanup

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

December 1, 2016

**VIA U.S. MAIL**
The Honorable James W. Andrews
City of Sandersville
P.O. Box 71
Sandersville, GA 31082

RE: State Petroleum Eligibility Determination – Brownfields Clean-Up Gran -City of Sandersville, Downtown Café Property, 123 South Harris Street, Sandersville, Washington County, Georgia

Dear Mayor Andrews:

The City of Sandersville has notified the Georgia Environmental Protection Division (GA EPD) of its intention to apply for a Brownfields Cleanup Grant to conduct cleanup activities, including the removal of an underground storage tank (UST), as outlined in the corrective action plan submitted to GA EPD on August 28, 2014. As such the City is requesting documentation that the Downtown Café property, located at 123 South Harris Street in Sandersville, Georgia is a petroleum site and is eligible to receive EPA funds. GA EPD confirms the following:

1. The property is considered relatively low risk as compared with other petroleum-only sites in Georgia.

2. There is no viable responsible party. As such, there is no potentially liable party to assess, investigate or cleanup the property. This property has never been registered with GA EPD's UST management program.

3. The property is not eligible and does not receive any LUST trust fund monies through EPD's USTMP.

4. This property is not under any known orders through EPD's USTMP (RCRA or otherwise).

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to Sandersville. A successful award would greatly assist the City with its redevelopment efforts for this property, which continues to be an eyesore for the community. Both the City and the State of Georgia are eager to move forward with the cleanup of this property. If you have any question, please feel free to contact me.

Sincerely,

Shannon Ridley
Brownfield Coordinator

cc: Barbara Alfano, U.S. EPA, Region 4
Linda Grijalva, CSRA Regional Commission
Gail Rawls Jeter, Cardno, Inc.

File: EPA FFY 2017 Grant Applicants, City of Sandersville-Petroleum Eligibility

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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:** 12/21/2016

**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:** Sandersville, City of

*** b. Employer/Taxpayer Identification Number (EIN/TIN):** 58-6000658

*** c. Organizational DUNS:** 0759242330000

**d. Address:**

*** Street1:** P.O. Box 71
**Street2:** 141 West Haynes Street
*** City:** Sandersville
**County/Parish:** Washington County
*** State:** GA: Georgia
**Province:**
*** Country:** USA: UNITED STATES
*** Zip / Postal Code:** 31082-0071

**e. Organizational Unit:**

**Department Name:**

**Division Name:**

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

**Prefix:** Mrs.
*** First Name:** Judy
**Middle Name:**
*** Last Name:** McCorkle
**Suffix:**

**Title:** City Administrator

**Organizational Affiliation:** City of Sandersville

*** Telephone Number:** 478-552-2525
**Fax Number:** 478-552-6006

*** Email:** jmccorkle@sandersville.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-16-09

* Title:

FY17 Guidelines for Brownfields Cleanup Grants

**13. Competition Identification Number:**

NONE

Title:

None

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

Add Attachment | Delete Attachment | View Attachment

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

Sandersville Downtown Café Site Redevelopment 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: 10

* b. Program/Project: 10

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 10/01/2017

* b. End Date: 09/30/2020

**18. Estimated Funding ($):**

| | |
|---|---|
| * a. Federal | 150,103.00 |
| * b. Applicant | 30,022.00 |
| * c. State | 0.00 |
| * d. Local | 0.00 |
| * e. Other | 0.00 |
| * f. Program Income | 0.00 |
| * g. TOTAL | 180,125.00 |

*** 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: James

Middle Name: W

* Last Name: Andrews

Suffix:

* Title: Mayor

* Telephone Number: 478-552-2525

Fax Number: 478-552-6006

* Email: jandrews@sandersville.net

* Signature of Authorized Representative: Linda D Grijalva

* Date Signed: 12/21/2016

R04-17-C-009

# MITCHELL COUNTY BOARD OF COMMISSIONERS

26 North Court Avenue
Camilla, Georgia 31730
Phone: 229-336-2000

Commissioners:
Reggie C. Bostick
Julius Hatcher
Benjamin Hayward
B. Keith Jones
David Sullivan

Rebecca Reese, Clerk

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303-8960

December 19, 2016

Dear Ms. Alfano:

On behalf of the Mitchell County, I am pleased to submit the enclosed application to the EPA Brownfields Program for consideration of a FY 2017 Brownfields Cleanup Grant in the amount of $200,000 for remediation and ultimate redevelopment of the Former Glausier Street Gas Station located in Pelham, Georgia.

| **Required Information** | |
|---|---|
| **a. Applicant Information:** | Mitchell County, Georgia<br>26 North Court Street<br>Camilla, Georgia 31730 |
| **b. Funding Request:** | **i.** Grant type: Cleanup<br>**ii.** Federal funds requested: $200,000<br>**iii.** Contamination: Hazardous Substances $30,000 and Petroleum $170,000 |
| **c. Location:** | Pelham, Mitchell County, Georgia |
| **d. Property Information:** | Former Glausier Street Gas Station<br>334 Glausier Street<br>Pelham, Georgia 31779-1144 |
| **e. Contacts:** | *i.* Project Director:<br>Paige Gilchrist<br>Executive Director<br>Mitchell County Development Authority<br>186 East Broad Street<br>Camilla, Georgia 31730<br>229.336.2061 Phone<br>pgilchrist@mitchellcountyga.net |
| | *ii.* Highest Ranking Official:<br>Clay Harrell<br>County Administrator<br>126 North Court Street<br>Camilla, GA 31730 |
| **f. Population:** | *i.* Population: 23,175<br>*ii.* Target area population: 3,877<br>(American Community Survey 2014) |

Mitchell County appreciates the opportunity to apply for this FY 17 EPA Brownfields Cleanup Grant funding to support environmental justice efforts and restoration of economic vitality in our community. If you have any questions, please do not hesitate to contact me.

Sincerely,

Paige Gilchrist

Paige Gilchrist
Executive Director
Mitchell County Development Authority

**FY 17 US EPA Brownfield Cleanup Proposal**
**Mitchell County GA, Former Glausier Street Gas Station Site**
**December 21, 2016**

## 1. Community Need

### a. Target Community and Brownfields

Community and Target Area Descriptions

This Brownfield Grant proposal is submitted for funding of cleanup activities at **the former Glausier Street Gas Station, in the City of Pelham, Mitchell County, Georgia. Total federal funding requested is $200,000** ($30,000 in Hazardous Substance (15%) funding and $170,000 in Petroleum (85%) funding. Mitchell County, and Pelham, are located in rural Southwest Georgia approximately 40 miles north of the GA/FL state line. Southwest Georgia has historically been the poorest region of the State and the least populated. Mitchell County is a sparsely populated county (population 23,175), with four cities each well below 10,000 in residents, and with both economic and environmental challenges from abandoned properties. **The targeted community for this grant is the residents and businesses in the City of Pelham GA (population 3,877).**

Mitchell County is the center of one of the most efficient, irrigated agricultural production systems in the US. Crops such as peanuts, pecans, and cotton are grown in the fertile fields surrounding Pelham. Most of these crops are also processed locally. However, the soil and groundwater bear the burden of earlier agricultural practices, including historic herbicide, fungicide and pesticide uses. Abandoned or underutilized light industrial and commercial properties, including significant number of former gas station/auto repair facilities, dot the landscape in Camilla (the county seat), Pelham, and rural intersections. Several former wood treatment facilities (lumber and poles) were located in the County including what is now the Camilla Wood Treatment Superfund Site (This site is listed on EPA's web site as "Groundwater Not Under Control").

Of historical interest, Pelham despite its small size, became an agricultural and commercial stronghold during the early twentieth century, due in large part to the presence of a towering, retail emporium called the Hand Trading Company, which occupied a four-story building in the heart of downtown. In 1914 Judson Larrabee Hand began building the store following his visit to the Marshall Field's Department Store in Chicago, Illinois. The Hand store featured a huge decorated dome, 100 columns, and nearly 100,000 square feet of floor space. It was the ultimate all-purpose superstore, offering a wide range of products from groceries and dry goods to tractors and other large farm equipment. The store closed in 1984, however the building remains a local historic attraction. This period of prosperity is in sharp contrast to the current high poverty/low income situation in the City.

South Georgia was once the home of "King Cotton" the dominant commodity grown on numerous small farms. The boll weevil, poor farming practices, and low cotton prices set the stage for diversification and increased mechanization which exits today. The result was also fewer small farms and changes in farm labor needs. Small industries such as textiles came and went. Despite progress in recent years, the County still exhibits legacy contamination and economic disruption for a largely minority community concentrated in the small cities.

Demographic Information and Indicators of Need

| | Pelham, City | Mitchell County | Georgia | USA |
|---|---|---|---|---|
| Population[1] | **3,887** | **23,175** | 9,907,756 | 314,107,084 |
| Children[1] | 1,051 (27.0%) | 5,628 (24.2%) | 2,488,668 (25.1%) | 79,543,013 (25.3%) |
| Female[1] | 2,046 (52.6%) | 11,073 (47.8%) | 5,069,761 (51.2%) | 159,591,925 (50.8%) |
| Minority[2] | **2,082 (53.6%)** | **12,441 (53.6%)** | 4,459,039 (45%) | 116,947,692 (37.2%) |
| African-American[1] | 1,768 (45.5%) | 11,059 (47.7%) | 3,014,233 (30.4%) | 38,460,598 (12.2%) |
| Hispanic[1] | 113 (2.9%) | 1,015 (4.4%) | 896,717 (9.1) | 53,070,096 (16.9%) |
| Poverty Rate[1] | **35.0%** | **30.4%** | 18.5% | 15.6% |
| Unemployment[3] | 8.3% | 5.7% | 6.7% | 5.8% |
| Per Capita Income[1] | $13,811 | $15,547 | $25,427 | $28,555 |
| Median Household Income[1] | **$20,734** | **$31,101** | $49,342 | $53,482 |

Source: [1]2014 American Community Survey (ACS) 5 yr. estimate (*factfinder.census.gov/*); [2]2014 ACS "minority" is defined as census reported "race and ethnicity as something other than non-Hispanic white alone"; [3]unemployment values taken from 2014 ACS rather than BLS to allow comparison from national down to the city level (monthly BLS values are not calculated down to the city level).

Mitchell County is a rural county with significant pockets of poverty including the target City of Pelham. The target area was selected based on its small population size and proximity to the gas station site. A significant number of Mitchell County and Pelham residents suffer from pervasive levels of poverty with a **higher poverty rate and significantly lower per capita and household incomes** compared to the State and U.S. Like much of Southwest Georgia, the County and City are also characterized by a **high percentage minority population,** predominantly African-American. Worst still are the figures for the children in the community; 43% of all residents under 18 are impoverished (factfinder.census.gov). The Economic Research Service classifies counties as **Persistent Poverty Counties** if they experienced poverty rates of 20 percent or higher in each census from 1970 through 2010. There are 386 persistent poverty counties in the US, and 50 are located in Georgia. Mitchell County is among them (Economic Research Service, USDA). The **limited educational attainment** of a significant number of Mitchell County residents makes job diversification and reemployment much more challenging. Of the area's adult residents over age 25, 89% are lacking a 4-yr. college degree, 27% have not completed High School and 8.5% have less than a 9$^{th}$ grade education (ACS 2014 5yr. estimates; US Figures 71%, 14%, 6%, respectively).

Brownfields and their Impacts

The **former Glausier Street Gas Station site** is located at 334 Glausier St. NE in a commercial area in the city limits of Pelham. The site was developed as a gas station / automobile service station in 1967 and continued as a service station until 2007; the 0.34 acre property has been vacant and a blight on the community since that time. The following contaminants of concern (COCs) in soils above the state of Georgia Soil Notification Criterion (SNC) limits have been identified; benzene, toluene, ethylbenzene, and xylenes (BTEX), low- level polycyclic petroleum aromatic hydrocarbons (PAHs), and total recoverable petroleum hydrocarbons (TRPHs). Groundwater sampling exhibited concentrations of Benzene above its Maximum Contaminant Level (MCL). Lead is present in the former gas station structure in lead-based paint. Immediately adjacent uses are vacant commercial, auto service and paint and body shops. Bordering the properties immediately across the street from the site are residential streets and neighborhoods of downtown Pelham. Just over two blocks due west of the site, the Hopewell Primitive Baptist Church is in the

center of the closest neighborhood. Approximately four blocks to the east of the site toward the GA 300/US 19 "4-lane bypass" is the Pelham Parkway Nursing Home (108 residents). Multi-family residential properties are also located immediately southeast of the site. Contamination at the site, real or perceived, has the potential to adversely impact nearby residents. The site is abandoned and not fenced.

Two additional examples of brownfields in the target City of Pelham are:
**238 Mill Street SE.** This 23.18 acre property is a former textile manufacturing company, Coats & Clark, which closed in 1987. It is located in an older, under developed area of the city, near a neighborhood, playground, and several ball fields. Environmental issues during the operational phase of textile manufacturing primarily include hazardous material management, wastewater, emissions, as well as solid & liquid wastes. Some issues that may be present at this location include, the use of hazardous chemicals in pretreatment, dyeing, and other processes, and process wastewater from textile manufacturing.

