



R04-24-A-003

NARRATIVE INFORMATION SHEET

1. Applicant Identification:

Alabama Tombigbee Regional Commission (ATRC)
107 Broad Street
Camden, AL 36726

2. Funding Requested:

Grant Type: Community-Wide Assessment
Federal Funds Requested: \$500,000

3. Location:

Camden, Wilcox County, Alabama
York, Sumter County, Alabama
Demopolis, Marengo County, Alabama

4. Target Area and Priority Site Information:

Target Area 1: City of Camden

Priority Site 1:

Camden Service Station
320 Broad St.
Camden, AL 36726

Target Area 2: City of York

Priority Site 2:

York Chevrolet Dealership
No Street Address
Tax parcel 602208333026006
York, AL 36925

Target Area 3: City of Demopolis

Priority Site 3:

Demopolis Bulk Terminal
No Street Address
Tax Parcel 0206243005001000
Demopolis, AL 36732



5. Contacts:

Project Director
 Frank Dobson
 334-682-4234

[REDACTED]
 Alabama Tombigbee Regional Commission
 107 Broad Street
 Camden, AL 36726

Chief Executive/Highest Ranking Elected Official
 John Clyde Riggs
 334-682-4234

[REDACTED]
 Alabama Tombigbee Regional Commission
 107 Broad Street
 Camden, AL 36726

6. Population:

Target Area 1: City of Camden - 2,128
 Target Area 2: City of York – 2,137
 Target Area 3: City of Demopolis - 7,134

7. Other Factors

Other Factors	Page #
Community population is 10,000 or less.	1, 2, 5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	4



The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	

8. **Letter from the State or Tribal Environmental Authority:**
See attachment.

9. **Releasing Copies of Applications:**
N/A



Alabama Department of Environmental Management
adem.alabama.gov

1400 Coliseum Blvd. 36110-2400 ■ Post Office Box 301463
Montgomery, Alabama 36130-1463
(334) 271-7700 ■ FAX (334) 271-7950

November 1, 2023

Mr. John Clyde Riggs
Executive Director
Alabama-Tombigbee Regional Commission
107 Broad Street
Camden, Alabama 36726
jcriggs50@gmail.com

RE: FY24 Brownfields Community-Wide Assessment Grant Support

Dear Mr. Riggs:

The Alabama Department of Environmental Management (ADEM) is pleased to support the Alabama-Tombigbee Regional Commission (ATRC) in its pursuit of a Brownfields Community-wide Assessment Grant from the U.S. Environmental Protection Agency.

We understand that the focus of the grant application will be economically challenged cities in Central Alabama, known as the Black Belt Region. Some of these cities include Camden, Demopolis, and York, Alabama, but we understand there are others facing multiple challenges, and there is no shortage of brownfield sites throughout the region. We applaud your efforts to bring resources to the region, and to help them with their brownfield challenges.

Upon request, ADEM can participate in the various brownfields outreach activities needed to accomplish redevelopment strategies. We wish ATRC success in the pursuit of these funds. Please let us know if we can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Crystal Collins".

Crystal Collins, Chief
Redevelopment Unit
Land Division





1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. **Target Area and Brownfields** i. Overview of Brownfield Challenges and Description of Target Area: The Alabama-Tombigbee Regional Commission (ATRC) is a sub-state planning and development commission founded in 1970 to coordinate the economic development of a ten-county region. Our footprint encompass 41 municipalities located within the Counties of Choctaw, Clarke, Conecuh, Dallas, Marengo, Monroe, Perry, Sumter, Washington and Wilcox. This ten-county area will be the **geographic boundary** for grant activities. The area is primarily rural and lies in the heart of Alabama's Black Belt Region. The area's rich, dark soil is how the Black Belt received its moniker. When the quintessential cotton plantations of the South sprang up throughout the area in the 19th century, a significant number of enslaved African Americans were brought in to tend and harvest the crops, giving extra meaning to the name. Due to systemic racism, the Black Belt moniker has now come to represent poverty, racial inequality, and class disparity in the Region. In the wake of the Civil War, the Black Belt experienced severe consequences from the slavery and sharecropping that had been such a part of this area's culture. The abolition of slavery was a crucial turning point in our Country, and something that bettered the lives of the Region's African American population. However, this population continued to struggle due to scarce and inequitable employment opportunities and substandard living conditions. They were unable to accumulate and transfer intergenerational wealth, which contributes to the persistent poverty that is still seen today. The Region has a long history of workforce problems as its workers transitioned from agriculture to manufacturing jobs, which have become scarcer in recent decades due to global competition. As a result, the Region is dealing with extensive challenges that include worker and wage inequalities, systemic disinvestment, and population outmigration to urban areas, all of which are exacerbated by one another. The White House Environmental Justice Advisory Council's Justice40 Initiative (Justice40) identified rural Alabama's Black Belt as an Environmental Justice Community that needs a "whole of government" approach to address the need for federal investments to improve air and water quality, and basic health services.¹

While it may seem like the Black Belt is facing insurmountable challenges, there is hope for this Region's future. The area's rich history is an invaluable community asset, and one that is capable of drawing significant tourism and redevelopment interest that would completely transform the economic hardships that currently plague our communities. One of the largest hurdles standing in the way of this becoming a reality is the incredible number of blighted brownfields littered throughout the area. With this grant, ATRC will assess the environmental concerns at brownfield sites within **three Target Areas – the cities of Camden, Demopolis, and York**. These assessments will facilitate the productive reuse of brownfield sites, reduce blight, and increase economic opportunities for disadvantaged populations in our Target Areas. We anticipate that through this grant, we can see the creation of affordable housing, job opportunities, and greenspace development. This grant will help us transform our mired past into a beacon of positive change. Now is the perfect opportunity to address our brownfields as the Delta Regional Authority is planning to provide \$1.6 million in funding to strengthen basic public infrastructure, transportation infrastructure, and support business development and job training in the Black Belt Region. This economic injection will help train and diversify our workforce and attract new industries to the area, making now the perfect time for redevelopment and reuse projects in ATRC's footprint within the heart of the Black Belt.

Target Area 1 is Camden (population 2,128²), geographically bound by city limits. Camden is a small city that is **64.8 % minority**,² and it serves as the county seat of Wilcox County. Its early economy was built on cotton. Following the Civil War, this community experienced the same economic hardship as much of the South. Portions of the Confederacy were left in ruins, with little to no money to rebuild. State governments were drowning in debt, and white planters, who had most of their capital invested in slaves, lost the majority of their wealth. The City's struggles were exacerbated by two devastating fires in 1869 and 1870, the first of which destroyed two-thirds of the town. Through the 1880s, the economy gradually improved, and Camden's first bank was established in 1894. In the 1960s, the construction of a paper mill and Miller's Ferry Lock and Dam, boosted Camden's economy. But in 2009, the paper mill shut down, laying off 300 workers.³ Today, Wilcox County is among the poorest in the state, and Camden suffers from **disinvestment, food insecurity, inadequate healthcare, failing infrastructure, poverty, job scarcity, abandoned businesses, low property values, and environmental justice issues.**

Target Area 2 is York (population 2,371²), geographically bound by city limits. York is a small city in Sumter County with an **86.7% minority rate and a 26.5% poverty rate**.² Just like our other Target Areas, York's early economy was built on farming and cotton. In the early 1900s, the Alabama, Tennessee, and Northern Railroad set up shop in the city, which had a significant positive impact on York's economy. However, after WWII, railroad traffic diminished dramatically, which prompted a significant amount of outmigration to nearby urban areas.⁴ York has lost hundreds of workers and families, and this has left huge industrial tracts that are now abandoned brownfields. Along with the loss of jobs came the loss of buying power; therefore, the loss of restaurants, hotels, and other commercial businesses. As

¹ "Justice40 Climate and Economic Justice Screening Tool & Executive Order 12898 Revisions, Interim Final Recommendations." White House Environmental Justice Advisory Council. May 13, 2021. pp21-22.

