



Narrative Information Sheet – New Albany Main Street Association, Mississippi

1. **Applicant Identification:** The New Albany Main Street Association, a 501(c)(3) non-profit entity, with an address of 135 E Bankhead St, New Albany, Union County, Mississippi 38652, requests consideration of the following EPA Brownfield Assessment Grant proposal.
2. **Funding Requested:**
 - a. **Assessment Grant Type:** Community-wide
 - b. **Federal Funds Requested:** \$500,000
3. **Location:** The City of New Albany, Union County, Mississippi
4. **Target Area and Priority Site/Property Information:**
 - a. **Target Area(s):**
 - i. Railroad District (Census Tract 28145950400)
 - b. **Priority Site(s) Address(es):**
 - i. Ripley and New Albany Railroad Headquarters: 200 North Railroad Avenue, New Albany, MS 38652
 - ii. Coca Cola Bottling Plant: 103-107 McGill Street, New Albany, MS 38652
 - iii. Kansas City, Memphis, and Birmingham Railyards: along North Railroad Avenue, between McGill Street and West Bankhead Street, New Albany, MS 38652
 - iv. North Railroad Avenue Building: 207-209 North Railroad Avenue, New Albany, MS 38652
5. **Contacts**
 - a. **Project Director:** Ms. Billye Jean Stroud, the New Albany Main Street Association's Executive Director will serve as the Project Director for this proposal. Ms. Stroud's contact information is as follows: Phone: (662) 534-3438, Email: billyejeanstroud@newalbanymainstreet.com, mailing address: 135 East Bankhead Street, New Albany, MS 38652
 - b. **Chief Executive:** Ms. Billye Jean Stroud, the New Albany Main Street Association's Executive Director is the highest-ranking executive official. Ms. Stroud's contact information is as follows: Phone: (662) 534-3438, Email: billyejeanstroud@newalbanymainstreet.com, mailing address: 135 East Bankhead Street, New Albany, MS 38652
6. **Population:**
 - a. City of New Albany Population: 7,626 (2020 Decennial Census)



7. **Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	3, 4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3, 4
At least 30% of the overall project budget will be spent on eligible reuse/areawide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	9
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.	NA

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

See attachment.

9. **Releasing Copies of Applications:**

Not applicable; no portions of the application are confidential.



State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

October 13, 2023

Ms. Billye Jean Stroud, Director
New Albany Main Street
135 E. Bankhead Street
New Albany, MS 38652

**RE: EPA Brownfield Grant Application Acknowledgement
FY24 104(k) Community-Wide Assessment Grant
New Albany Main Street – Non-Profit**

Dear Ms. Stroud:

The Mississippi Department of Environmental Quality (MDEQ) hereby acknowledges the New Albany Main Street's plans to conduct brownfield assessments and apply for federal grant funds through the United States Environmental Protection Agency's (EPA) Brownfields initiative. MDEQ believes the targeted areas within the New Albany community are in considerable need of brownfield assessment and future redevelopment opportunities.

Since many brownfields are abandoned, underutilized, and contaminated, MDEQ is expressly interested in seeing entities like New Albany Main Street taking the initiative to assess, remediate, and return these sites to productive use. These efforts are consistent with our mission to safeguard the health, safety, and welfare of present and future generations of Mississippians. We look forward to our continued role in the New Albany Main Street's Brownfield Initiative and are available to assist you at any time. Should you have any questions or comments concerning this matter, please contact me at (601) 961-5240.

Sincerely,

Thomas L. Wallace

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

OFFICE OF POLLUTION CONTROL

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AN EQUAL OPPORTUNITY EMPLOYER

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area

The City of New Albany is in the northeastern corner of Mississippi and serves as the County seat of Union County. Home to 7,657 residents (American Community Survey (ACS), 2021), multiple transportation routes intersect the City, including Highway 15 and 30, Interstate 22, the east-west rail route of the Burlington Northern Santa Fe (BNSF) Railroads, and the north-south rail route of the Ripley Railroad. The Little Tallahatchie River divides the City, flowing northeast to southwest. The accessibility to transportation and favorable soil conditions for farming generated an economy based on agriculture, manufacturing, and logistics. As manufacturing and agriculture slowly declined within the region, railroad routes began closing in a piecemeal fashion. Collectively, the City was left with underutilized land, vacant buildings, and railroads that carry a legacy of environmental issues. A history of economic crashes along with abandoned properties, meager tax bases, and unknown environmental risks now hinder the City's ability to grow.

To combat economic decline and encourage tourism, the New Albany Main Street Association was formed in 1996. The nonprofit operates by the Four Points of the Main Street Approach (Organization, Design, Promotion and Economic Restructuring) to promote social, physical, and economic wellbeing. As historic preservation and community vibrancy are guiding efforts for the Association, Main Street has established a brownfield inventory of 76 sites within the City by compiling data garnered from EPA databases and the community. Recent brownfield redevelopment efforts of the railroad-dominated Downtown include New Albany's successful Tanglefoot Rails to Trails Bike Trail project. Completed in 2013, an unused portion of railway was converted into a 44-mile non-motorized trail. Beginning in a centralized area of Downtown, the Tanglefoot Trail trailhead is marked by grand, overhead signage, outdoor picnic seating, decorative brick pavers, and native potted landscaping. Over 111,000 bicyclists visit the Tanglefoot Trail yearly, resulting in notable support for local Downtown businesses. It is estimated that the Trail contributes \$2.1 million to the local economy annually. Currently, the Downtown is at capacity and additional commercial space is necessary to accommodate retail demand and maintain the momentum of the Tanglefoot Trail as an eco-tourist destination, supporting the livelihood of many residents. A study developed under the City's Master Plan determined that retail trade, food, and beverage leakage exceeds \$240,000,000 annually. As such, the Railroad District, consisting of a derelict area directly north of Downtown, is the primary target area for the City's brownfield program.