**235 W. Railroad Street N.** This 5.96 acre property was a former hardwood veneer plant, Alexander Harris Co. Veneers. Located in a distressed and blighted area of the town, this site is immediately adjacent to a residential neighborhood and in close proximity to several churches and retail businesses. Potential contaminants on this property include formaldehyde and fungal debris.

The Glausier Street cleanup site and other brownfields in the community have contaminated soils, groundwater and surface waters in the community. These and other brownfield sites have a negative environmental impact due to soil contamination, air and groundwater pathways and runoff, and can contribute to adverse public health effects as discussed further below.

### b. Welfare, Environmental and Public Health Impacts

Welfare Impacts

Brownfields can have negative social welfare impacts on Pelham residents. Many of the City's brownfields abut residential areas. Brownfield properties contribute blighting influences to the city as a whole and to affected neighborhoods in particular. Vacant and neglected brownfields provide an easy target for illegal activities, typically starting with vandalism, evolving to theft of copper, fixtures and other materials, and finally resulting in illegal dumping. The end result is a severely dangerous and dilapidated property. Vacant and underutilized brownfields sites, with a sigma of contamination, do not invite investment to the community and thus result in a lack of employment opportunities contributing to the poverty and low income statistics, and overall lower standard of living.

Cumulative Environmental Issues

Mitchell County and its citizens are impacted by the legacy of agricultural uses that have historically dominated the community. Agricultural pesticides, herbicides and fungicides have been used widely in the County for generations, some of them now banned (e.g. DDT). These chemicals can persist in the soil and contaminate groundwater and surface waters. Mitchell County and Camilla residents all get their drinking water from groundwater sources.

The Georgia "Underground Tank Facility and Owner Data" records, updated May 2016, contains 105 active and closed UST facilities in Mitchell County (epd.georgia.gov). An EPA Envirofacts search (11/25/2016) lists 22 facilities (active and historical) with air emissions, 9 with wastewater discharges, 42 reporting with RCRA hazardous waste management or inventory, and 1 with TSCA reporting requirements. Several wood treatment facilities are identified, numerous auto/truck

service or other machinery service operations, agriculture support facilities (feed mill, dairy, etc.), dry cleaners, plus the Camilla railroad depot. A freight rail line runs through the center of both Camilla and Pelham.

The Georgia Power Company Mitchell Steam Generating Plant (Coal), Capacity: 163 MW (Megawatts), placed in-service in 1964 and still operating, is located on the Mitchell/Daugherty County line north of the Cities of Camilla and Pelham. Fine particle pollution from coal-fired power plants consists of a complex mixture of soot, heavy metals, sulfur dioxide, and nitrogen oxides. Impacts are especially severe among the elderly, children, and those with respiratory disease. Low-income and minority populations are disproportionately impacted as well, due to the tendency of companies to avoid locating power plants upwind of affluent communities (Clean Air Task Force, September 2010). This is true for Mitchell County. Coal-fired power plants are also the single largest source of mercury air pollution nationwide. Mercury is a highly toxic metal that, once released into the atmosphere, settles in lakes and rivers, where it moves up the food chain to humans. (www.cdc.gov/exposurereport). The Camilla Wood Preserving Superfund Site is a major historical and ongoing source of contamination in the County. The 40-acre site is located in Camilla, Georgia less than 10 miles northeast of Pelham. The site includes the area where a wood-treating facility operated from 1947 to 1991. Contaminated soil and groundwater resulting from facility operations contain dioxins, pentachlorophenol (PCP), creosote, and carcinogenic polycyclic aromatic hydrocarbons (c-PAHs). An initial Superfund response removed contaminated soil from properties around the site, indicating potential exposure to contaminants for many years. EPA's Superfund web site shows the site as "Groundwater NOT under control" (cumulis.epa.gov).

These cumulative environmental burdens present **environmental justice** concerns when considering the high minority population in the County and City of Pelham, a significant number of which are living in poverty.

Cumulative Public Health Impacts

The former Glausier Street Gas Station site is contaminated with petroleum and lead-based paint. Potential health impacts include (toxtown.nlm.nih.gov; cdc.gov/biomonitoring):

- Benzene: Exposure to low levels of benzene can cause rapid heart rate, headaches, tremors, confusion, and unconsciousness. EPA classifies benzene as a human carcinogen.
- Toluene: Toluene is a respiratory irritant and has effects on the central nervous system. Studies have shown an increase in spontaneous abortion among exposed women.
- Xylene: Overexposure to xylene can depress the central nervous system. Long-term exposure may lead to depression, agitation, tremors, impaired concentration and short-term memory. Xylene inhaled by women can reach developing fetuses and contaminate breast milk.
- PAHs: Human health effects from environmental exposure to low levels of PAHs are unknown. Several of the PAHs and some specific mixtures of PAHs are considered to be cancer-causing chemicals.
- Lead: Low levels of lead in the blood of children can result in permanent damage to the brain and nervous system, 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.

These threats to sensitive populations near the site and in Pelham are compounded by the overall health/medical situation of citizens in the county. Health statistics in Georgia are available down to the County level. Mitchell County health indicators are similar to the State of Georgia in most respects. However, **infant deaths per 1000 population are 10.1 for the County vs. 7.5 for the State** (2012-2014) (www.cityrating.com). Compounding the health concerns confronting County residents is the lack of medical care available in the area. Mitchell County has been designated a **Medically Underserved Area (MUA)** by the U.S. Department of Health and Human Services (DOH) (datawarehouse.hrsa.gov), indicating a shortage of providers available to meet the needs of economically disadvantaged people in the area. The DOH gave the County a score of only 19 on a scale of 0-100 (100 being the highest), based on physician accessibility, health statistics, and sensitive population totals. Mitchell County is also federally designated a **Health Professional Shortage Area**. HPSAs are those areas that "may have shortages of primary medical care, dental or mental health providers." (Health Resources and Services Administration, Department of Health and Human Services) Also, the percent of low income individuals who do not live close to a grocery store in Mitchell County is 9.6% vs. U.S. median at 6.2% in 2010 (wwwn.cdc.gov). These medical care disparities, in addition to potential impacts of contaminated sites and related blight conditions, place an even greater burden on the community.

In addition to brownfields, power plants are a threat to sensitive populations in the County. In 2010, a study commissioned by the Clean Air Task Force, a nonprofit research and advocacy organization, quantified the deaths and other health effects attributable to fine particle pollution from coal-fired power plants. The study found that over 13,000 deaths (nationally) and tens of thousands of cases of chronic bronchitis, acute bronchitis, asthma, congestive heart failure, acute myocardial infarction, dysrhythmia, ischemic heart disease, chronic lung disease, and pneumonia each year are attributable to fine particle pollution from U.S. coal plant emissions. Impacts are especially severe among the elderly, children, and those with respiratory disease. Low-income and minority populations are disproportionately impacted as well, due to the tendency of companies to avoid locating power plants upwind of affluent communities (Clean Air Task Force, September 2010). Mercury from power plants also creates adverse health impacts. The Centers for Disease Control has found that roughly 10 percent of American women carry mercury concentrations at levels considered to put a fetus at risk of neurological damage (www.cdc.gov/exposurereport).

### c. Financial Need

i. Economic Conditions

The small population (less than 25,000 for the County, 3,887 for the City), high poverty rate and extremely low median family incomes in the County and the City of Pelham make it difficult for the local governments to fund cleanup of this site without additional help. **Mitchell County's median household income is less than 60% of the US average; Pelham is even worse at only 39% of the US** (Demographic Information above). The overall economic condition of the County impacts the County's ability to finance these activities independently. Net Taxes Levied has decreased by 4% in the last five years (2012-2016, Mitchell County Board of Commissioners). **Mitchell County has been federally designated as persistently impoverished county**. The USDA's Economic Research Service classifies counties as persistent poverty counties if they experienced poverty rates of 20 percent or higher in each census from 1970 through 2010. There are 386 persistent poverty counties in the U.S., and 50 are located in Georgia. Mitchell County is among them. (Economic Research Service, USDA).

Mitchell County has seen steady and significant decreases in its economy since the late 1990's. As a rural community experiencing high poverty rates and low personal incomes, the local governments in Mitchell County struggle to provide for their residents and the tax base in the County is strained. The County has an aging housing stock, which offers a lower overall taxable value. In addition, a large percentage of mobile homes exist in the community, which offer little to no tax revenues for the County, given their lower initial value and depreciation over time. **In fact, 24% of the County's housing stock is comprised of mobile homes (www.city-data.com).** Cut backs have forced the County to make difficult choices in meeting even the most basic of community needs. While the County needs to conduct environmental assessments and cleanup on its key commercial properties in order to attract new business and be able to rebuild its economic base and provide employment opportunities for its residents, it simply cannot afford to do so without additional financial support.

Compounding these financial hardships. In August 2008, Tropical Storm Faye brought 15-20 inches of rain within the community, flooding extensive portions of the County. In March 2007 a series of tornadoes decimated large sections of the County. The National Climatic Data Center estimates that these events caused over $2.86 million in damages to the community.

ii. Economic Effects of Brownfields

Brownfield properties resulting from business closures, foreclosures, and the related unemployment have drastically impacted tax revenues and the ability of the local governments to levy additional resources. The annual operating budget for the Mitchell County Development Authority (MCDA) has been slashed by just over $ 102,000 (50%) over a three (3) year period. City and County governments have made significant cutbacks due to constrained budgets.

Economic impacts of brownfields in the area have included: (a) costs to the MCDA and local governments for demolition of blighted and abandoned buildings, and for responding to fires, illegal dumping and crime occurring at vacant or abandoned properties, (b) decreased property values attributable to the blighting influence of brownfields on neighboring properties, (c) lost opportunity costs to area businesses and communities associated with business expansion, relocations, or redevelopment projects as a result of the presence of brownfields on sites that would otherwise be prime locations for new uses, (d) past and future costs incurred by the County and MCDA for acquisition, assessment, demolition, cleanup, marketing and redevelopment of brownfield sites (the Development Authority has already taken on several sites), (e) decreased tax revenue and jobs, and (f) health related costs.

## 2. Project Description and Feasibility of Success

### a. Project Description

i. Existing Conditions

The cleanup site consists of approximately 0.34 acres and was developed as a gas station / automobile service station in 1967. It continued as a service station until 2007; the property has been vacant and a blight on the community since that time. On-site improvements include a brick/block one-story building of approximately 3,421 square-feet. Paved driveways/parking areas remain on-site, including the remnants of a former fuel dispenser island and canopy. The site is located in the downtown district of Pelham and in an area of light commercial and vacant properties.

Phase I and Phase II Environmental Site Assessments (ESAs) revealed:

- On-site historical gasoline filling and auto service station
- On-site historical use of solvents and petroleum products
- On-site "poor waste management" practices
- Nearby historical auto repair facilities

Three (3) underground storage tanks were removed at the time of the Phase II investigation and two remain. One of the two (2) remaining tanks contains gasoline, the second diesel. Surface staining was observed outside of the main building; particularly in the area of the former service bay located on the eastern portion of the building. Several floor drains/sumps were observed and identified in the area of the former service area. An electrical transformer was observed on the southwestern portion of the subject site.

Phase II investigations identified the following contaminants of concern (COCs) in soils above Georgia Soil Notification Criterion (SNC) limits: benzene, toluene, ethylbenzene, and xylenes (BTEX), low- level polycyclic petroleum aromatic hydrocarbons (PAHs), total recoverable petroleum hydrocarbons (TRPHs). Lead-based paint is present in the structure. Groundwater sampling exhibited concentrations of Benzene above its Maximum Contaminant Level (MCL).

ii. Proposed Cleanup Plan

The following alternative(s) were selected for cleanup of this site. All alternatives are considered effective and would allow the entire site to be redeveloped and promote the purchase and/or reuse of the site by a business or outside entity. All alternatives are considered feasible and in compliance with applicable regulations:

Lead-based Paint: All of the lead-based paint in the structure would be encapsulated by a licensed contractor to prevent direct exposure during demolition or renovation activities. This alternative is considered effective and would allow the building to be demolished or reused.

Soils / USTs: Two (2) remaining underground storage tanks (UST) would be removed. Sampling to confirm the extent of petroleum impacted soil would be conducted. Once the soil impacts have been defined, impacted soil would be removed for appropriate off-site disposal and any necessary site restoration would be completed.