² US Census Bureau, American Community Survey. 2017-21. Source geography: Tract

³ [Camden - Encyclopedia of Alabama](#)

⁴ [York - Encyclopedia of Alabama](#)

more businesses closed, they took even more local jobs with them. It has been a vicious cycle that continues to plague this disadvantaged community. **A depressed tax base, deteriorating infrastructure, food insecurity, inadequate healthcare, disinvestment, deserted businesses, poverty, and environmental injustices** are some of the issues that York is facing.

Target Area 3 is Demopolis (population 7,134²), geographically bounded by city limits. Demopolis is a small city in Marengo County with a **21.5% poverty rate**.² Despite its small population, Demopolis is the largest municipality in Marengo County. Like Camden and many other Black Belt cities, Demopolis' early culture and economy was built on cotton. It later shifted to livestock, and more recently the timber and catfish industries have been a significant component of the City's economy. Demopolis has worked hard to put itself on the map since the Civil War, and the City experienced economic improvements and growth for a number of years. However, the domestic catfish industry drastically declined in the 2000s when huge numbers of Vietnamese catfish were dumped into American markets, which cut profits, forced production cuts, and closed businesses. Southern Pride Catfish was forced to close their Demopolis processing plant in 2003, displacing nearly 270 workers.⁵ Then in 2011, the New Era Cap Company, a hat manufacturer, closed its doors, taking more than 350 local jobs with it.⁶ Today, Demopolis faces many of the same problems as Camden, including **abandoned businesses, job scarcity, poverty, low property values, a depressed tax base, crumbling infrastructure, and environmental injustices**.

ii. Description of the Priority Brownfield Site(s): In all of our Target Areas, there are dozens of brownfields, including abandoned gas stations, dry cleaners, auto repair shops, and commercial/industrial facilities with questionable historical uses. This grant will address three Priority Sites in our three Target Areas.

Our first priority site is in Camden (Target Area 1) and is a former service station located at 320 Broad Street. The property consists of approximately one acre, and there is an approximately 1,080 square-ft. single-story building situated in the northwest corner that was built in 1900. The building is rundown and dilapidated, and it sits on a corner lot in the middle of a residential area. Residences adjoin the property in each direction, which puts children playing nearby in grave danger of wandering onto the property and getting hurt. The potential contaminants of concern (PCOCs) are petroleum and volatile organic compounds (VOCs), such as benzene, as well as solvents from parts cleaning and oils from used oil tanks and hydraulic lifts. Other contaminants such as lead, polynuclear aromatic hydrocarbons (PAHs), and methyl-tertiary butyl ether (MTBE) are also a concern, in addition to asbestos containing materials (ACM) and lead-based paint (LBP) based on the year of original construction. EPA's EJScreen shows an air toxics respiratory hazard index of 0.31 and an asthma rate of 12.1% within a one-quarter mile radius of the site, which is in the 92nd percentile in the US. There is also a 47% low-income population within this same radius. There has been significant redevelopment interest for this site, but all efforts to transform this property into a community asset were hindered by the potential environmental impacts associated with the historical service station. As a result, this property remains idle, vacant, and serving as a stark reminder to the community of the struggles that plague their city. This **Camden Service Station** was chosen as a priority for assessment because of its close proximity to nearby homes in an area with environmental justice problems and its potential reuse as affordable housing that will bring some much-needed relief and assistance to the impoverished target community in Camden.

Our second priority site is a former Chevrolet dealership in York (Target Area 2). The historical dealership sold and serviced cars and trucks, and is situated on tax parcel 602208333026006 (does not have an address according to tax records). A large building occupies the southwest corner of the parcel, which is bounded by Abrams Avenue to the south and College Street to the west. The site encompasses 0.2 acres and consists of a single building, totaling approximately 8,200 square feet. This building is in poor condition with shattered windows and fragmented glass remnants on the ground. There are piles of scrap metal and construction debris haphazardly scattered throughout the site and the parking lot is overgrown with tall weeds. When in operation, the facility handled motor fuels and solvents. There are likely lift stations within the existing structure that may contain hydraulic oils. PCOCs at this priority site include gasoline and diesel fuel components such as benzene and PAHs, as well as Polychlorinated biphenyls (PCBs), asbestos, heavy metals, and chlorinated solvents containing tetrachloroethylene (PCE) and trichloroethylene (TCE). These contaminants may have been spilled or leaked below the building through cracks, floor drains, and sumps. The nearest residences are less than 250 feet east and south of the existing structure. The structure is much more than just an eyesore. It is an invitation for criminal activity and trespassers; therefore, it is hazardous for any nearby residents. EPA's EJScreen shows an air toxics respiratory hazard index of 0.5 (92nd percentile in the US), an asthma rate of 12.3% (93rd percentile in the nation), a low-income rate of 47%, and a black minority rate of 87% within a one-quarter mile radius of the site. This **York Chevrolet Dealership** was chosen as a priority for assessment because of its environmental impacts in this marginalized environmental justice area, and its potential reuse as a mixed-use site including office, restaurant, and retail space that could bring in desperately needed jobs to improve the economy in this underserved community.

Our third priority site is a historical bulk terminal in Demopolis (Target Area 3). This former bulk terminal is situated on tax parcel 0206243005001000 (does not have an address according to tax records) and is adjoined to the west by S. Glover Street and to the north by railroad tracks that run along W. Franklin Street. This historical bulk terminal

⁵ [Southern Pride Catfish closes Demopolis plant \(tuscaloosane.com\)](https://www.tuscaloosane.com/news/southern-pride-catfish-closes-demopolis-plant)

⁶ [New Era closes Demopolis plant; 351 jobs cut \(tuscaloosane.com\)](https://www.tuscaloosane.com/news/new-era-closes-demopolis-plant-351-jobs-cut)