Groundwater: An Institutional Control prohibiting the groundwater use as drinking water or irrigation resources by restricting drilling of water wells would be applied to the deed of the property. No further assessment or groundwater remediation would be required. This alternative is effective in eliminating the potential exposure to the groundwater.

iii. Alignment with Revitalization Plans

The Mitchell County Development Authority ("MCDA") plans to market the cleaned-up site to potential commercial users as one step in filling in the holes (vacant properties) in the commercial area adjacent to downtown Pelham. Plans are in place for a new commercial use. The site is strategically located for this purpose if the environmental hazards were addressed. Having a viable business at this location will provide jobs for residents of Pelham; bring activity downtown; and set an example for adjacent and nearby vacant properties that this location is viable for business. Mitchell County and the City of Pelham are committed to creating a business friendly atmosphere and a prosperous community for its residents. The Mitchell County Consolidated Comprehensive Plan, Community Agenda, 2008-2012 reads: "Mitchell County will support programs for retention, expansion, and creation of businesses that are a good fit for the local economy in terms of job skill requirements and linkages to existing businesses." The County offers a myriad of local

and state incentives (see Ability to Leverage below) to encourage business startup, relocation, and expansion. Sustainable development outcomes will include new jobs, new commercial opportunities, clean up of vacant parcels, reducing toxicity and eliminating blight. The MCDA will encourage green infrastructure approaches in the final design, including on-site stormwater management. Demolition materials will be recycled. The EPA cleanup grant will provide further environmental benefits as the property is currently serviced by infrastructure (e.g., water and sewer, electricity, and roads) sufficient to support the redevelopment and reuse. This will require no or minimal upgrade when compared to alternative green space development. This will reduce pressures to extend utilities, roadways and other public infrastructure, make most efficient use of land and resources and protect sensitive environmental features and prime farmland, while enhancing the existing neighborhood for further redevelopment and reuse. HUD/DOT/EPA Livability Principals - increase economic competitiveness, support existing communities and leverage federal investment - are reflected in the cleanup and proposed reuse.

**b. Task Descriptions and Budget Table**

Task Descriptions

**Task 1: Development of a Site-Specific Quality Assurance Project Plan (QAPP) and a Site Health and Safety Plan - $3,500** (15% Haz; 85% Petro) has been budgeted for contractor preparation of a Site-Specific Quality Assurance Project Plan (QAPP) and a Site Health and Safety (H&S) Plan, consistent with EPA Region IV QAPP guidelines and Georgia UST requirements. A Generic QAPP has already been approved under the previous EPA Brownfields Assessment Grant.

**Task 2: Final Analysis of Brownfields Cleanup Alternatives (ABCA)/ Corrective Action Plan (CAP) - $20,000** (15% Haz; 85% Petro) is budgeted in this category for the contractor finalizing the Draft ABCA and the completion of a State-approved Corrective Action Plan (CAP) (or its equivalent) under the Georgia Environmental Protection Division (GA EPD) rules and requirements and to document compliance with the GA EPD site-specific cleanup levels. The CAP will include calculations on the overall extent of contamination and calculations on the amount of material that will be removed and replaced. These costs also include coordination with GA EPD.

**Task 3: Remedial Activities & Confirmatory Sampling - $200,000** ($30,000 Haz; $170,000 Petro) is budgeted in this category. The anticipated remedial strategies for this site include lead-based encapsulation, underground storage tank (UST) removal, soil excavation of approximately 500 tons of soil, backfilling, and confirmatory sampling. Also budgeted in this task is the preparation of the necessary institutional control for groundwater use restriction documentation. Anticipated remedial activities costs are outlined below:

- **Task I: Encapsulation of Lead-based Paint**
  - Bidding, Labor — $5,000
  - Sub-contractor Costs — $25,000

- **Task II: Confirmatory Sampling, USTs Removal, Soil Excavation**
  - USTs Removal & Contents Disposal — $57,900
  - Excavation and Disposal of 405 tons @ $ 90/ton — $36,500
  - Backfill, Compaction and Capping of 2,500 cubic yards @ $12/cy — $30,000
  - Oversight — $14,500
  - Reporting — $ 6,500

- **Task III: Closeout Documentation**
  - Daily observation reports, sample collection(s), laboratory analytical data, waste manifests, Davis-Bacon reporting and sub-contractor pre and post documentation $13,500

- **Task IV: Preparation of EC/IC documentation for Groundwater**
  - Drafting, legal assistance and filing fees $11,100

**Total Remedial Costs** **$200,000**

**Task 4: Programmatic Support, Community Involvement Plan and Community Outreach - $16,500** (15% Haz; 85% Petro) has been budgeted for this task. The MCDA staff will actively manage this project and will utilize contractor support to include completing EPA quarterly reports, MBE/WBE forms, EPA property profile form/ACRES data entry, and other activities necessary to maintain compliance with EPA cooperative agreement terms and conditions. Due to the extensive community involvement under the previous Coalition Assessment grant, the amount of new effort needed will likely be reduced. This Task is budgeted to include: development of a cleanup-specific Community Involvement Plan (CIP) estimated cost $3,500; dissemination of information and receive feedback from the community and stakeholders regarding the ABCA/CAP (or its equivalent); hold two (2) community meetings to inform and receive community input concerning planned cleanup activities and reuse of the site; and develop any necessary printed materials (Fact Sheets) for these meetings ($ 500 budgeted for supplies). The Authority has made the decision to budget the majority of the funding towards actual remediation and has decided to request a limited budget for travel to conferences or workshops ($ 1,000 in travel dollars have been set aside for the National Brownfields Training Conference.) The remaining budget of $11,500 for this Task 4 will be used contractor support over the life of the grant. The MCDA has committed personnel labor, materials, and equipment in addition to limited general budget funds to augment award funds and leverage for in-kind services. The MCDA staff plans to work closely with its contractor, the EPA project manager, GA EPD, and the community to set realistic goals for the implementation and completion of this brownfields cleanup project. Output (QAPP, H&S Plan, CIP, final ABCA/CAP (or its equivalent), cleanup start and completion, final report, ICs) and outcome (acres ready for reuse, jobs created, dollars leveraged, etc.) measurements, as well as additional ones identified during the course of the project will be tracked. The MCDA Project Manager will track and measure progress to achieving the outputs/outcomes and will confer at least quarterly (either in person or via telephone) with the EPA project manager to review the status of the project. In addition, the MCDA will provide the project schedule and accomplishments in Quarterly Reports to the EPA and enter property information into the Assessment, Cleanup and Redevelopment Exchange System (ACRES).

Budget Table

| **Hazardous Budget Categories** | **Task 1 QAPP & H&S Plan** | **Task 2 Final ABCA/ Remedial Action Plan** | **Task 3 Cleanup Activities & Confirmatory Sampling** | **Task 4 Programmatic Support/CIP/ Outreach** | **TOTAL** |
|---|---|---|---|---|---|
| Personnel | | | | | $0 |
| Travel | | | | $150 | $150 |
| Supplies | | | | $75 | $75 |
| Contractual | $525 | $3,000 | $30,000 | $2,250 | $35,775 |
| Total | $525 | $3,000 | $30,000 | $2,475 | $36,000 |
| **Total Federal Hazardous Funding** | | | | | **$30,000** |
| **Local Share** | | | | | **$6,000** |
| **Petroleum Budget Categories** | **Task 1 QAPP & H&S Plan** | **Task 2 Final ABCA/ Remedial Action Plan** | **Task 3 Cleanup Activities & Confirmatory Sampling** | **Task 4 Programmatic Support/CIP/ Outreach** | **TOTAL** |
| Personnel | | | | | $0 |
| Travel | | | | $525 | $525 |
| Supplies | | | | $425 | $425 |
| Contractual | $2,975 | $17,000 | $135,050 | $13,075 | $169,050 |
| Total | $2,975 | $17,000 | $135,050 | $14,025 | $170,000 |
| **Total Federal Petroleum Funding** | | | | | **$170,000** |
| **Local Share** | | | | | **$34,000** |
| **Total Federal Funding** | | | | | **$200,000** |
| **Local Cost Share** | | | | | **$40,000** |

### c. Ability to Leverage

With the grant dollars funds are adequate to complete the cleanup. For redevelopment, Mitchell County offers a myriad of local and state incentives to encourage business startup, relocation, and expansion. The requested USEPA Brownfields Cleanup funds would provide the critical initial money necessary to expend these redevelopment efforts and incentives to properties struggling with environmental contamination. Through **Industrial Revenue Bond Financing,** the MCDA acts as a financing vehicle to issue taxable and tax-exempt bonds to qualifying projects. Through **Freeport Exemption,** Mitchell County provides 100% property tax exemption on raw materials, work in progress, and inventory of completed products. A **Regional Training Program** through Local Workforce Investment Board training program that pays 50% of payroll for up to 1/4 of workforce while training. The program saves up to 12-1/2% of total payroll expense. There is no time or monetary limits on the program. The Mitchell County Development Authority will work with the Mitchell County Board of Commissioners in an attempt to **reduce any building permit fees** for the project. The Mitchell County Development Authority will work with the City of Pelham for **reduced tap fees** for water and sewer service at new facilities.

Mitchell County is a member of a joint development authority and can offer a **$4,000 tax credit for each job created** by a new or expanding business. The credit is applicable to Georgia Corporate income taxes or payroll taxes and may be accrued over a five year period. The tax credit

can amount to $400,000 based on 20 jobs. **Investment Tax Credits** are offered as an alternate to the Job Tax Credit. The program allows a taxpayer that has operated an existing manufacturing facility in the state for the previous three years to obtain a credit against income tax liability. Mitchell County companies must invest $50,000 to receive a 3% credit. The credit is a percentage of the total value of all qualified property and cannot be more than 50% of the taxpayers total state income tax liability for that taxable year. The MCDA also has the ability to use funding from the **OneGeorgia Authority**, Department of Community Affairs. The OneGeorgia Authority serves as a financial partner and catalyst in helping Georgia's rural communities create sustainable and diversified economies. From land acquisition to machinery purchases, business relocation assistance and entrepreneur support, OneGeorgia provides grants and loans for these economic development activities to qualified applicants.

## 3. Community Engagement and Partnerships

### a. Engaging the Community

As lead agency for the **2013 Coalition Assessment Grant** with the cities of Camilla and Pelham, the Mitchell County Development Authority (MCDA) activity sought and considered citizen and other stakeholder input (businesses, nonprofits) on its brownfield program and key decisions as described in a formal Community Involvement Plan. Building on this effort, the MCDA (for the County) will conduct community engagement for the Glausier Street cleanup site with a focus on nearby neighborhoods and individual residences, nearby businesses and the nearby nursing home. In particular the MCDA will ensure these entities are knowledgeable of and can provide input into the cleanup plan (ABCA), Health & Safety plan and cleanup decisions for this site. The County will ensure that cleanup activities are protective of sensitive populations (children, elderly, those with health needs) near the site. The MCDA will also involve the wider community of Pelham and the County with a focus also on planning and decisions related to the proposed reuse. The County and MCDA with support from its contractor will: develop a cleanup-specific Community Involvement Plan (CIP); disseminate of information and receive feedback from the community and stakeholders regarding the ABCA/CAP; hold two (2) community meetings to inform and receive community input concerning planned cleanup activities (including health and safety plans) and reuse of the site; and developing printed materials for these meetings. The public will be kept informed through various media including the local newspaper Pelham Journal, MCDA and community organization websites, and social media outlets. Through the recent Coalition Assessment Grant, the MCDA Board of Directors is established as the Brownfields Advisory Committee (BAC). The BAC is comprised of representatives from different business and community organizations across the County. The BAC will assist in providing input in the cleanup and redevelopment plans for this site. The County's contractor will develop a project factsheet that will highlight the proposed cleanup and redevelopment and explain the events that will occur in the grant program. The factsheet will be distributed at the public meetings and be made available on web sites. All public outreach and education events will take place at handicap accessible facilities. Assistance will also be available for those with English language barriers. The project team will have bilingual project materials available and will solicit the services of a translator for oral presentations. These plans are considered appropriate as they were used effectively in the prior assessment grant.

b. **Partnerships with Government Agencies**

The County is coordinating its brownfield efforts and will engage the Georgia Environmental Protection Division (EPD) on this cleanup project. The GA EPD has brownfield cleanup oversight for the State and implements the Georgia Underground Storage Tank (UST) Program. The GA EPD sets standards and requirements for UST cleanup. The County will seek advice from the EPD on the cleanup and submit the final report and confirmatory sampling for approval of final closeout (cleanup completion) for this property. Additionally, the County and MCDA has partnered with the Mitchell County Health Department in the investigation of health impacts from soil or groundwater contamination. The County will engage the Health Department in review and input to the cleanup Health & Safety Plan.

c. **Partnerships with Community Organizations**

Community Organization Description and Role

| Organization/Description | Contact | Role/Commitment |
|---|---|---|
| Rotary Club of Pelham / Service Organization | James Eubanks | Public Outreach, Marketing, Host Meetings & Serve on Advisory boards |
| Camilla Rotary Club / Service Organization | Joy Mobley | Public outreach, Marketing & Advisory boards |
| Main Street Camilla / Historic Preservation, Economic Improvement | Eric Brooks | Public outreach, Marketing & Advisory boards |
| Joint Development Authority (JDA) of Mitchell County & Pelham / Redevelopment of Downtown Pelham | Nicole Hilliard | Meetings, public outreach and serve on advisory boards. |
| Camilla United Methodist Church / Church Community | Rick Waters | Marketing & Public Involvement |
| Camilla Chamber of Commerce / Promote Economic Development | Jennifer Burnham | Public outreach, Marketing & Advisory boards |
| Pelham Chamber of Commerce /Economic Development | Caitlyn Hatcher | Public outreach, Marketing, Advisory boards; Host an informational meeting |

Letters of Commitment Attached

d. **Partnerships with Workforce Development Programs**

A local EPA environmental job training program is not currently available within or in close proximity to the Mitchell County community, with the nearest program in Atlanta, 200 miles away. However, the Coalition will partner with the Southwest Georgia Workforce, the local **Workforce Investment Board,** to provide workforce training services to the residents of the County. Additionally the County will work with **Georgia's Quick Start** job training and employment incentive programs through Southwest Georgia Technical College. Quick Start is Georgia's internationally acclaimed program providing customized training free-of-charge to qualified new, expanding and existing businesses. **Tax credits equal to 50% of the costs of retraining employees** up to $500 per student are available. The credit can be taken every year that the company trains their employees for new jobs/skills. We expect the cleanup and reuse of the Glausier Street property and other projects the County/MCDA is undertaking will promote sustainable new development and that new businesses and developers will take full advantage of these job creation/training incentives to promote local hiring.

## 4. Project Benefits

### a. Welfare, Environmental, and Pubic Health Benefits

The former Glausier St. Gas Station site is located within the city limits of Pelham among other commercial uses and just blocks from residential housing and a nursing home. Cleaning up and reusing the vacant parcel and removing the unsightly, dangerous abandoned building, and replacing it with a healthy use will have significant benefits for the community. It removes a safety hazard (note, deteriorating lead-based paint is also present) that may be an attractive hangout for young people. Putting a productive use to this vacant land and dilapidated structure (whether retained, or demolished and replaced) will eliminate an eyesore along this block and will be one step in reducing blight along Glausier St. (Several adjacent and nearby parcels are also vacant). Creating new job opportunities will also be one step in addressing the poverty in Pelham, hopefully as a catalyst for more such opportunities.

Surface runoff from the property will no longer contain oils/grease and possibly lead-contaminated soils. Threats to groundwater (the primary source of drinking water in County/City) from gasoline constituents will be eliminated as well as the threat of toxic indoor air (VOCs) from contaminated groundwater vapor intrusion. Demolition materials will be recycled. Facilitating new business to locate in the Pelham city limits, with in-place roads/water/sewer/power infrastructure will reduce pressures to extend utilities, roadways and other public infrastructure, make most efficient use of land and resources and protect sensitive environmental features and prime farmland.

Public health benefits include reduction in risk for potential for adverse health effects from gasoline and solvent related chemicals – **Benzene/Ethylbenzene**: rapid heart rate, headaches, tremors, classified as a human carcinogen; **Toluene**: central nervous system problems, changes in liver and kidney function, miscarriages; **Xylene** inhaled by women can reach developing fetuses and contaminate breast milk; mixtures of low-level **Polycyclic Petroleum Aromatic Hydrocarbons (PAHs)** are considered to be cancer-causing chemicals. Eliminating risk to workers during demolition from **Lead-based paint**. Eliminating risk from drinking water contamination related to groundwater concentrations of **Benzene** at the site above its Maximum Contaminant Level (MCL). (Note, one statistically different health indicator for the County relates to infant deaths. Several of these contaminants threaten the fetus or children.) **Eliminating threats from toxic pollutants here is especially beneficial when considering much of the population does not have adequate access to health care (Medically Underserved Area).**

### b. Economic and Community Benefits

The successful cleanup redevelopment of brownfields within the community, such as the Glausier Street Gas Station site, will increase property values, increase the ad valorem tax revenues, create jobs, and generate additional sales tax and state income tax revenue (all project outcome measures). The MCDA plans to market the cleaned-up Glausier Street site to potential commercial users as one step in putting to productive use to the several vacant parcels in the commercial area adjacent to downtown Pelham. Benefits include creation of jobs during the remediation, construction and redevelopment process. Having a viable business at this location will provide jobs to workers of the business; bring people and activity to this area of the City of Pelham; and set an example for adjacent and nearby vacant properties that this location is viable for business. Putting a productive use to this vacant land and dilapidated structure (whether retained, or demolished and replaced) will eliminate an eyesore along this block (a detriment to revitalization of other properties) and

reduce blight. One potential buyer (Golden Peanut, Agricultural) estimates they will employ up to 20 people. Putting this property (currently owned by the Development Authority) back on the tax rolls will provide much needed revenue to the small City of Pelham and the County. EPA data shows, through fiscal year 2013, $17.79 was leveraged for each EPA Brownfields dollar and 7.3 jobs leveraged per $100,000 of EPA brownfields funds expended on assessment, cleanup, and revolving loan fund cooperative agreements. The leverage commitment letter is attached. Another study found that residential property values increased by 5–15.2 percent once a nearby brownfield was assessed or cleaned up. (www.epa.gov/brownfields; November 2016)

## 5. Programmatic Capability and Past Performance

### a. Audit Findings

The most recent audit was conducted for the fiscal year ending December 31, 2016 by Mauldin & Jenkins, LLC. The audit did not reveal any adverse findings associated with a state or federal grant and Mitchell County affirms that it has not had any such findings.

### b. Programmatic Capability

Mitchell County and the MCDA have an organizational structure fully equipped to manage the requested USEPA grant funds. In the role of **Project Manager** will be Paige Gilchrist, Executive Director of the Mitchell County Development Authority. In addition to her many years of experience with economic development, her reputation within the community as a leader and extensive network will be an asset to the project team's outreach efforts. The **Financial Director** for the program will be Mr. Jerry Permenter, Financial Director of Mitchell County. Mr. Permenter brings over 35 years of experience to the team. His previous titles include City Manager and Finance Director for Adel, GA. He has successfully managed dozens of grants throughout his many years of public service. **Technical Staff** - due to the technical nature of the project, the MCDA will contract with an experienced and qualified subcontractor to manage the day-to-day implementation of the project. The County will follow local and state procurement guidelines in full compliance with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500, to procure these services. The County has systems in place to procure additional contractor support and to replace key project staff members should they leave. Our city partners, Camilla and Pelham, are also available to assist.

### c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The County/MCDA has a project management system for grant awards that identifies all grant activities and how they will be coordinated among Authority staff and consultants. At project initiation, a brownfields schedule will identify people, agencies, consultant/contractors involved, roles, tasks and a timeline for each. Weekly meetings will be held to monitor progress and make adjustments as needed. The Count/MCDA plans to work closely with its consultant, the EPA project manager, GA EPD, and the community to set realistic goals for the implementation and completion of this brownfields cleanup project. Output (QAPP, H&S Plan, CIP, final ABCA/RAP, cleanup start and cleanup completion, final report) and outcome (acres ready for reuse, dollars leveraged, etc.) measurements, as well as additional ones identified during the course of the project will be tracked. The County/MCDA will track and measure progress to achieving the goals and

will confer at least quarterly (either in person or via telephone) with the EPA project manager to review the status of the project.

**d. Past Performance and Accomplishments**

i. Currently or has Ever Received an EPA Brownfields Grant

1. Accomplishments

The Mitchell County Development Authority as lead applicant was awarded a coalition assessment grant in FY2013 for $600,000 which led to the completion of 9 Phase I ESAs, 4 Phase II ESAs, 2 ABCAs, one CIP and a generic QAPP. A community involvement process was put in place which will be modified and used for this cleanup grant. The assessment project was successfully completed with a $0.08 balance on December 15, 2016.

2. Compliance with Grant Requirements

The Mitchell County Development Authority has complied with work plans, schedule and terms and conditions for the grant. Quarterly reports and grant deliverables were prepared and submitted to EPA and required information was entered into EPA's ACRES database in an accurate and timely fashion. Project closeout materials will be submitted as required by December 31, 2016.

# Appendix 3
# Cleanup Other Factors Checklist

Name of Applicant: **Mitchell County, Georgia**

Please identify (with an ***x***) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| **Other Factor** | **Page #** |
|---|---|
| *None of the Other Factors are applicable.* | |
| Community population is 10,000 or less. | **X, 1, 2** |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| Target brownfield sites are impacted by mine-scarred land. | |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | **X, 10, 11** |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | **X, 6** |
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.** | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

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

November 4, 2016

**VIA ELECTRONIC Mail pgilchrist@ mitchellcountyga.net**

Ms. Paige Gilchrist
Executive Director
Mitchell County Development Authority
PO Box 692
Camilla, Georgia 31730

RE: State Acknowledgement Letter – Brownfield Cleanup Grant Application – (Former Glausier Street Gas Station 334 Glausier Street, Pelham, Mitchell County
Mitchell County Development Authority

Dear Ms. Gilchrist:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the Mitchell County Development Authority will be submitting an application to the U.S. Environmental Protection Agency ("EPA") for funding assistance under the federal Cleanup Grant to cleanup petroleum and hazardous constituents at the Former Glausier Street Gas Station. GA EPD understands that the Development Authority is applying for $200,000 to for both petroleum and hazardous constituents.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the Mitchell County Development Authority 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

cc: Barbara Alfano, U.S. EPA, Region 4
Roger Register, National Brownfields Practice Leader, Cardno
Carolyn Weave, Grants Manager, Cardno

File: EPA Grant Applicants, Mitchell County Development Authority-Cleanup Grant-Former Glausier Street Gas Station

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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: 12/22/2016

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: Mitchell County, GA

* b. Employer/Taxpayer Identification Number (EIN/TIN): 58-6000864

* c. Organizational DUNS: 0703319390000

**d. Address:**

* Street1: 26 North Court Street
Street2: PO BOX 187
* City: Camilla
County/Parish:
* State: GA: Georgia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 31730-1206

**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: Paige
Middle Name:
* Last Name: Gilchrist
Suffix:

Title: Executive Director, MCDA

Organizational Affiliation:

* Telephone Number: 229-336-2061
Fax Number:

* Email: pgilchrist@mitchellcountyga.net

## Application for Federal Assistance SF-424

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

B: County 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-16-09

* Title:

FY17 Guidelines for Brownfields Cleanup Grants

**13. Competition Identification Number:**

NONE

Title:

None

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

Add Attachment | Delete Attachment | View Attachment

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

FY2017 Mitchell County GA EPA Cleanup at Former Glausier Street Station

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-2 * b. Program/Project GA-2

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 10/01/2017 * b. End Date: 09/30/2020

**18. Estimated Funding ($):**

| | |
|---|---|
| * a. Federal | 200,000.00 |
| * b. Applicant | 40,000.00 |
| * c. State | 0.00 |
| * d. Local | 0.00 |
| * e. Other | 0.00 |
| * f. Program Income | 0.00 |
| * g. TOTAL | 240,000.00 |

*** 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: Paige

Middle Name:

* Last Name: Gilchrist

Suffix:

* Title: Executive Director, MCDA

* Telephone Number: 229-336-2061 Fax Number:

* Email: pgilchrist@mitchellcountyga.net

* Signature of Authorized Representative: Beth Norman * Date Signed: 12/22/2016

R04-17-C-01C

# MITCHELL COUNTY Development Authority

December 16, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303-8960

Dear Ms. Alfano:

On behalf of the Mitchell County Development Authority, I am pleased to submit the enclosed application to the EPA Brownfields Program for consideration of a FY 2017 Brownfields Cleanup Grant in the amount of $200,000 for remediation and ultimate redevelopment of the former Cagle's Poultry Processing Plant located in Camilla, Georgia.

| **Required Information** | |
|---|---|
| **a. Applicant Information:** | Mitchell County Development Authority<br>186 East Broad Street<br>Camilla, Georgia 31730 |
| **b. Funding Request:** | **i.** Grant type: Cleanup<br>**ii.** Federal funds requested: $200,000<br>**iii.** Contamination: Hazardous Substances $137,083 and Petroleum $62,917 |
| **c. Location:** | Camilla, Mitchell County, Georgia |
| **d. Property Information:** | Former Cagles Poultry Processing Plant<br>360 Newton Road<br>Camilla, Georgia 31720 |
| **e. Contacts:** | ***i.*** Project Director:<br>Paige Gilchrist<br>Executive Director<br>Mitchell County Development Authority<br>186 East Broad Street<br>Camilla, Georgia 31730<br>229.336.2061 Phone<br>pgilchrist@mitchellcountyga.net |
| | ***ii.*** Highest Ranking Official: |

| | |
|---|---|
| | Bennett Adams<br>City Manager<br>City of Camilla<br>PO Box 328<br>Camilla, Georgia 31730<br>229.336.2222 Phone<br>badams@cityofcamilla.com |
| **f. Population:** | *i.* Population: 23,175<br>*ii.* Target area population: 5,360<br>(American Community Survey 2014) |

The Mitchell County Development Authority (MCDA) appreciates the opportunity to apply for this FY 17 EPA Brownfields Cleanup Grant funding to support environmental justice efforts and restoration of economic vitality in our community. If you have any questions, please do not hesitate to contact me.

Sincerely,

Paige Gilchrist
Executive Director

**FY 17 US EPA Brownfield Cleanup Proposal**
**Mitchell County Development Authority (GA)**
**Former Cagle's Processing Plant Site**

## 1. Community Need

### a. Target Community and Brownfields

Community and Target Area Descriptions

This Brownfield Grant proposal is submitted for funding of cleanup activities at the **Former Cagle's Processing Plant, in the City of Camilla, Mitchell County, Georgia**. It is located on Hwy 37 northwest of downtown. The property was formerly a poultry processing plant, which was bought out and relocated. The facility has deteriorated with neglect and now sits idle and dilapidated on a very prominent thoroughfare. With potential soil and groundwater contamination, the City was left with a sizeable brownfield site when the facility closed. $137,083 in Hazardous funding and $62,917 in Petroleum funding is requested. The planned future use of this former poultry processing plant is a farmers market, which would support the numerous farms in the area and provide fresh food to the residents (many lower income) in the county. **The targeted community for this grant is the residents and businesses in the City of Camilla (population 5,078) in Mitchell County**. Mitchell County, and Camilla, are located in rural Southwest Georgia approximately 40 miles north of the GA/FL state line. Southwest Georgia has historically been the poorest region of the State and the least populated. Mitchell County is a sparsely populated county (population 23,175) with four (4) cities all well below 10,000 in residents, and with both economic and environmental challenges from abandoned properties.