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involved the storage and handling of petroleum products that were likely offloaded from railcars passing through and/or barges coming in on the Black Warrior River. The site is currently a vacant wooded lot, but according to Sanborn maps, Standard Oil Company operated a bulk terminal at the property in 1924. PCOCs include petroleum and VOCs, such as benzene, as well as PAHs and MTBE. These contaminants could have easily spilled or leaked into the ground as the petroleum products were transported to and from the site, or through leaking storage tanks if there was inadequate secondary containment. This site is adjacent to multiple residences to the east and south, and a church is situated less than 150 feet to the southwest. A water tower is also located just over 800 feet to the west, which presents potential concerns for contamination of the City's water supply. EPA's EJScreen shows an air toxics respiratory hazard index of 0.5 (92nd percentile in the US), an air toxics cancer risk of 40 (94th percentile in the nation), and a disability rate of 30.2% (98th percentile in the US) within a one-quarter mile radius of the site. This **Demopolis Bulk Terminal** was chosen as a priority because of its proximity to nearby residences in a community facing a multitude of environmental justice challenges, as well as its proximity to a potential source of drinking water for this community, and its potential reuse as a greenspace that could promote healthier lifestyles and provide a variety of benefits to the disadvantaged populations of Demopolis.

iii. Identifying Additional Sites: Upon award of this assessment grant, ATRC will establish a Brownfields Advisory Committee (BAC). Additional sites in our Target Areas beyond our Priority Sites will be selected through our BAC. The BAC will be led by ATRC with assistance from a Qualified Environmental Professional (QEP), and will include a cross-section of community, government, business, investor and financial groups in each of our Target Areas. The process will begin with the QEP compiling a site inventory. The initial inventory will be compiled by talking with local government and community leaders; reviewing EPA and ADEM records; reviewing property records relevant to brownfields identification; reviewing historical documentation to identify past uses of concern; and surveying local developers, real estate brokers, property/business owners, and other stakeholders for information on potential sites and upcoming redevelopment projects. The site inventory will be evaluated using EPA's Community Reuse Property Prioritization Tool to narrow down candidate properties. Suitable properties will be presented to the BAC for approval and prioritization using high-priority criteria, such as reuse potential, environmental conditions and impacts, benefits to underserved communities, economic impact, alignment with area-wide goals, and community priorities. Other criteria may be considered as appropriate. Underserved communities will be identified using census, health, and environmental threat data, as defined in the Justice40 Initiative.

b. Revitalization of the Target Area

i Reuse Strategy and Alignment with Revitalization Plans: Due to the small size of our target area communities and very limited city budgets, our three target areas have not had the necessary funding to pay for the development of any written Comprehensive Plan, Strategic Plan, Revitalization Plan, or Economic Development Plan. However, ATRC has partnered with these communities in the development of an *Economic Development Strategy* for the entire Region. The plan is moving forward and includes the following four major strategic goals: 1) Improve the quality of life for residents of the Region; 2) Provide a skilled, well-equipped workforce for employees; 3) Expand and diversify the Region's economy while retaining current businesses and industries; and 4) Improve infrastructure throughout the Region.

With these goals in mind, we plan to transform the **Camden Service Station (Target Area 1)** into affordable housing for this impoverished community. Our plan to address the environmental issues associated with this target site aligns well with Strategic Goal #1. In fact, a strategy specifically outlined in ATRC's *Economic Development Strategy* under Goal #1 is to "Encourage affordable housing developers to consider the Region."

The **York Chevrolet Dealership (Target Area 2)** is planned to be revitalized into a mixed-use facility with offices, restaurants, and retail space. One of the City of York's priorities is to also establish a Business Accelerator here, which will provide advice, guidance and various forms of support for businesses in the startup phase. This Business Accelerator will be a tremendous help to the new businesses that take up residence at this revitalized brownfield site. This reuse strategy aligns perfectly with ATRC's Strategic Goal #3. Two objectives specifically called out under Goal #3 are to "increase the number of small business startups" and to "retain existing business and industry." The mixed-use space created at this priority site will offer existing businesses and startups a place to grow and thrive, while combining a support system for new businesses under the same roof.

The **Demopolis Bulk Terminal (Target Area 3)** is anticipated to be redeveloped as recreational greenspace. This reuse aligns well with Strategic Goal # 3. An objective highlighted under this goal is to expand tourism and recreation in the area, and a strategy for implementing this goal is to expand and develop recreational opportunities while preserving the natural environment.

ii Outcomes and Benefits of Reuse Strategy: There are a multitude of economic outcomes and other benefits to redeveloping our three priority sites. Redevelopment of the **Camden Service Station** into affordable housing will reach far beyond fulfilling a basic need for shelter. Affordable housing uplifts residents, encourages social connection, reduces overcrowding, attracts businesses and jobs to the area, and even lowers crime rates. When low-income populations have to worry less about making rent each month, more disposable income is available for local spending. This supports a steady revenue stream for businesses and contributes to the creation of jobs and economic growth in the entire community. In addition, affordable housing can free up resources for low-income residents to pay for quality healthcare and to invest in healthy habits and lifestyles. It also promotes diversity, creating a dynamic place where people of all different cultural, socio-economic and educational backgrounds can come together and thrive. The

creation of a mixed-use office/restaurant/retail space at the **York Chevrolet Dealership (Target Area 2)** will provide much-needed employment opportunities and property tax income. A small 25-table restaurant would create approximately 12 jobs with a range of positions. In addition, a small retail shop would create approximately 5 jobs. A Civic Economics study⁷ found that \$100 spent at a locally-owned business puts \$47 back into the local economy, while that total is just \$13 for non-local businesses. This will have far-reaching positive economic outcomes, such as the creation of additional tax revenue to invest back into these communities. Redeveloping the **Demopolis Bulk Terminal** as recreational greenspace will have numerous outcomes and benefits for the community as well. Parks and recreational areas typically increase neighboring property values and attract developers to the area, opening up employment opportunities for local residents. Impressive health impacts have also been linked to these outdoor recreational spaces, such as improved cognitive development and functioning, reduced severity of attention deficit disorders, reduction in obesity, improved overall health outcomes for those suffering from chronic and acute health conditions, and positive effects on mental health. Active, healthy lifestyles will be nurtured and encouraged. The path to all of these outcomes and benefits begins with environmental site assessments (ESAs) at the priority sites, like those that would be conducted under this EPA Community-Wide Assessment (CWA) Grant, in order to identify cleanup needs and/or “No Further Action” statements from ADEM, so that redevelopment can begin.

Local climate adaptation, mitigation capacity, and resilience are factors that will be carefully considered during this CWA project. Housing intersects with climate change through its impact on greenhouse gas emissions and in the ways that it exposes or protects residents from natural disasters related to climate change. Redevelopment of the **Camden Service Station (Target Area 1)** as affordable housing will provide shelter that is designed and built to be more resilient to natural disasters than much of the City’s current housing stock. All new buildings constructed at both the **Camden Service Station (Target Area 1)** and **York Chevrolet Dealership (Target Area 2)** will be constructed according to updated building codes, which include thresholds for hurricane and storm resilience. Many natural disasters have become more frequent and severe because of climate change, and our reuse strategies will provide safe, stable shelter from these events for a community that is facing more than their fair share of catastrophic environmental justice issues. ATRC will provide recommendations to developers on the use of renewable energies and energy efficient building practices and technologies at **all three of our Priority Sites** and other projects within the target areas, thereby reducing the impact that these redevelopment projects might have on climate change. In addition, the redevelopment of the **Demopolis Bulk Terminal (Target Area 3)** as greenspace will be extremely beneficial to the environment. Greenspaces offer shade and help to keep urban areas cool, and prevent soil from eroding into waterways. Other greenspace advantages include helping regulate air quality and climate by reducing energy consumption by countering the warming effects of paved surfaces, recharging groundwater supplies and protecting lakes and streams from polluted runoff. The proposed reuse will also reduce carbon emissions because it will provide a park-like destination within walking distance of local neighborhoods, eliminating the need to drive long distances to enjoy such places.