Mitchell County is the center of one of the most efficient, irrigated agricultural production systems in the U.S. Crops such as peanuts, pecans, and cotton are grown in the fertile fields surrounding Camilla and Pelham. Most of these crops are also processed locally. However, the soil and groundwater bear the burden of earlier agricultural practices, including historic herbicide, fungicide and pesticide uses. Abandoned or underutilized light industrial and commercial properties, including a significant number of former gas station/auto repair facilities, dot the landscape in Camilla (the county seat), the other cities, and rural intersections. Several former wood treatment facilities (lumber and poles) were located in the County including what is now the Camilla Wood Treatment Superfund Site. (This site is listed on EPA's web site as "Groundwater Not Under Control".) This Superfund Site is less than two miles from the Cagle's site.

South Georgia was once the home of "King Cotton" the dominant commodity grown on numerous small farms. The boll weevil, poor farming practices, and low cotton prices set the stage for diversification and increased mechanization which exits today. The result was also fewer small farms and changes in farm labor needs. Small industries such as textiles came and went. Despite progress in recent years, the County still exhibits legacy contamination and economic disruption for a largely minority community concentrated in the small cities.

Demographic Information and Indicators of Need

Camilla is a small city in the middle of a rural county. The target area was selected based on its small population size and proximity to the Cagle's site A significant number of Mitchell County and Camilla residents suffer from pervasive levels of poverty with a **higher poverty rate** and **significantly lower per capita and household incomes** compared to the State and US. 30.4 % and 31.0% of the County's and Camilla's population (respectively) lives below the poverty level, twice that of the US. Worse still are the figures for the children in the community; **43% of all County residents under 18 are impoverished** (factfinder.census.gov). Like much of Southwest Georgia, the County and City are also characterized by a **majority minority population,** predominantly African-American. (Camilla is approximately 75% African-American.) The

Economic Research Service classifies counties as **Persistent Poverty Counties** if they experienced poverty rates of 20 percent or higher in each census from 1970 through 2010. There are 386 persistent poverty counties in the US., and 50 are located in Georgia. Mitchell County is among them (Economic Research Service, USDA). The **limited educational attainment** of a significant number of Mitchell County residents makes job diversification and reemployment much more challenging. Of the area's adult residents over age 25, 89% are lacking a 4-yr. college degree, 27% have not completed High School and 8.5% have less than a 9th grade education (ACS 2014 5 yr. estimates; US Figures 71%, 14%, 6%, respectively).

| | Camilla, City | Mitchell County | Georgia | USA |
|---|---|---|---|---|
| Population | **5,078** | **23,175** | 9,907,756 | 314,107,084 |
| Children | *1,401 (27.5%)* | 5,628 (24.2%) | 2,488,668 (25.1%) | 79,543,013 (25.3%) |
| Female | 2,612 (51.4%) | 11,073 (47.8%) | 5,069,761 (51.2%) | 159,591,925 (50.8%) |
| Minority | **3,839 (75.6%)** | **12,441 (53.6%)** | 4,459,039 (45%) | 116,947,692 (37.2%) |
| African-American | **3,791 (74.7%)** | **11,059 (47.7%)** | 3,014,233 (30.4%) | 38,460,598 (12.2% |
| Hispanic | 69 (1.4%) | 1,015 (4.4%) | 896,717 (9.1) | 53,070,096 (16.9%) |
| Poverty Rate | **31.0%** | **30.4%** | 18.5% | 15.6% |
| Unemployment | 7.0% | 5.7% | 6.7% | 5.8% |
| Per Capita Income | $16,483 | $15,547 | $25,427 | $28,555 |
| Median Household. Income | **$26,841** | **$31,101** | $49,342 | $53,482 |

Source: [1]2014 American Community Survey (ACS) 5 yr. estimate (*factfinder.census.gov/*); [2]2014 ACS "minority" is defined as census reported "race and ethnicity as something other than non-Hispanic white alone"; [3]unemployment values taken from 2014 ACS rather than BLS to allow comparison from national down to the city level (monthly BLS values are not calculated down to the city level).

Brownfields and their Impacts

The **Former Cagle's Processing Plant site** consists of approximately 8.76 acres of developed land, consisting of an abandoned building, a former truck service facility, and vacant guard house. The site historically operated as "Cagle's Processing Plant" from 1956 to 1995. With potential soil and groundwater contamination and lead/asbestos in the main structure, it is located in an older commercial and industrial area of the city, near a neighborhood, and within a mile from the Mitchell County High School and Middle School.

Phase II investigations were conducted in September 2016. Georgia Department of Natural Resources (GDNR) Notification Criteria (NC) exceedances observed in **soil** samples were **total petroleum hydrocarbons (TPH) Diesel Range Organics (DRO)** in two sampling locations. GDNR Notification Criteria (NC) exceedances in **groundwater** samples was **1,2,3-trichloropropane** in the sample collected from one monitoring well.

Abandoned or underutilized light industrial and commercial properties, including a significant number of former gas station/auto repair facilities, as well as several former wood treatment facilities (lumber and poles) are located in or near Camilla. One typical brownfield property in the City of Camilla is 40 North Scott Street, Camilla, GA 31730. This 0.13 acre property is a former gas station, closed in 1992 and currently vacant. It is located in a busy section of town beside two grocery stores, several food establishments, the Health Department, and three blocks of active businesses. Potential contamination concerns center around the underground gas tanks, the condition of which is unknown.

The Cagle's cleanup site and other brownfields in the community have contaminated soils, groundwater and surface waters in the community. These and other brownfield sites have a negative environmental impact due to soil contamination, air and groundwater pathways and runoff, and can contribute to adverse public health effects as discussed further below.

**Welfare, Environmental and Public Health Impacts**

Welfare Impacts

Brownfield properties contribute blighting influences to the City of Camilla as a whole and to affected neighborhoods in particular. Vacant and neglected brownfields provide an easy target for illegal activities, typically starting with vandalism, evolving to theft of copper, fixtures and other materials, and finally resulting in illegal dumping. The end result is a severely dangerous and dilapidated property, and in this case, an attractive nuisance for the community's youth. Available statistics show an elevated crime rate in Camilla, with an overall crime index of 302.7 vs. the US at 266.2 (www.city-data.com). Vacant and underutilized brownfields sites, with a sigma of contamination, do not invite investment to the community and thus result in a lack of employment opportunities contributing to the poverty and low income statistics, and overall lower standard of living.

Cumulative Environmental Issues

Mitchell County and its citizens are impacted by the legacy of agricultural uses that have historically dominated the community. Agricultural pesticides, herbicides and fungicides have been used widely in the County for generations, some of them now banned (e.g. DDT). These chemicals can persist in the soil and contaminate groundwater and surface waters. Mitchell County and Camilla residents all get their drinking water from groundwater sources. The Georgia "Underground Tank Facility and Owner Data" records, updated May 2016, contains 105 active and closed UST facilities in Mitchell County (epd.georgia.gov). An EPA Envirofacts search (11/25/2016) lists 22 facilities (active and historical) with air emissions, 9 with wastewater discharges, 42 reporting with RCRA hazardous waste management or inventory, and 1 with TSCA reporting requirements. Several wood treatment facilities are identified, numerous auto/truck service or other machinery service operations, agriculture support facilities (feed mill, dairy, etc.), dry cleaners, plus the Camilla railroad depot. A freight rail line runs through the center of Camilla.

The Georgia Power Company Mitchell Steam Generating Plant (Coal), Capacity: 163 MW (Megawatts), placed in-service in 1964 and still operating, is located on the Mitchell/Daugherty County line north of the Cities of Camilla and Pelham. Fine particle pollution from coal-fired power plants consists of soot, heavy metals, sulfur dioxide, and nitrogen oxides. Impacts are especially severe among the elderly, children, and those with respiratory disease. According to the Clean air Task Force (September 2010) nationally low-income and minority populations are disproportionately impacted, due to the tendency of companies to avoid locating power plants upwind of affluent communities. This is true for Mitchell County. Coal-fired power plants are also the single largest source of mercury air pollution nationwide. Mercury is a highly toxic metal that, once released into the atmosphere, settles in lakes and rivers, where it moves up the food chain to humans (www.cdc.gov/exposurereport).

The Camilla Wood Preserving Superfund Site is a major historical and ongoing source of contamination in the County. The 40-acre site is located in the City of Camilla where a wood-

treating facility operated from 1947 to 1991. Contaminated soil and groundwater resulting from facility operations contain dioxins, pentachlorophenol (PCP), creosote, and carcinogenic polycyclic aromatic hydrocarbons (c-PAHs). EPA's Superfund web site shows the site as "Groundwater NOT under control" (cumulis.epa.gov).

These cumulative environmental burdens present **environmental justice** concerns when considering the high minority population in the County and City of Camilla, a significant number of whom are living in poverty.

Cumulative Public Health Impacts

Phase II Environmental Site Assessment (ESA) investigations for the Cagle's Processing Plant site have identified Total Petroleum Hydrocarbons (TPH) and 1,2,3-Trichloropropane (TCP) as contaminants of concern above regulatory level in soil and groundwater, respectively.

- Animal studies have shown TPH compounds effects on the lungs, central nervous system, liver, and kidney from exposure to TPH compounds. Some TPH compounds have also been shown to affect reproduction and the developing fetus in animals. The International Agency for Research on Cancer (IARC) has determined that one TPH compound is carcinogenic to humans, and that other TPH compounds are probably and possibly carcinogenic to humans. (atsdr.cdc.gov/toxfaqs)
- 1,2,3-Trichloropropane (TCP) is a Volatile Organic Compound (VOC) and is a persistent pollutant in groundwater. Short-term exposure may cause eye and throat irritation; long-term exposure has led to liver and kidney damage and reduced body weight in animal studies. EPA has classified TCP as "likely to be carcinogenic to humans". (EPA Technical Fact Sheet - January 2014)
- Asbestos and lead have also been identified in the abandoned structure, which will be demolished on allow for the future reuse. Potential impacts include:
- Lead: Low levels of lead in the blood of children can result in permanent damage to the brain and nervous system, 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)
- Asbestos: Asbestos can cause asbestosis, a scarring in the lungs caused by breathing asbestos fibers; and mesothelioma, a rare cancer of the membrane that covers the lungs; and lung cancer. (atsdr.cdc.gov/asbestos)

These threats to sensitive populations near the site and in Camilla, such as the two nearby schools – children, minority and poor – are compounded by the overall health/medical conditions in the County. (Health statistics in Georgia are available down to the County level.) Mitchell County health indicators are similar to the state of Georgia in most respects. However, **the adult diabetes rate is 11.7% for Mitchell County vs. 10.4 % for Georgia** and **the adult obesity rate is 33.3% vs 27.8% for Georgia** (2012-2014) (www.cityrating.com). **Infant deaths per 1000 population are 10.1 for the County vs. 7.5 for the State** (2012-2014) (www.cityrating.com). Compounding the health concerns confronting Mitchell residents is the lack of medical care available in the area. Mitchell County has been designated a **Medically Underserved Area (MUA)** by the U.S. Department of Health and Human Services (DOH), indicating a shortage of providers available to meet the needs of economically disadvantaged people in the area. The DOH gave the County a

score of only 19 on a scale of 0-100 (100 being the highest), based on physician accessibility, health statistics, and sensitive population totals. (datawarehouse.hrsa.gov) Mitchell County is also federally designated a **Health Professional Shortage Area**. HPSAs are those areas that may have shortages of primary medical care providers. (Health Resources and Services Administration, DHHS) Also, the percent of low income individuals who do not live close to a grocery store, and thus have access to healthy foods, for Mitchell County is 9.6% vs. US median at 6.2% in 2010 (wwwn.cdc.gov). These medical care and other disparities, in addition to potential impacts of contaminated sites and related blight conditions, place an even greater burden on the community.

In addition to brownfields, sensitive populations in the County are impacted by a nearby power plant. In 2010, a study commissioned by the Clean Air Task Force, a nonprofit research and advocacy organization, quantified the deaths and other health effects attributable to fine particle pollution from coal-fired power plants. The study found that over 13,000 deaths (nationally) and tens of thousands of cases of chronic bronchitis, acute bronchitis, asthma, congestive heart failure, acute myocardial infarction, dysrhythmia, ischemic heart disease, chronic lung disease, and pneumonia each year are attributable to fine particle pollution from U.S. coal plant emissions. Impacts are especially severe among the elderly, children, and those with respiratory disease. (Clean Air Task Force, September 2010) Mercury from power plants also creates adverse health impacts. The Centers for Disease Control has found that roughly 10 percent of American women carry mercury concentrations at levels considered to put a fetus at risk of neurological damage. (www.cdc.gov/exposurereport)

At the Camilla Wood Preserving Superfund site contaminated soil and groundwater resulting from facility operations contain dioxins, pentachlorophenol (PCP), creosote, and carcinogenic polycyclic aromatic hydrocarbons (c-PAHs). An initial Superfund response removed contaminated soil from properties around the site, indicating potential exposure to contaminants for many years. EPA's Superfund web site shows the site as "Groundwater NOT under control". (cumulis.epa.gov)

**b. Financial Need**

i. Economic Conditions

The small population (less than 25,000 for the County, 5,078 for the City), high poverty rate and extremely low median family incomes in the County and the City of Camilla make it difficult for the local governments to fund a brownfields program without additional help. **Mitchell County's median household income is less than 60% of the US average, Camilla is even worse at only 50% of the US** (Demographic Information above). The overall economic condition of the County impacts the County's Development Authority's ability to finance these activities independently. Net Taxes Levied has decreased by 4% in the last five years (2012-2016, Mitchell County Board of Commissioners). **Mitchell County has been federally designated as persistently impoverished county**. The USDA's Economic Research Service classifies counties as persistent poverty counties if they experienced poverty rates of 20 percent or higher in each census from 1970 through 2010. (Economic Research Service, USDA).

Mitchell County has seen steady and significant decreases in its economy since the late 1990's. Local governments in Mitchell County struggle to provide for their residents and the tax base in the County is strained. The County has an aging housing stock, which offers a lower overall taxable value. In addition, a large percentage of mobile homes exist in the community, which offer little

to no tax revenues for the County, given their lower initial value and depreciation over time. In fact, **24% of the County's housing stock is comprised of mobile homes** (www.city-data.com). Cut backs have forced the County to make difficult choices in meeting even the most basic of community needs. While the County needs to conduct environmental assessments and cleanup on its key commercial properties in order to attract new business and be able to rebuild its economic base and provide employment opportunities for its residents, it simply cannot afford to do so without additional financial support.

ii. Economic Effects of Brownfields

Economic impacts of brownfields in the area have included: (a) costs to the MCDA and local governments for demolition of blighted and abandoned buildings, and for responding to fires, illegal dumping and crime occurring at vacant or abandoned properties, (b) decreased property values attributable to the blighting influence of brownfields on neighboring properties, (c) lost opportunity costs to area businesses and communities associated with business expansion, relocations, or redevelopment projects as a result of the presence of brownfields on sites that would otherwise be prime locations for new uses, (d) past and future costs incurred by the MCDA for acquisition, assessment, demolition, cleanup, marketing and redevelopment of brownfield sites (MCDA has taken on several such properties), (e) decreased tax revenue and jobs, and (f) health related costs. Brownfield properties resulting from business closures, foreclosures, and the related unemployment have drastically impacted tax revenues and the ability of the local governments to levy additional resources. The annual operating budget for the Mitchell County Development Authority (MCDA) has been slashed by just over $ 102,000 (50%) over a three (3) year period. City and County governments have made significant cutbacks due to constrained budgets.

## 2. Project Description and Feasibility of Success

### a. Project Description

i. Existing Conditions

The cleanup site consists of approximately 8.76 acres of developed land, consisting of an abandoned building, a former truck service facility, and vacant guard house. The site historically operated as "Cagle's Processing Plant" from 1956 to 1995. The facility has deteriorated with neglect and now sits idle and dilapidated.

Phase I and Phase II Environmental Site Assessments (ESAs) identified:

- On-site historical fueling operations
- On-site historical use of solvents and petroleum products
- On-site "poor waste management" practices
- Nearby historical filling stations and auto repair facility
- Historical and current storage of hazardous materials onsite

Soil Investigation: Georgia Department of Natural Resources (GDNR) Notification Criteria (NC) exceedances observed were **total petroleum hydrocarbons (TPH) Diesel Range Organics (DRO)** in two sampling locations. The presence of **lead-based paint and asbestos** was indicated in the larger structure. Groundwater Investigation: The GDNR Notification Criteria (NC) exceedance in groundwater samples was **1,2,3-trichloropropane** in the sample collected from one monitoring well.

ii. Proposed Cleanup Plan

The following alternative(s) were selected for cleanup of this site. All alternatives are considered effective and would allow the entire site to be redeveloped and promote the purchase and reuse of the site by a business or outside entity, such as the planned farmers market. All alternatives are considered feasible and in compliance with applicable regulations:

*Asbestos*: All of the asbestos containing materials in or on the structure would be abated (removed) by a certified contractor. This alternative is considered effective and would allow the building to be safely demolished.

*Lead-based Paint:* All of the lead-based paint in the structure would be encapsulated by a licensed contractor to prevent direct exposure during demolition activities.

*Soils:* Additional sampling to confirm the extent of TPH-DRO impacted soil would be conducted. Once the soil impacts have been defined, the extent of impacted soil would be removed for appropriate off-site disposal.

*Groundwater:* An Institutional Control prohibiting the groundwater use as drinking water or irrigation resources by restricting drilling of water wells would be applied to the deed of the property.

iii. Alignment with Revitalization Plans

The Mitchell County Consolidated Comprehensive Plan, Community Agenda, 2008-2012, states: "Mitchell County will support programs for retention, expansion, and creation of businesses that are a good fit for the local economy in terms of job skill requirements and linkages to existing businesses. Mitchell County will pursue the State of Georgia's "entrepreneur friendly" designation." This is consistent with the planned farmers market use. The location of this farmers market in Highway 37, highlighting local produce and the area's agricultural history ties in nicely with the Comprehensive Plan language: "Mitchell County will highlight its rich history to increase tourism. Policies - Establish Highway 37 as a scenic byway." Highway 37 is the main route to the Flint River and local "eco-tourism" attractions.

Sustainable development outcomes will include new jobs, new commercial opportunities, clean up of vacant parcels, reducing toxicity and eliminating blight. The MCDA will encourage green infrastructure approaches in the final design, including on-site stormwater management. Demolition materials will be recycled. The EPA cleanup grant will provide further environmental benefits as the property is currently serviced by infrastructure (e.g., water and sewer, electricity, and roads) sufficient to support the redevelopment and reuse. This will require no or minimal upgrade when compared to alternative green space development. This will reduce pressures to extend utilities, roadways and other public infrastructure, make most efficient use of land and resources and protect sensitive environmental features and prime farmland, while enhancing the existing highway corridor for further redevelopment and reuse. HUD/DOT/EPA Livability Principals (increase economic competitiveness, support existing communities and leverage federal investment) are reflected in the cleanup and proposed reuse.

**b. Task Descriptions and Budget Table**

Task Descriptions

**Task 1: Development of a Site-Specific Quality Assurance Project Plan (QAPP) and a Site Health and Safety Plan - $3,500** has been budgeted for the preparation of a Site-Specific Quality

Assurance Project Plan (QAPP) and a Site Health and Safety (H&S) Plan, consistent with EPA Region IV QAPP guidelines. A Generic QAPP has already been prepared and approved under the previous USEPA Brownfields Assessment Grant. [70% hazardous/30% petroleum]

**Task 2: Final Analysis of Brownfields Cleanup Alternatives (ABCA) / Remedial Action Plan (RAP) - $20,000** is budgeted in this category for finalizing the Draft ABCA and the completion of a Remedial Action Plan (RAP) and to document compliance with the GA EPD site-specific cleanup levels for hazardous and petroleum constituents. The RAP will include calculations on the overall extent of the surface soil contamination and calculations on the amount of material that will be removed and replaced. These costs also include coordination with the GA EPD. [70% hazardous/30% petroleum]

**Task 3: Remedial Activities & Confirmatory Sampling - $200,000** is budgeted in this category. The anticipated remedial strategies for this site include asbestos abatement from the building, lead-based encapsulation, soil excavation of approximately 390 tons of soil, backfilling, and confirmatory sampling. Also budgeted in this task is the preparation of the necessary institutional control for groundwater use restriction documentation. Anticipated costs are outlined below:

| | | |
|---|---|---|
| • | Task I: Asbestos Abatement Oversight | |
| o | Project Management, Inspections, and Air Monitoring | $15,000 |
| o | Expenses (rental, shipping, consumables, analytical, etc.) | $3,500 |
| • | Task II: Sub-Contracting of Asbestos Abatement Services | |
| o | Bidding, Project Management, Davis-Bacon Reporting | $4,500 |
| o | Asbestos Abatement Sub-Contractor (estimated, bid) | $75,000 |
| • | Task III: Closeout Documentation Report of Abatement | |
| o | Daily observation reports, sample collection(s), Laboratory, waste manifests, and sub-contractor documentation | $13,500 |
| • | Task IV: Encapsulation of Lead-based Paint | |
| o | Bidding, Labor and Sub-contractor, Davis-Bacon Reporting | $25,000 |
| • | Task V: Confirmatory Sampling and Soil Excavation / Oversight | |
| o | Excavation and Disposal of 390 tons @ $ 90/ton | $35,100 |
| o | Backfill, Compaction/Capping of 1,444 cubic yards @ $12/cy | $17,300 |
| • | Task VI: Preparation of EC/IC documentation for Groundwater | |
| o | Drafting, legal assistance and filing fees | $11,100 |
| | Estimated Cost | $200,000 |

**Task 4: Programmatic Support, Community Involvement Plan and Outreach - $16,500** has been budgeted for this task. The MCDA staff will actively manage this project and will utilize contractor support to include completing EPA quarterly reports, MBE/WBE forms, EPA property profile form/ACRES data entry, and other activities necessary to maintain compliance with EPA cooperative agreement terms and conditions. Due to the extensive community involvement under the previous Coalition Assessment grant, the amount of new effort needed will likely be reduced. This Task is budgeted to include - development of a cleanup-specific Community Involvement Plan (CIP) estimated cost $3,000; dissemination of information and receive feedback from the community and stakeholders regarding the ABCA/RAP (or its equivalent); hold two (2) community meetings to inform and receive community input concerning planned cleanup activities and reuse of the site; and develop any necessary printed materials (Fact Sheets) for these meetings

($500 budgeted for supplies). The Authority has made the decision to request a limited budget for travel to conferences or workshops. ($1,000 in travel dollars have been set aside for the National Brownfields Conference.) The MCDA has committed personnel labor, materials, and equipment in addition to limited general budget funds to augment award funds and leverage for in-kind services. The MCDA plans to work closely with its contractor, the EPA project manager, GA EPD, and the community to set realistic goals for the implementation and completion of this brownfields cleanup project. Output measurements (QAPP, CIP, final ABCA/RAP, cleanup start and completion, IC documentation) and outcome measurements (acres ready for reuse, jobs created, dollars leveraged, etc.), as well as additional ones identified during the course of the project will be tracked. The MCDA Project Director will track and measure progress to achieving the goals and will confer at least quarterly (either in person or via telephone) with the EPA project manager to review the status of the project. In addition, the MCDA will provide the project schedule and accomplishments in Quarterly Reports to the EPA and enter property information into the Assessment, Cleanup and Redevelopment Exchange System (ACRES). [70% hazardous/30% petroleum]

Budget Table

| **Hazardous Funds** Budget Categories | **Task 1 QAPP & H&S Plan** | **Task 2 Final ABCA/ Remedial Action Plan** | **Task 3 Cleanup Activities & Confirmatory Sampling** | **Task 4 Programmatic Support/CIP/ Outreach** | **TOTAL** |
|---|---|---|---|---|---|
| Personnel & Fringe Benefits | | | | | $0 |
| Travel | | | | $700 | $700 |
| Supplies | | | | $350 | $350 |
| Contractual | $2,450 | $14,000 | $136,500 | $10,500 | $163,450 |
| Total | $2,450 | $14,000 | $136,000 | $8,250 | $164,500 |
| **Total Federal Hazardous Funding** | | | | | **$137,083** |
| **Local Cost Share** | | | | | **$27,417** |

| **Petroleum Funds** Budget Categories | **Task 1 QAPP & H&S Plan** | **Task 2 Final ABCA/ Remedial Action Plan** | **Task 3 Cleanup Activities & Confirmatory Sampling** | **Task 4 Programmatic Support/CIP/ Outreach** | **TOTAL** |
|---|---|---|---|---|---|
| Personnel & Fringe Benefits | | | | | $0 |
| Travel | | | | $300 | $300 |
| Supplies | | | | $150 | $150 |
| Contractual | $1,050 | $6,000 | $63,500 | $4,500 | $75,050 |
| Total | $1,050 | $6,000 | $63,500 | $4,950 | $75,500 |
| **Total Federal Petroleum Funding** | | | | | **$62,917** |
| **Local Cost Share** | | | | | **$12,583** |
| **Total Federal Funding** | | | | | **$200,000** |
| **Local Cost Share** | | | | | **$40,000** |

**c. Ability to Leverage**

With the EPA grant funds are adequate to complete the site cleanup. The County offers a myriad of local and state incentives to encourage business startup, relocation, and expansion. The requested USEPA Brownfields Cleanup funds would provide the critical initial money necessary to expend these redevelopment efforts and incentives to properties struggling with environmental contamination. Through **Industrial Revenue Bond Financing,** the MCDA acts as a financing vehicle to issue taxable and tax-exempt bonds to qualifying projects. Through **Freeport Exemption,** Mitchell County provides 100% property tax exemption on raw materials, work in progress, and inventory of completed products. A **Regional Training Program** through Local Workforce Investment Board training program that pays 50% of payroll for up to 1/4 of workforce while training. The program saves up to 12-1/2% of total payroll expense. There is no time or monetary limits on the program. The Mitchell County Development Authority will work with the Mitchell County Board of Commissioners in an attempt to **reduce any building permit fees** for the project. The Mitchell County Development Authority will work with the City of Camilla for **reduced tap fees** for water and sewer service at new facilities. The MCDA also has the ability to use funding from the **OneGeorgia Authority**, Department of Community Affairs. The OneGeorgia Authority serves as a financial partner and catalyst in helping Georgia's rural communities create sustainable and diversified economies. From land acquisition to machinery purchases, business relocation assistance and entrepreneur support, OneGeorgia provides grants and loans for these economic development activities to qualified applicants.