c. Strategy for Leveraging Resources:

- i. Resources Needed for Site Reuse: The ESAs performed through this grant can lead to funding from several sources for cleanup and/or reuse activities at our Priority Sites. The Delta Regional Authority (DRA) offers resources for projects that encourage the development of new jobs and basic improvements to enhance quality of life, which could be applicable at the **York Chevrolet Dealership**, which will be redeveloped into mixed-use office/restaurant/retail space that will create jobs for the underserved communities in this Target Area. Community Development Block Grants (CDBG) are used to aid in the prevention or clearance of slum and blight, which could be applicable at the **Camden Service Station** and the **York Chevrolet Dealership**. HOME Investment Partnerships Program provides formula grants to construct affordable housing, which could be applicable at the **Camden Service Station**. The Alabama Department of Economic and Community Affairs (ADECA) offers Enterprise Zone tax incentives for the purchases of construction-related materials, machinery and equipment used in development projects. Wilcox, Marengo, and Sumter Counties are all Enterprise Zones and the ADECA incentives could be used at all of our priority sites. The Alabama Department of Environmental Management (ADEM) offers funding for environmental assessments, community outreach, and brownfields projects under ADEM Section 128 Funding and the ADEM Revolving Loan Fund, which would be applicable at all of our Priority Sites.

- ii. Use of Existing Infrastructure: The initial brownfields determined as priority sites are all in developed areas within our target areas, meaning they’re already located amongst the existing infrastructure (water, sewer, and power access). The existing infrastructure that is available at our target sites will be sufficient for the projected redevelopment projects; therefore, no funding for infrastructure improvements is expected to be necessary.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

- i. The Community’s Need for Funding: As detailed in the table on the next page, **the communities in our target areas cannot draw on other initial funding sources to carry out assessments, remediation, and subsequent reuse because of their small size and low-income populations.** All of our target areas have populations of less than 10,000 and the poverty rate in these cities is 1.4-2.1 times higher than that of the US. In addition, the per capita income of each of our Target Areas is significantly lower than that of the nation, labor force participation is low, and those forced to depend on SNAP food benefits is exorbitantly high. Low tax bases in our Region limit revenue sources and, in turn, the availability of funding for

⁷ ABA Indie Impact Study Series (civiceconomics.com)

brownfields redevelopment projects. Small population size, low community income, decades of historical marginalization, low property values, a lack of workforce education/training, low labor force participation, and unemployment are just a few of the issues that contribute to our region's low tax base. This grant will provide the seed money needed to spur interest in our target areas to facilitate tangible redevelopment opportunities. It will assist in funding the reuse of brownfields in the communities that lack the resources to deal with the properties themselves and will aid in reversing these economic issues so that future brownfields projects work may proceed. This grant will provide an avenue for the creation of desperately-needed affordable housing units at the Camden Service Station, jobs that pay livable wages at the York Chevrolet Dealership, and Greenspace that will catalyze additional development interest in the areas surrounding the Demopolis Bulk Terminal.

	Camden	Demopolis	York	AL	US
Population	2,128	7,134	2,371	-	-
Poverty	20.7%	21.5%	26.5%	15.8%	12.6%
Per Capita Income	\$18,553	\$29,015	\$17,230	\$28,934	\$35,384
No High School Diploma (age 25+)	19.5%	11.1%	12.9%	12.6%	11.1%
SNAP Food Benefits Rate	29.2%	16.7%	20.4%	13.3%	11.4%
Labor Force Participation	41.8%	59.8%	46.2%	57.3%	63.1%
Unemployment	7.3%	3.1%	4.1%	2.4%	4.0%

Source: US Census Bureau, American Community Survey. 2017-21. Source geography: Tract

ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations:

As demonstrated in the table to the right, the sensitive populations that abound in our Target Areas include minorities, the disabled, seniors, and the impoverished. In addition, the Climate and Economic Justice Screening Tool (CEJST) shows all census tracts in our Target Areas as being disadvantaged, and therefore all priority sites. This grant will address environmental issues faced by sensitive populations in our Target Areas by identifying and addressing environmental threats through the assessment, cleanup, and reuse of priority sites.

	POVERTY RATES			Seniors	Minority	Disabled
	Total	Women	Children			
Camden	20.7%	28.5%	34.7%	16.6%	64.8%	22.7%
Demopolis	21.5%	23.4%	41.2%	21.4%	45.9%	27.9%
York	26.5%	27.3%	29.9%	18.9%	86.7%	18.5%
Alabama	15.8%	16.5%	22.3%	16.9%	26.5%	16.1%
US	12.6%	13.8%	17.1%	16.0%	12.6%	12.6%

Source: 2020 ACS 5-year Estimates: US Census Bureau, unless otherwise noted

According to the CEJST, the Census Tract where the Camden Service Station (Target Area 1) is located ranks in the 91st percentile for low income; the 94th percentile for energy cost; the 91st percentile for asthma; the 97th percentile for diabetes; and the 95th percentile for heart disease. In addition, 28.3% of Camden's population are living in substandard housing, compared to 25% at the State level.⁸ This site's reuse will address these issues by providing this disadvantaged community with safe, affordable housing. Creating affordable housing will reduce the housing cost burdens of the city's low-income populations, freeing up funds that can be invested into higher education that could open the door for higher wages, and more personal funds that can be spent on quality healthcare to improve health outcomes.

The York Chevrolet Dealership (Target Area 2) Census Tract ranks in the 94th percentile for low income, heart disease, and low life expectancy; the 96th percentile for energy cost; the 93rd percentile for asthma; the 98th percentile for diabetes; the 90th percentile for low median income; the 92nd percentile for unemployment; and the Census Tract only has a high school education attainment rate of 17%, according to the CEJST. Reuse of this brownfield site as mixed-use office/restaurant/retail space will address these issues by providing much-needed jobs in this underserved community, which will increase the socioeconomic status of the population and, in turn, allow the community to invest in healthier lifestyles and quality healthcare that will improve a multitude of health outcomes.

According to the EJScreen, Demopolis (Target Area 3) ranks in the 94th US percentile for Air Toxics Cancer Risk and the 84th percentile for Asthma. Additionally, only 33% of the Demopolis population live within an accessible distance of a park or recreational greenspace, compared to 61% in Alabama and 84% in the US.⁹ Greenspaces have been shown to be very useful in filtering pollutants from the air. Reuse of the Demopolis Bulk Terminal as greenspace will aid in the removal of air toxics via contaminated dust, thereby improving respiratory health outcomes, in addition to providing an accessible location for outdoor exercise and recreation, which will also aid in the health outcomes of respiratory conditions.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Target Area data for birth defects was largely unavailable because Alabama is one of the few states that doesn't have a birth defect registry. However, according to the Alabama Department of Public Health Center for Health Statistics, the State of Alabama had an infant

⁸ US Census Bureau, American Community Survey. 2017-21.