## 3. Community Engagement and Partnerships

**a. Engaging the Community**

As **Lead Agency for the 2013 Coalition Assessment Grant with the cities of Camilla and Pelham**, the Mitchell County Development Authority (MCDA) activity sought and considered citizen and other stakeholder input (businesses, nonprofits) on its brownfield program and key decisions as described in a formal Community Involvement Plan. Building on this effort, the MCDA will conduct community engagement for the Cagle's cleanup site with a focus on nearby neighborhoods and individual residences, nearby businesses and the nearby Middle/High Schools. In particular the MCDA will ensure these entities are knowledgeable of and can provide input into the cleanup plan (ABCA), Health & Safety plan and cleanup decisions for this site. The MCDA will ensure that cleanup activities are protective of sensitive populations (children, elderly, those with health needs) near the site, with particular attention to the nearby middle and high schools. The MCDA will also involve the wider community of Camila and the County with a focus also on planning and decisions related to the proposed reuse. The MCDA with support from its contractor will: develop a cleanup-specific Community Involvement Plan (CIP); disseminate of information and receive feedback from the community and stakeholders regarding the ABCA/RAP; hold two (2) community meetings to inform and receive community input concerning planned cleanup activities (including health and safety plans) and reuse of the site; and developing printed materials for these meetings. The public will be kept informed through various media including the local newspaper *Camilla Enterprise*; MCDA, City of Camilla and community organization websites; and social media outlets. . Through the recent Coalition Assessment Grant, the MCDA Board of Directors is established as the Brownfields Advisory Committee (BAC). The BAC is comprised of representatives from different business and community organizations across the County. The BAC will assist in providing input in the cleanup and redevelopment plans for this site. The MCDA

contractor will develop a project factsheet that will highlight the proposed cleanup and redevelopment and explain the events that will occur in the grant program. The factsheet will be distributed at the public meetings and be made available on web sites. All public outreach and education events will take place at handicap accessible facilities. Assistance will also be available for those with English language barriers. The project team will have bilingual project materials available and will solicit the services of a translator for oral presentations. These plans are considered appropriate and effective based on successful use in the recent assessment grant.

**b. Partnerships with Government Agencies**

The MCDA is coordinating its brownfield efforts and will engage the Georgia Environmental Protection Division (EPD) on this cleanup project. The GA EPD has cleanup oversight for the State and sets standards (including contaminant-specific limits) and requirements for cleanup. The MCDA will seek advice from the EPD on the cleanup and submit the final report and confirmatory sampling for approval of cleanup completion for this property. Additionally, the MCDA has partnered with the Mitchell County Health Department in the investigation of health impacts from soil or groundwater contamination. The MCDA will engage the Health Department in review and input to the cleanup Health & Safety Plan.

**c. Partnerships with Community Organizations**

Community Organization Description and Role

| Organization/Description | Contact | Role/Commitment |
|---|---|---|
| Rotary Club of Pelham / Service Organization | James Eubanks | Public outreach, Marketing, Host a speaker at one of their meetings & Serve on Advisory Boards |
| Camilla Rotary Club / Service Organization | Joy Mobley | Public outreach, Marketing & Advisory Boards |
| Main Street Camilla / Historic Preservation, Economic Improvement | Eric Brooks | Public outreach, Marketing & Advisory Boards |
| Joint Development Authority (JDA) of Mitchell County & Pelham / Redevelopment of Downtown | Nicole Hilliard | Meetings and Public outreach & serve on Advisory Boards. |
| Camilla United Methodist Church/ Church Community | Rick Waters | Marketing & Public Involvement |
| Camilla Chamber of Commerce / Economic Redevelopment | Jennifer Burnham | Public outreach, Marketing & Advisory Boards |
| Pelham Chamber of Commerce / Economic Redevelopment | Caitlyn Hatcher | Public outreach, Marketing, Advisory Boards, Host an informational meeting |

Letters of Commitment - Attached

**d. Partnerships with Workforce Development Programs**

A local EPA environmental job training program is not currently available within or in close proximity to the Mitchell County community, with the nearest program in Atlanta, 200 miles away. However, the Coalition will partner with Southwest Georgia Workforce, the local **Workforce Investment Board**, to provide workforce training services to the residents of the County and link to job opportunities in cleanup and redevelop for this and other properties in the county.

Additionally MCDA will work with the **Georgia's Quick Start** job training and employment incentive programs through Southwest Georgia Technical College. Quick Start is Georgia's internationally acclaimed program providing customized training free-of-charge to qualified new, expanding and existing businesses. With the institutional private sector knowledge of farming and farm economics already present in the community, mentorships and other forms of business-to-business learning will be facilitated at the new farmers market. We expect the cleanup and reuse of the Cagle's property and other projects the MCDA is undertaking will promote sustainable new development and that new businesses will take full advantage of these learning/job training opportunities to promote local hiring.

## 4. Project Benefits

### a. Welfare, Environmental, and Pubic Health Benefits

The Cagle's site is on a gateway road (Highway 37) into the City of Camilla which is also the main road for eco-tourists and visitors to the Flint River Park/Outpost and the main road to the Mitchell County Middle and High Schools. Putting a productive use to this vacant land and dilapidated structure (whether retained, or demolished and replaced) will eliminate an eyesore along this block and will be one step in reducing blight along this important corridor. It removes a safety hazard (lead and asbestos also present) that may be an attractive hangout for young people and should reduce opportunities for crime. (Camilla's crime rate is elevated vs. US.) This would also make nearby residents feel safer and secure in their homes. The former Cagle's Processing Site is located within the city limits of Camilla among other commercial uses and just blocks from residential housing and the high school / middle school. Creating new small business and job opportunities will also be one step in addressing the poverty in Camilla, hopefully as a catalyst for more such opportunities.

Surface runoff from the property will no longer contain petroleum and /or lead-contaminated soils. The MCDA will encourage green infrastructure approaches in the final design, including on-site stormwater management. Demolition materials will be recycled. Threats to groundwater (the primary source of drinking water in County/City) from gasoline constituents, solvents (VOCs) will be eliminated as well as the threat of toxic indoor air from contaminated groundwater vapor intrusion. Reusing this existing contaminated site and improving this corridor in the City limits will reduce pressures to extend utilities, roadways and other public infrastructure, make most efficient use of land and resources and protect sensitive environmental features and prime farmland.

According to the Center for Urban Education about Sustainable Agriculture (ceusa.org), food in the U.S. travels an average of 1,500 miles to get to your plate. All this shipping uses large amounts of natural resources (especially fossil fuels), contributes to pollution, and creates trash with extra packaging. Food at a Mitchell County farmers markets is expected to be transported much shorter distances. More than just a shopping trip, markets have become integral parts of regional food systems, economies, and social networks. Markets offer a place to connect with neighbors, meet local farmers, support local small businesses, and provide nutritious food to neighborhoods in need. For example, data shows a 500% increase in the number of vulnerable seniors vising Crescent City Farmers Markets (New Orleans) from 2008-2001. (farmersmarketcoeltion.org) The USDA has made it a priority to increase access to fresh produce for low-income Americans by

helping farmers markets become SNAP (former Food Stamps) authorized. We plan to take advantage of this at our new market in order to better serve our residents. Proximity to farmers markets is also associated with lower body mass index. (farmersmarketcoeltion.org) Obesity and diabetes are two of the major health concerns in Mitchell County.

Public health benefits also include reduction in risk to the community for potential adverse health effects (note, one significant health statistic is the higher infant death rate in the County vs. the US) – Total Petroleum Hydrocarbons (TPH): effects on the lungs, central nervous system, liver, and kidney; reproduction and effects on the developing fetus; compounds that are carcinogenic/probably carcinogenic; and 1,2,3-Trichloropropane (TCP): long-term exposure has led to liver and kidney damage; "likely to be carcinogenic to humans". The cleanup project will also eliminate off-site exposure and risk to construction workers during demolition from Lead and Asbestos. Eliminating threats from toxic pollutants here is especially beneficial when considering much of the population does not have adequate access to health care (Medically Underserved Area).

**b. Economic and Community Benefits**

Economic benefits include creation of jobs during the remediation, construction and redevelopment process; as well as jobs associated with the new farmers market. Around the country, communities are seeking creative approaches to integrating entrepreneurship, environmental management, public health, and other place-based considerations into successful economic planning. Local food development can be one strategy. According to the Farmers Market Coalition, a 501(c)(3) nonprofit supporting farmers markets, locally-owned retailers such as farmers markets, return three times as much of their sales to the local economy compared to chain competitors. Growers selling locally create 13 fulltime jobs per $1M in revenue earned vs. 3 jobs for those not selling locally. 80% of farmer's market vendors in Iowa, New York and California said farmers markets offer them a greater opportunity for business development than any other possible marketing outlet. 25% of vendors derive their sole source of income from the market. (farmersmarketcoeltion.org)

Cleanup and reuse of this site can have spillover benefits to adjacent businesses and may encourage other businesses to locate here (increasing the local tax base). Through fiscal year 2013, $17.79 was leveraged for each EPA Brownfields dollar and 7.3 jobs leveraged per $100,000 of EPA brownfields funds expended on assessment, cleanup, and revolving loan fund cooperative agreements. Another study found that residential property values increased by 5–15.2 percent once a nearby brownfield was assessed or cleaned up. (www.epa.gov/brownfields; November 2016)

Two energy/agriculture–related industries have located in Mitchell County in recent years. A corn to fuel manufacturer, Flint Hill Resources, and Camilla Solar, a solar power plant, chose Mitchell County as the place to grow their businesses. Stripling Irrigation Research Park, an affiliate of the University of Georgia, is a state of the art irrigation research center and it is located in Mitchell County. Adding an eco-friendly farmers market, sourcing local foods, will add to this mix of "green development".

## 5. Programmatic Capability and Past Performance

### a. Audit Findings

The most recent MCDA audit was conducted for the fiscal year ending December 31, 2016 by Mauldin & Jenkins, LLC. The audit did not reveal any adverse findings associated with a state or federal grant and the Mitchell County Development Authority affirms that it has not had any such findings.

### b. Programmatic Capability

The MCDA has an organizational structure that is fully equipped to manage the requested USEPA grant funds. In the role of **Project Manager** will be Paige Gilchrist, Executive Director of the Mitchell County Development Authority. In addition to her many years of experience with economic development, her reputation within the community as a leader and extensive network will be an asset to the project team's outreach efforts. The **Financial Director** for the program will be Mr. Jerry Permenter, Financial Director of Mitchell County. Mr. Permenter brings over 35 years of experience to the team. His previous titles include City Manager and Finance Director for Adel, GA. He has successfully managed dozens of grants throughout his many years of public service. **Technical Staff** - due to the technical nature of the project, the MCDA will contract with an experienced and qualified subcontractor to manage the day-to-day implementation of the project. The MCDA will follow local and state procurement guidelines in full compliance with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500 to procure these services. The MCDA has systems in place to procure additional contractor support and to replace key project staff members should they leave. Our city partners, Camilla and Pelham, are also available to assist.

### c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The MCDA has a project management system for grant awards that identifies all grant activities and how they will be coordinated among Authority staff and consultants. At project initiation, a brownfields schedule will identify people, agencies, consultant/contractors involved, roles, tasks and a timeline for each. Weekly meetings will be held to monitor progress and make adjustments as needed. The MCDA plans to work closely with its consultant, the EPA project manager, GA EPD, and the community to set realistic goals for the implementation and completion of this brownfields cleanup project. Output measures (CIP, # meetings, final ABCA/RAP, cleanup start and completion, final report, ICs in-place) and outcome measures (acres ready for reuse, jobs created, dollars leveraged, etc.), as well as additional ones identified during the course of the project will be tracked. The MCDA will track and measure progress to achieving the goals and will confer at least quarterly (either in person or via telephone) with the EPA project manager to review the status of the project.

### d. Past Performance and Accomplishments

i. Currently or has Ever Received an EPA Brownfields Grant

1. Accomplishments

The Mitchell County Development Authority as lead applicant was awarded a coalition assessment grant in FY2013 for $600,000 which led to the completion of 9 Phase I ESAs, 4 Phase II ESAs, 2 ABCAs, one CIP and a generic QAPP. A community involvement process was put in place which

will be modified and used for this cleanup grant. The assessment project was successfully completed with a $ 0.08 balance on December 15, 2016.

2. Compliance with Grant Requirements

The MCDA has complied with work plans, schedule and terms and conditions for the grant. Quarterly reports and grant deliverables were prepared and submitted to EPA and required information was entered into EPA's ACRES database in an accurate and timely fashion. Project closeout materials will be submitted as required by December 30, 2016.

**FY 17 US EPA Brownfield Cleanup Proposal**
**Mitchell County Development Authority (GA)**
**Former Cagle's Processing Plant Site**

## Threshold Criteria for Former Cagle's Processing Plant Site

1. **Applicant Eligibility**
   The Mitchell County Development Authority (MCDA) is eligible to apply for an EPA Brownfield Cleanup Grant as a Development Authority created pursuant to Georgia Code Title 36, Chapter 62.
2. **Site Ownership**
   The Mitchell County Development Authority affirms that it is the sole owner of the site that is the subject of its cleanup grant proposal as of December 22, 2016. The MCDA further affirms that it will retain ownership of the site throughout the period of performance of the grant.
3. **Basic Site Information**
   (a) Site Name – **Former Cagle's Processing Plant**; (b) Site Address - 360 Newton Rd. Camilla, Georgia 31720; (c) Current Owner – Mitchell County Development Authority; and (d) NA.
4. **Status and History of Contamination at the Site**
   (a) This site is contaminated by hazardous substances and petroleum.
   (b) Based on available historical records and interviews, the site operated as "Cagle's Processing Plant" from 1956 to 1995. Prior to 1956, the site was owned by the State of Georgia and operated as a Farmers Market. In 1995, Equity/Keystone acquired the property as a result of a buyout/merger. The main building formerly used as the chicken processing plant was never reinstated and has since remained unoccupied and vacant. The site is approximately 8.8 acres in size and consists of one large structure, formerly Cagle's Poultry Processing plant, one small (former) guard house located just inside the front gate, and one large metal structure located in the rear of the property and used as a truck shop and equipment storage area. There is a large asphalt parking area located on the front of the former chicken processing building and along Newton Road. There are remnants of a building foundation, deteriorated asphalt parking areas throughout the site, and the remainder being mixed gravel, various vegetation and soil; The main building (dilapidated) has remained unoccupied since acquired by Equity, therefore leaving the remainder of the property as a staging area for equipment and "truck shop" by Equity Group, LLC (a.k.a. Keystone Foods).
   (c) Environmental concerns at the site are soil and groundwater contamination and lead/asbestos in the structures.
   (d) It is believed the site became contaminated by the historic use as a poultry processing facility. Georgia Department of Natural Resources (GDNR) Notification Criteria (NC) exceedances for total petroleum hydrocarbons (TPH) Diesel Range Organics (DRO) were observed in soil samples. The GDNR Notification Criteria (NC) exceedances for 1,2,3 trichloropropane were observed in groundwater samples collected from one monitoring well.

5. **Brownfields Site Definition**
   The Mitchell County Development Authority 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.
6. **Environmental Assessment Required for Cleanup Proposals**
   A written ASTM E1903-11 compliant Phase II environmental site assessment report was completed on December 16, 2016 by Cardno.
7. **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 Mitchell County Development Authority is not aware of any inquiries, or orders from federal, state, or local government entities regarding the responsibility of any party (including the Mitchell County Development Authority) for the contamination, or hazardous substances at the site, including any liens.
8. **Sites Requiring a Property Specific Determination**
   The subject site does not require a property-specific determination in order to be eligible for funding.
9. **Site Ownership and Property Ownership eligibility**
   **(a) Property Ownership Eligibility – Hazardous Substances Sites**
   **(1) CERCLA 107 Liability**
   The Mitchell County Development Authority (MCDA) is not potentially liable for contamination at the site as a bona fide prospective purchaser (BFPP).
   **(2) Information on Liability and Defenses/Protections**
   a. Information on the Property Acquisition
      i. The MCDA acquired ownership by quit claim deed on December 14, 2016 and recorded on December 15, 2016.
      ii. The MCDA acquired the property on December 14, 2016.
      iii. The MCDA has fee simple title for the property.
      iv. The MCDA acquired the property from Equity Holdings a.k.a. Keystone Foods, Inc.
      v. The MCDA does not have and has not had any familial, contractual, corporate, or financial relationships or affiliations with all prior owners or operators (or other potentially responsible parties) of the property (including the entity from which MCDA acquired the property).
   b. Timing and/or Contribution Toward Hazardous Substances Disposal
      The Mitchell County Development Authority affirms all disposal of hazardous substances at the site occurred before it acquired the property and further that the MCDA neither caused nor contributed to any release of hazardous substances at the site. The MCDA 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.

c. Pre-Purchase Inquiry

i. An ASTM E 1527-13 Phase I Environmental Site Assessment (ESA) was conducted in October 2016 and the final report completed on December 9, 2016, for the Mitchell County Development Authority prior to acquisition of the property by the MCDA on December 14, 2016.

ii. Beth Norman, Cardno, performed the Phase I ESA. Her qualifications to perform such work are shown in the Phase I ESA Report Update, Section 10, "*Qualifications of Environmental Professional*".

iii. The Phase I ESA was conducted less than 180 days prior to the date the MCDA acquired the property.

d. Post-Acquisition Uses

Since the MCDA acquired ownership, through the present, the property has remained vacant with no active or passive uses.

e. Continuing Obligations

The MCDA 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. No commercial activities are ongoing at this site that would generate contamination;

ii. prevent any threatened future release. A future release is not threatened as contamination has only been found in the soils and the contaminants are not readily mobile; and

iii. prevent or limit exposure to any previously released hazardous substance. The property has a fence that has gated and locked to limit access from the surrounding community.

The Mitchell County Development Authority confirms its commitment to: comply with all land-use restrictions and institutional controls; assist and cooperate with those performing the cleanup and provide access to the property; comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

**(b) Property Ownership Eligibility – Petroleum Sites**

**(1) Information Required for Petroleum Site Eligibility Determination**

a. Current and Immediate Past Owners

The current owner of the site is the Mitchell County Development Authority. The Immediate past owner of the site is Equity Group Georgia Division, LLC (a.k.a. Keystone Foods).

b. Acquisition of Site

The MCDA acquired ownership on December 14, 2016, by quit claim deed.

c. No Responsible Party for Site

Neither the current (MCDA) nor the immediate past owner (1) dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site; (2) owned the site when any dispensing or disposal of petroleum (by others) took place; and (3) both took reasonable steps with regard to the contamination at the site.

d. Cleaned Up by a Person Not Potentially Liable
The MCDA did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site, and took reasonable steps with regard to the contamination at the site.

e. Relatively Low Risk
The site is "relatively low risk" compared to other petroleum or petroleum product-only contaminated sites in the State of Georgia; the site is not receiving or using Leaking Underground Storage Tank (LUST) Trust Fund monies.

f. Judgements Orders or Third Party Suits
No responsible party (including the applicant, MCDA) is identified for the site through, either:
i) a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or
ii) an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or
iii) a citizen suit, 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.

g. Subject to RCRA
The site is not subject to any order under section 9003(h) of the Solid Waste Disposal Act.

h. Financial Viability of Responsible Parties
Neither the current (MCDA) or immediate past owner are responsible for contamination at the site.

**10. Cleanup Authority and Oversight Structure**

a. The site will be remediated under authority of the Georgia Hazardous Site Reuse and Redevelopment Act – Amended 2002, and the Brownfields Tax Incentive Law - Enacted 2003. The Mitchell County Development Authority will contract for the services of a qualified engineering firm experienced in Brownfields redevelopment to perform cleanup oversight activities and related services. The selected firm will be procured in full compliance with the federal procurement provisions of 2 CFR 200.317 through 200.326. A detailed scope of work for cleanup activities will be developed based on previous assessment results upon notification of award of this grant. The MCDA has developed a Generic Quality Assurance Project Plan and a will prepare a Site-Specific Quality Assurance Project Plan as required by EPA Region IV prior to initiating any confirmatory sampling activities on the site. The MCDA 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 MCDA 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 Mitchell County Development Authority will continue to work closely with the community to develop a site access plan to minimize inconvenience to neighboring residents and businesses. The MCDA 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 on 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 MCDA 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 insure that potential health and safety issues will be addressed for workers under OSHA 1910.120 and the surrounding community.

**11. <u>Statutory Cost Share</u>**

a. The Mitchell County Development Authority will meet the required cost share of $40,000. The MCDA has committed personnel labor, materials, and equipment in addition to limited general budget funds to augment award funds and leverage for in-kind services.

b. The MCDA is not requesting a hardship waiver of the cost share.

**12. <u>Community Notification</u>**

The Mitchell County Development Authority understands that community engagement is the cornerstone of the Brownfield Program in ensuring successful cleanup and redevelopment of brownfield projects. The MCDA 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 December 6, 2016 at 9:00 at the MCDA Office located at 186 Broad Street, Camilla, Georgia. Notice(s) advising the public of the meeting time and place, as well as the purpose of the meeting and an invitation to comment, were posted on the MCDA and City of Camilla web sites. The public notices clearly indicated that a copy of the draft proposal and accompanying ABCA were available for public review by email request to the MCDA Executive Director and would be available for review and comment at the public meeting. The draft proposal included, as an attachment, a draft analysis of brownfield cleanup alternatives (ABCA) which summarized information about the site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered, and the proposed cleanup. The draft ABCA also included information on the effectiveness, the ability of the grantee to implement each alternative, the cost of each proposed cleanup alternative and an analysis of the reasonableness of the various cleanup alternatives considered, including the one chosen. Community postings, meeting agendas and notes are provided in **the Attachments**, no comments or concerns were received from the public. The draft ABCA also included information on the

effectiveness, the ability of the grantee to implement each alternative, the cost of each proposed cleanup alternative and an analysis of the reasonableness of the various cleanup alternatives considered, including the one chosen. A copy of the ABCA is contained in **Attachments** .

# Appendix 3
# Cleanup Other Factors Checklist

Name of Applicant: **Mitchell County, Georgia**

Please identify (with an ***x***) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| **Other Factor** | **Page #** |
|---|---|
| *None of the Other Factors are applicable.* | |
| Community population is 10,000 or less. | **X, 1, 2** |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| Target brownfield sites are impacted by mine-scarred land. | |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | **X, 10, 11** |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | **X, 6** |
| Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.** | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

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

November 4, 2016

**VIA ELECTRONIC Mail pgilchrist@ mitchellcountyga.net**

Ms. Paige Gilchrist
Executive Director
Mitchell County Development Authority
PO Box 692
Camilla, Georgia 31730

RE: State Acknowledgement Letter – Brownfield Cleanup Grant Application – (Former Cagles Processing Plant 360 Newton Road, Camilla, Mitchell County, Georgia
Mitchell County Development Authority

Dear Ms. Gilchrist:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the Mitchell County Development Authority will be submitting an application to the U.S. Environmental Protection Agency ("EPA") for funding assistance under the federal Cleanup Grant to cleanup petroleum and hazardous constituents at the Former Cagles Processing Plant. GA EPD understands that the Development Authority is applying for $200,000 to for both petroleum and hazardous constituents.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the Mitchell County Development Authority 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

cc: Barbara Alfano, U.S. EPA, Region 4
Roger Register, National Brownfields Practice Leader, Cardno
Carolyn Weave, Grants Manager, Cardno

File: EPA Grant Applicants, Mitchell County Development Authority-Cleanup Grant-Former Cagles Processing Plant

OMB Number: 4040-0004
Expiration Date: 10/31/2019

## 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: 12/20/2016

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: Mitchell County Development Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN): 91-2056876

* c. Organizational DUNS: 8095312670000

**d. Address:**

* Street1: 186 East Broad Street
Street2: PO BOX 692
* City: Camilla
County/Parish:
* State: GA: Georgia
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 31730-1970

**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: Paige
Middle Name:
* Last Name: Gilchrist
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 229-336-2061
Fax Number:

* Email: pgilchrist@mitchellcountyga.net

## Application for Federal Assistance SF-424

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

D: Special District 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-16-09

* Title:

FY17 Guidelines for Brownfields Cleanup Grants

**13. Competition Identification Number:**

NONE

Title:

None

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

Add Attachment | Delete Attachment | View Attachment

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

FY17 Mitchell County Development Authority Cagles 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 GA-2 * b. Program/Project GA-2

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

Add Attachment | Delete Attachment | View Attachment

**17. Proposed Project:**

* a. Start Date: 10/01/2017 * b. End Date: 09/30/2020

**18. Estimated Funding ($):**

| | |
|---|---|
| * a. Federal | 200,000.00 |
| * b. Applicant | 40,000.00 |
| * c. State | 0.00 |
| * d. Local | 0.00 |
| * e. Other | 0.00 |
| * f. Program Income | 0.00 |
| * g. TOTAL | 240,000.00 |

*** 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: Paige

Middle Name:

* Last Name: Gilchrist

Suffix:

* Title: Executive Director

* Telephone Number: 229-336-2061 Fax Number:

* Email: pgilchrist@mitchellcountyga.net

* Signature of Authorized Representative: CAROLYN WEAVER * Date Signed: 12/20/2016