⁹ ArcGIS Business Analyst and Living Atlas of the World, YMCA & US Census Tigerline Files. Accessed via [County Health Rankings](#). 2022&2020. Source geography: County

mortality rate of 7.6 deaths per 1,000 live births in 2021, a rate that shows an alarming increase compared to previous years. In 2020, 15.4% of infant deaths in Alabama were caused by birth defects.¹⁰

March of Dimes has developed a method of examining determinants of maternal health using a Maternity Vulnerability Index (MVI). The MVI examines clinical risk factors, as well as social, contextual, and environmental factors to determine where and why mothers in the US are vulnerable to poor pregnancy outcomes. The MVI has a scale of 0-100, with 100 representing the greatest vulnerability to adverse outcomes. Wilcox County has a MVI of 99.3, Marengo County has a MVI of 91.1, and Sumter County has a MVI of 99.7.¹¹ As we can see from the table below, all three of our target area cities also have increased rates of low birth weight.

Studies have shown a correlation between birth defects and environmental exposures to certain contaminants. Benzene has been linked to cardiac and neural tube defects; solvents can cause neural tube/cardiac/limb defects, oral clefts, gastroschisis, and developmental disorders; and trichloroethylene has been connected to neural tube defects and oral clefts.¹² All of these are PCOCs at our priority brownfield sites. Assessment of these and other brownfields in the target areas will facilitate the identification and reduction of threats to the health and welfare of infants and other sensitive populations. In addition, research has suggested that perinatal residential proximity to greenspaces may actually contribute to a reduced risk of certain birth defects,¹³ and up to 3% of adverse birth and infant outcomes could be avoided by eliminating severe housing insecurity among low-income, pregnant women in US cities.¹⁴ This grant will facilitate the reuse of the Camden Service Station and the Demopolis Bulk Terminal as affordable housing and greenspace, aiding in the reduction of this area's risk of birth defects and poor pregnancy outcomes.

	CAMDEN	DEMOPOLIS	YORK	AL	US
Cancer ¹	486.5	445.2	451.3	440.7	442.3
Cancer Mortality	212.7	189.0	199.3	167.3	149.4
Asthma ²	12.1%	11.3%	12.3%	10.2%	10.0%
Diabetes ³	15.2	13.7	14.8	11.5	8.3
Heart Disease ²	12.1%	11.3%	12.3%	7.4%	6.1%
Low Birth Weight ⁴	14.0%	12.0%	14.2%	10.4%	8.2%

As shown in the table to the left, the incidence of cancer in all three of our target areas is higher than both the state and national rates, as are the cancer mortality rates in all three of our target areas. Furthermore, lymphatic and hematopoietic cancers (leukemias and Non-Hodgkin's Lymphoma) have been linked to exposure to benzene (PCOC at priority sites).¹⁵ Lung cancer is also associated with exposure to certain heavy metals¹⁶ and asbestos¹⁷ (PCOCs at priority sites). All three of our Target Areas also have significantly

¹State Cancer Profiles. 2016-20. Source geography: County
²EJ Screen Report for Target Areas – Camden, Demopolis, and York
³Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion. 2018. Source geography: County
⁴University of Wisconsin Population Health Institute, County Health Rankings. 2014-2020. Source geography: County

elevated rates of Asthma. According to the EJScreen, Camden is in the 92nd US percentile for asthma, Demopolis is in the 84th percentile, and York is in the 93rd percentile. Studies show that exposure to air pollution can cause asthma and intensify the effect of other pollutants in the respiratory tract, making individuals much more susceptible.¹⁸ Additionally, asbestos exposure (PCOC at priority sites) exacerbates asthma symptoms. This grant will identify environmental threats posed by these sites to the sensitive populations in the target areas and facilitate subsequent cleanup and reuse to greatly reduce those threats.

In addition to elevated rates of birth defects, cancer, and asthma, all three of our Target Areas have documented rates of diabetes and heart disease that are significantly higher than both the state and national rates. Exposure to petroleum hydrocarbons (PCOC at priority sites) has been documented to be a risk factor for cardiovascular dysfunctions,¹⁹ and there is literature that presents a potential link between exposure to PAHs (PCOC at priority sites) and an increased risk of diabetes.²⁰ Assessment and eventual redevelopment of our priority sites and other brownfield sites in our Target Areas will have far-reaching benefits to the health and wellbeing of our sensitive populations by removing exposure pathways to the PCOCs.

(3) Environmental Justice:

(a) Identification of Environmental Justice Issues: As the previous sections have shown, the underserved populations living in our Target Areas are small, economically disadvantaged, and disproportionately impacted. According to EPA's CEJST, each of our Priority Site Census Tracts has been identified as disadvantaged. The target

¹⁰ [Infant deaths due to birth defects: Alabama, 2010-2020 | PeriStats | March of Dimes](#)
¹¹ [2022 March Of Dimes Report Card For Alabama | PeriStats | March of Dimes](#)
¹² <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2897222/table/t1-ehp-117-a410/?report=objectonly>
¹³ [Assessing associations between residential proximity to greenspace and birth defects in the National Birth Defects Prevention Study - PubMed \(nih.gov\)](#)
¹⁴ [Severe Housing Insecurity during Pregnancy: Association with Adverse Birth and Infant Outcomes - PMC \(nih.gov\)](#)
¹⁵ [Benzene and Cancer Risk | American Cancer Society](#)
¹⁶ [Air-polluted environmental heavy metal exposure increases lung cancer incidence and mortality: A population-based longitudinal cohort study - PubMed \(nih.gov\)](#)
¹⁷ [Asbestos and Cancer Risk | American Cancer Society](#)
¹⁸ https://www.atsdr.cdc.gov/csem/asthma/environmental_triggers_of_asthma.html
¹⁹ [Variability in cardiovascular functions and baroflex sensitivity following inhalation of petroleum hydrocarbons - PMC \(nih.gov\)](#)
²⁰ [Environmental pollution and diabetes mellitus \(wignet.com\)](#)

areas and populations living in close proximity to our priority sites are predominantly low-income, minority populations with greater-than-normal rates of cancer, asthma, birth defects, and other adverse health conditions. According to EPA’s EJScreen, each of our Target Areas is facing a differential proximity and exposure to dangerous environmental hazards, as demonstrated in the table below. In addition, our target areas are experiencing other welfare issues such as rampant crime,²¹ food insecurity,²² and an abundance of substandard housing.²³

	CAMDEN		DEMOPOLIS		YORK	
	PERCENTILE IN		PERCENTILE IN		PERCENTILE IN	
	State	US	State	US	State	US
EJ Screen for Particulate Matter	67 th	88 th	64 th	84 th	75 th	92 nd
EJ Index for Air Toxics Cancer Risk*	54 th	87 th	85 th	96 th	58 th	92 nd
EJ Index for Air Toxics Respiratory HI*	87 th	96 th	81 st	92 nd	91 st	98 th
EJ Index for Lead Paint	75 th	72 nd	74 th	71 st	86 th	84 th
EJ Index for Underground Storage Tanks	80 th	80 th	74 th	73 rd	74 th	75 th

(b) Advancing Environmental Justice: This brownfields project will help to lower disease rates by identifying and eventually cleaning up the threat of airborne contaminants including asbestos and benzene, ACM and LBP, as well as groundwater and soil contaminants like petroleum and chlorinated solvents. Assessments funded through this grant will facilitate the identification of environmental impacts and cleanup planning services to facilitate remediation in the Target Areas. The ways in which our reuse strategies will advance environmental justice include:

- Affordable Housing: This grant and reuse strategy for the Camden Service Station will promote environmental justice in this target area by creating housing units that are safe and affordable in a community with higher-than-normal-poverty rates, high rates of substandard housing options, and food insecurity that is rooted in poverty. It will also reduce the number of derelict properties in this disadvantaged community that tend to attract criminal activity.
- Livable wages: The redevelopment of the York Chevrolet Dealership will create permanent jobs in this Target Area with a living wage to fit the needs of this economically struggling community with extremely high rates of unemployment and food insecurity that is rooted in poverty. Renovating this dilapidated building will also decrease the amount of abandoned properties that often draw criminal activity into underprivileged neighborhoods.
- Greenspace: This grant will facilitate the development of greenspace at the Demopolis Bulk Terminal in order to promote and encourage outdoor recreation and healthier lifestyles among a community facing high rates of poor health outcomes.

This grant will not cause or contribute to the displacement of our impoverished target communities. Revitalization projects like those planned at some of our priority sites has been linked, either directly or indirectly, to the displacement of low-income populations in some circumstances. To minimize displacement, we are working closely with our member communities to encourage and support local efforts to protect low-income populations. In ATRC’s *Economic Development Strategy*, affordable housing is a top priority and something we are actively working to establish. In fact, this is the projected reuse strategy for the Camden Service Station. To compliment these efforts, we are also working with communities throughout our region, including all of our Target Areas, to increase job opportunities for local residents that will pay comfortable, livable wages, like those that will be created through the redevelopment of the York Chevrolet Dealership. These employment opportunities in each of our Target Areas, coupled with our plans to promote and create safe, affordable housing, will minimize the displacement of our struggling, impoverished populations. In fact, we plan to improve the socioeconomic status of our community, not drive them away.

b. Community Engagement

i. Project Involvement and ii. Project Roles: Community Partners will be vital to our project. Below is a list of our initial Community Partners.

Organization /Entity/Group	Point of Contact (name &email,)	Specific Involvement in the Project or Assistance Provided
Black Belt Citizens	Ben Eaton, blackbeltcitizens@gmail.com	Will assist with brownfield site selection, communication with the community, acceptable cleanup methods & future reuse in the community.
Marengo/Demopolis Chamber of Commerce	Heidi Nettles, director@demopolischamber.com	Will assist with community outreach within Demopolis Target Area, site selection & cleanup/reuse planning
Wilcox County Chamber of Commerce	Shelia Dortch, director@wilcoxareachamber.com	Will assist with community outreach within Camden Target Area, site selection & cleanup/reuse planning
Sumter County Chamber of Commerce	Banks Gordy, bgordy@uwa.edu	Will assist with community outreach within York Target Area, site selection & cleanup/reuse planning

²¹ Federal Bureau of Investigation, FBI Uniform Crime Reports. Additional analysis by the National Archive of Criminal Justice Data. Accessed via the Inter-university Consortium for Political and Social Research. 2015-2017. Source geography: County

²² Feeding America. 2020. Source geography: County

²³ US Census Bureau, American Community Survey. 2017-21. Source geography: Tract



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AL Department of Economic and Community Affairs	Kenneth Boswell, kenneth.boswell@adeca.alabama.gov	Will attract potential developers to consider redeveloping available brownfield sites and help choose options for future reuse.
Alabama Industrial Development Training	Ed Castille, ecastille@aidt.edu	Will advise community on hiring that may take place from businesses that arise from site reuse.
Alabama Brownfields Association	Will Burke, wburke@geosyntec.com	Will promote economic revitalization, site reuse, restoration, cleanup, financial & regulatory incentives, & legislative advocacy.

iii Incorporating Community Input: ATRC considers community input to be of utmost importance to this Brownfields Program, because the value and success of the program depends entirely on how it supports and benefits the community's interests. Community partners and their reach into the community are vital to the brownfield project's success. Upon award, ATRC will establish a BAC that also be expanded during the grant period as additional community partners are identified. The BAC will meet tri-annually throughout the project's lifecycle, with meetings open to the public. Community meetings will be held at locations inside the target areas (i.e.: City Hall, Library, or one of our community partners' facilities) to solicit feedback from the community on proposed projects; provide an opportunity for ATRC, the BAC and the community to consider that feedback; and provide a response to community member input. In addition, updates on projects will be posted on ATRC's website with an opportunity for members of the community to provide feedback electronically. Questions/ comments will be reviewed and considered by ATRC staff and BAC members and responses will be provided within 2 weeks of submittal. Community feedback submitted as well as ATRC's response will be documented in a summary document which will be posted online on ATRC's website with a hard copy available at the ATRC office in the Camden target area. Grant deliverables including reports, cleanup plans, and planning activity reports will also be made available electronically and at the ATRC office. ATRC also developed a site nomination form to solicit sites from the community with a scoring matrix that prioritizes sites in the Target Areas and sites that have proposed reuses that align with community priorities. Our staff will keep the community informed about Brownfield grant progress through regular social media, website updates, newspaper ads, meetings, and grassroots interactions. In addition, our community partners will send out the information through their networks to expand the reach of information. All community meetings will have a virtual option, and recordings will be made available online.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: ATRC plans to divide this grant into four major tasks: Project Management, Community Outreach, Assessments, and Planning. Grant activities will also include the identification of additional sites throughout the grant period. Sections 3.a.i., 3.a.ii., 3.a.iii., and 3.a.iv. table below.

Task 1: Project Management	
i. Project Implementation: Develop the Cooperative Agreement (CA) Workplan. Manage and track project progress, budgets, and fiscal expenditures and drawdowns. Work in partnership with EPA, ADEM and the BAC. Prepare quarterly/annual/DBE/final reports. Upload quarterly reports and site-specific work updates in ACRES. Manage, track and oversee contractor activities. Attend national and regional brownfields conferences. Capture and report in ACRES eventual project outcomes and benefits past assessment into cleanup and/or redevelopment and reuse.	
ii. Anticipated Project Schedule:	
<ul style="list-style-type: none"> Cooperative Agreement Workplan – Quarter (Q) 1 Kickoff meeting – Q1 Quarterly reports – end of each quarter DBE Reports – October annually 	<ul style="list-style-type: none"> Federal Financial Reports (FFRs) – Dec annually Final Performance Report – Q20 ACRES Updates – monthly
iii. Task/Activity Lead: ATRC will lead this task with assistance from the QEP (and BAC, as needed).	
iv. Outputs: CA, workplan, Quarterly Reports, DBE Reports, FFRs, final report, ACRES updates	
Task 2: Community Outreach	
i. Project Implementation: Inventory: The QEP will complete Eligibility Determinations for the selected sites from the previously completed inventory by reviewing environmental records, property records, and historical documentation for prior uses and concerns. GIS Inventory will be used to record Site inventory. Community Engagement: Meaningful community input is key to the project's success. ATRC, along with assistance from the BAC and QEP, will lead outreach activities, including a Community Involvement Plan (CIP) (which will be updated throughout the project period as needed/as appropriate) and an initial community meeting that will serve as a Brownfields 101 educational session for the community. We will continue to connect and engage the community in our Target Areas, including updating Brownfield inventories based on community feedback.	
ii. Anticipated Project Schedule: The CIP will be submitted during Q1 of the grant. The GIS-based site inventory will be updated by the 30 th of each month. The BAC will meet annually and up to quarterly if needed. Community meetings will be held tri-annually, one in each Target Area, not including the kickoff meeting.	
iii. Task/Activity Lead: ATRC with BAC and QEP assistance	
iv. Outputs: 12 community meetings, 4 -16 BAC meetings (depending on need), Eligibility Determinations, Access Agreements, GIS Inventory, CIP, and updates to the Brownfields section of each target City's Website	

Task 3: Assessments

i. **Project Implementation:** The QEP will begin by preparing a Generic Quality Assurance Project Plan (QAPP). Phase I ESAs will be conducted in accordance with EPA’s standard for All Appropriate Inquiries (AAI) and the practices in ASTM Standard E1527-21. Phase II ESAs will consist of collecting and analyzing soil, groundwater, surface water, and/or suspect ACM to determine if past uses have impacted the Priority Sites. To detect the presence of underground lines, Ground-Penetrating Radar (GPR) surveys may also be included in Phase II ESAs.

ii. **Anticipated Project Schedule:** The Generic QAPP will be completed in Y1, Q1. The three priority site Phase Is will be conducted in Y1, Qs 2-4. The three priority Phase IIs will be conducted in Y2, Q1-4. The remaining Phase I ESAs on additional non-priority sites will be conducted in Y2, Q 1-4. The remaining Phase II ESAs will be conducted in Y3, Qs 1-4. If needed, Phase IIIs will also be conducted in Y3 and 4 Qs 1-2

iii. **Task/Activity Lead:** QEP

iv. **Outputs:** 1 GQAPP, 18 Phase I ESAs, 12 SSQAPPs, 9 Phase II ESAs, 3 Phase IIIs

Task 4: Planning

i. **Project Implementation:** ATRC will rely on the QEP to perform cleanup planning activities that may include Analysis of Brownfields Cleanup Alternatives (ABCAs) and redevelopment planning. ABCAs for each site will include an analysis of three different remedial alternatives and a cost/benefit analysis for each alternative.

ii. **Anticipated Project Schedule:** 4 ABCAs will be completed immediately following Phase II results.

iii. **Task/Activity Lead:** QEP

iv. **Outputs:** 4 ABCAs

b. Cost Estimates

Budget Categories		Project Tasks (\$)				Total
		Project Mgmt.	Comm. Outreach	Assessment	Planning	
Direct Costs	Personnel	\$11,000	\$3,000	-	-	\$14,000
	Fringe Benefits	-	-	-	-	-
	Travel	\$10,500	-	-	-	\$10,500
	Equipment	-	-	-	-	-
	Supplies	-	-	-	-	-
	Contractual	\$15,500	\$15,000	\$425,000	\$20,000	\$475,500
	Other	-	-	-	-	-
Total Direct Costs		\$37,000	\$18,000	\$425,000	\$20,000	\$500,000
Indirect Costs			-	-	-	-
Total Budget		\$37,000	\$18,000	\$425,000	\$20,000	\$500,000

Task 1- Program Management Cost Breakdown: Total: \$37,000. ATRC will charge \$11,000 for Task 1 Personnel (200 hours x \$55 per hour). The travel budget is \$10,500 for two personnel to attend three conferences: Conference registration at \$200/conference x 2 people x 3 conferences = \$1,200; Airfare at \$500/flight x 2 people x 3 conferences = \$3,000; Hotels at \$200/night x 3 nights x 2 people x 3 conferences = \$3,600. Per Diem at \$150/night x 3 nights x 2 people x 3 conferences = \$2,700. Contractual: \$15,500 budgeted for an average professional rate of \$160/hour x ~97 hours.

Task 2- Community Outreach Cost Breakdown: Total: \$18,000. Contractual: \$15,000 (average professional rate of approximately \$150/hour x 100 hours including CIP preparation), plus meeting preparation by ATRC (~55 hours x \$55 per hour) = \$3,000.

Task 3- Site Assessments Cost Breakdown: Total: \$425,000. One generic QAPP = \$5,000. 18 Phase I ESAs at \$5,000 each = \$90,000; 9 Phase II ESAs at an average cost of \$25,000 each = \$225,000; and 3 Phase IIIs at an average cost of \$35,000 each = \$105,000. \$425,000 or 85% of grant funds will be allocated for tasks/activities directly associated with Phase I/Phase II/Phase III ESAs.

Task 4- Cleanup Planning Cost Breakdown: Total \$20,000. Contractual: Identification of cleanup options and costs, and completion of 4 ABCAs at \$5,000 each = \$20,000.

c. **Plan to Measure and Evaluate Environmental Progress and Results:** ATRC and the QEP will meet quarterly to evaluate the project’s progress and adherence to the proposed schedule. The BAC will meet tri-annually to review project progress. All funds will be accounted for as an independent cost center with detailed accounting categories to ensure grant funds are spent for the intended purpose and can always be fully accounted for, providing accountability and transparency. Mechanisms that will be utilized to track, measure, and evaluate progress include an Excel spreadsheet, and quarterly reports, which will detail all progress in fulfilling the scope of work, goals, and objectives to the EPA. In addition, project expenditures and activities will be compared to the project schedule to ensure the grant project will be completed within the four-year time frame. Site-specific information, including outcomes, will be entered and tracked in the ACRES database. Tracked outcomes will include the number and size of sites redeveloped or made available for reuse, value of private and other leveraging, number of jobs created, amount of increased tax revenues and property values, minimized exposure to contamination, and amount of greenspace made accessible. The project team will evaluate project progress against the goals in Section 3.a semi-annually and if goals are not attained or are behind schedule, will meet with local stakeholders and



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the environmental consultant to address the inadequacies and alter the project approach and schedule as appropriate. The project team will also work with our EPA Project Officer to resolve any issues and prepare a corrective action plan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capacity i. Organizational Capacity, ii. Organizational Structure, and iii. Description of Key Staff: ATRC staff have a solid track record in the preparation, coordination, oversight, and monitoring of federal grants issued by various agencies. ATRC’s Planning and Development Department will lead this Brownfields CWA project and ensure the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the grant. The Department has extensive experience with leading development projects for economic growth in the Region. The Accounting Department will conduct financial operations for the project. Mr. Frank Dobson, ATRC Assistant Director, will be managing and directing this project. Mr. Dobson has been with ATRC for thirty-five years. His responsibilities include grant writing, revolving loan fund administrator, and fiscal oversight. He has administered federal awards throughout his career which include USDA, HUD, and DRA projects. Assisting Mr. Dobson on this project will be Mrs. Brandy Wilkerson, who serves as ATRC’s Director of Planning and Development. She will be Mr. Dobson’s backup for this grant project. She prepares grants for both economic development and community development projects for submission to state and federal programs. She works with applicants to determine eligibility, data collection, budget compliance and narrative development. She is familiar with federal guidelines and regulations. In addition, Mrs. Sherry Woodard will provide financial oversight for this grant project, separately from the other personnel managing assessment and planning activities. Mrs. Woodard has been with ATRC for twenty-five years, and she is one of two fiscal agents that handle all funding, both state and federal, for the organization. This team has extensive experience managing the complexities of a regional commission. They have an impressive track record in oversight of several federal grants that will allow them to successfully manage this assessment grant.

iv. Acquiring Additional Resources: The primary additional resource necessary to this project will be a QEP who is experienced with the EPA Brownfields Assessment Grant process. The QEP will assist ATRC with the technical aspects of successfully implementing the grant, including program management, community outreach, environmental assessments, cleanup planning, other eligible activities, and EPA reporting. ATRC will have a Requests for Qualifications (RFQ) prepared and advertised by website, newspaper, and other media outlets. Upon receiving submittals, ATRC will select and procure a QEP within 30 days to assist with management and implementation of the grant. ATRC will comply with all procurement standards in 2 CFR 200 and 2CFR Part 1500.

ATRC strives to promote strong labor practices and promote local hiring/procurement throughout the Region and in all of our projects. This CWA Assessment project and the eventual redevelopment outcomes will be no different. In ATRC’s *Economic Development Strategy*, Goal #2 is to provide a skilled, well-equipped workforce. Objectives outlined under this goal include developing and expanding the local workforce through various forms of training for business and industry. The strategies ATRC plans to utilize to promote these local workforce improvements include partnering with groups to provide internships, apprenticeships, co-op programs, and other initiatives, as well as increasing the availability of career readiness centers, local assistance with job searches, and creating awareness of opportunities available in the region. We will utilize local workers whenever possible throughout the lifecycle of this CWA project, with local contractors and subcontractors procured for the project whenever this option is available and feasible. In addition, during all redevelopment projects that are spurred by this CWA project, we will focus our efforts on implementing our various strategies that are already in place to promote local hiring and local workforce development at these revitalized brownfield sites.

a. Past Performance and Accomplishments

ii Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: ATRC has managed several federal grants successfully and has the full capability to manage this EPA Brownfield Assessment Grant and to perform all phases of work under the grant.

(1) Purpose and Accomplishments: Some of ATRC’s experience in managing federal grants and programs is indicated below:

Program	Awarded	Amount	Purpose and Accomplishments
CDBG	2022	\$500,000	Project to install curb and gutter along the streets in the City of Jackson and to construct an associated storm water inlet network to convey storm water from the project area. Project is ongoing.
DRA	2022	\$356,948	Project to rehabilitate sewer line and manholes in the City of Camden. Project is ongoing.
EDA	2022	\$1,800,000	Project to support a new aerospace training facility in partnership with the Craig Field Airport Authority. Project is ongoing.

(2) Compliance with Grant Requirements: Each of the grants discussed above are underway, and we have maintained compliance with the workplan, schedule, federal grantor terms and conditions, and achieved the expected results thus far. All progress reports and other deliverables have been submitted on time and in compliance with grantor standards. We successfully implemented the workplans and met the schedule and reporting requirements. Financial and program reporting has been completed and accepted by the grantors.

THRESHOLD CRITERIA

Alabama Tombigbee Regional Commission: 2024 Brownfields CWA Grant

1. Applicant Eligibility

- a) Alabama Tombigbee Regional Commission (ATRC) is a government entity other than cities, counties, tribes or states. We are eligible for this EPA Brownfields Community-Wide Area (CWA) Grant as a Development Agency chartered by the Governor's office through Executive Order 14 issued June 14, 1971 pursuant to Alabama State Legislature Act 1126, General Acts of Alabama, Regular Session 1969. See attachments A and B.

- b) ATRC is not a 501(c)(4) organization, but is exempt from Federal taxation.

2. Community Involvement

ATRC considers community input to be of utmost importance to this Brownfields Program, because the value and success of the program depends entirely on how it supports and benefits the community's interests. Below is a list of our initial Community Partners. As more connections are made, additional Community Partners will be added to the project.

Organization /Entity/Group	Point of Contact (name &email,)	Specific Involvement in the Project or Assistance Provided
Black Belt Citizens	Ben Eaton, blackbeltcitizens@gmail.com	Will assist with brownfield site selection, communication with the community, acceptable cleanup methods & future reuse in the community.
Marengo/Demopolis Chamber of Commerce	Heidi Nettles, director@demopolischamber.com	Will assist with community outreach within Demopolis Target Area, site selection & cleanup/reuse planning
Wilcox County Chamber of Commerce	Shelia Dortch, director@wilcoxareachamber.com	Will assist with community outreach within Camden Target Area, site selection & cleanup/reuse planning
Sumter County of Commerce	Banks Gordy, bgordy@uwa.edu	Will assist with community outreach within York Target Area, site selection & cleanup/reuse planning
AL Department of Economic and Community Affairs	Kenneth Boswell, kenneth.boswell@adeca.alabama.gov	Will attract potential developers to consider redeveloping available brownfield sites and help choose options for future reuse.
Alabama Industrial Development Training	Ed Castille, ecastille@aidt.edu	Will advise community on hiring that may take place from businesses that arise from site reuse.
Alabama Brownfields Association	Will Burke, wburke@geosyntec.com	Will promote economic revitalization, site reuse, restoration, cleanup, financial & regulatory incentives, & legislative advocacy.

Community partners and their reach into the community are vital to this brownfield project's success. ATRC will establish a BAC that will include these community partners and a cross-section of other community, government, business, investor and financial groups in each of our Target Areas. The BAC will meet tri-annually throughout the project's lifecycle, with meetings open to the public. Community meetings will be held at locations inside the target areas (i.e.: City Hall, Library, or one of

our community partners' facilities) to solicit feedback from the community on proposed projects; provide an opportunity for ATRC, the BAC and the community to consider that feedback; and provide a response to community member input. In addition, updates on projects will be posted on ATRC's website with an opportunity for members of the community to provide feedback electronically. Questions/comments will be reviewed and considered by ATRC staff and BAC members and responses will be provided within 2 weeks of submittal. Community feedback submitted as well as ATRC's response will be documented in a summary document which will be posted online on ATRC's website with a hard copy available at the ATRC office in the Camden target area. Grant deliverables including reports, cleanup plans, and planning activity reports will also be made available electronically and at the ATRC office. ATRC also developed a site nomination form to solicit sites from the community with a scoring matrix that prioritizes sites in the Target Areas and sites that have proposed reuses that align with community priorities. Our staff will keep the community informed about Brownfield grant progress through regular social media, website updates, newspaper ads, meetings, and grassroots interactions. In addition, our community partners will send out the information through their networks to expand the reach of information. All community meetings will have a virtual option, and recordings will be made available online.

3. Expenditure of Existing Grant Funds

ATRC does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Named Subrecipients

- **Contractors**

Not applicable – ATRC has not procured a contractor for this project.

- **Named Subrecipients**

Not applicable - No Subawards are anticipated for this project.