The **Railroad District** was selected as the target area because of its historic character, established inventory of brownfield sites, and the proximity to residences and the Downtown. Three blocks north of Main Street, the Railroad District is separated from Downtown by extensive rail infrastructure, including crisscrossing railroads, an automobile railroad crossing, and four railyards. Although Downtown is directly south, there is no pedestrian infrastructure across this boundary creating accessibility barriers for those that live to the north. The Railroad District (located within Census Tract 28145950400) encompasses an approximately 30-acre area that is bordered to the west by the Little Tallahatchie River, to the south by the Tanglefoot Trail and downtown, to the east by residential, and to the north by forest and farmland. To the west, across North Railroad Avenue, small streets are lined with single-story, primarily vacant commercial, art deco buildings. Encompassing approximately 3.5 acres, the BNSF railyard and railroad anchors the Target Area to the south. Land use suddenly transitions to single-family residential homes, which occupy the east-central and northern portions of the Target Area. Within the Target Area are a total of 32 brownfields and 1,536 residents living within a half mile of the target area, including in disadvantaged census tract 28145950300 (EPA's Environmental Justice Screen (EPA EJ SCREEN) and EPA's Climate and Economic Justice Screening Tool (CEJST)). Given the location near highways, on the river and rail lines, historical uses within the area range from manufacturing and bottling plants to heavy service and filling operations. However, today, these sites remain vacant or underutilized while posing a threat to the nearby neighborhoods. Here, 30% of the population is considered youth, 30% more than the national average (EPA EJ SCREEN; ACS). The average per capita income is only \$25,545, 38.3% less than the national average of \$37,638 (EPA EJ SCREEN; ACS). Furthermore, minority populations are concentrated in the area as 47% of the population is minority compared to the County level of 21.7% (ACS), and 4% of households have limited English-speaking capabilities, which is in the 93rd percentile statewide and 72nd percentile nationwide (EPA EJ SCREEN).

The Association is determined to expand Downtown to include the Railroad District, thus improving the local economy and supporting the population by ways of employment, affordable housing, retail tax revenue, improved walkability, social well-being, and improved health. Federal brownfield funding will catalyze successful planning and redevelopment efforts. Due to the relatively small population in comparison to the numerous brownfield sites and necessary planning, the New Albany Main Street Association is requesting a \$500,000 community-wide assessment grant to carry out the project described within this application. Additional sites within City limits, held within a secondary inventory, will also be assessed as part of this brownfield program.

ii. Description of Priority Brownfield Sites

The New Albany Main Street Association has established a brownfield inventory of 76 sites within city limits by compiling data garnered from EPA databases and the community. Brownfields inventoried within the Target Area consist of 32 sites, including former commercial buildings, industrial facilities, agricultural warehouses, and auto repair garages. From this inventory, 4 brownfields were identified as priority sites within the Target Area, carefully selected based on community input and environmental, economic, and human impacts. Within the Railroad District Target Area is the eastern priority site: the **New Albany and Ripley Railroad Headquarters**. With North Railroad Avenue to the west, a railroad spur to the northeast, and the BNSF Railroad to the south, the Railroad Headquarters is located on a triangular parcel. As the property is widely underutilized, the rail company has offered to relocate their Headquarters to allow for a comprehensive redevelopment of the Railroad District. Currently, the property is occupied by a single-wide trailer, a ~5,600 SF red warehouse, two vacant, dilapidated stores (totaling approximately 240 SF), and used and new railroad ties. Former operations consisted of a passenger and freight depot, a wholesale grocery store, multiple restaurants/stores, a cotton seed warehouse, and a dry cleaner. Contamination stemming from the railroad includes chemicals relating to railroad ties and herbicidal defoliant. Creosote, a known carcinogen, is typically applied to railroad ties to preserve the wood (Agency for Toxic Substances & Disease Registry (ASTDR)). Herbicidal defoliant vary in chemical composition and stand to include nontraditional products such as diesel fuel, leaded gasoline, or waste oil to save money. Dermal contact with residual diesel

fuel could cause adverse health effects as it is a possible carcinogen (World Health Organization (WHO)). Leaded gasoline has been labeled as a “probable human carcinogen” by the EPA and can cause central nervous system damage and neurology impairment in exposed children (ASTDR). Arsenical herbicides, a group of older herbicides that have been used since the 1950s, may have also been applied. Toxicity of the herbicide depends on its form, however, arsenic as a whole is recognized by the EPA as a confirmed human carcinogen (ASTDR). Potential contamination from the cotton seed warehouse includes fungicides, fumigants, and pesticides. The potential exists for subsurface contamination to be present in the area of the former warehouses from spills, leaching and/or poor waste management practices associated with these hazardous substances. According to the EPA, some pesticides, “such as the organophosphates and carbamates, affect the nervous system. Others may irritate the skin or eyes. Some pesticides may be carcinogens. Others may affect the hormone or endocrine system in the body” (EPA). Additionally, “suspected chronic effects from exposure to certain pesticides include birth defects, toxicity to a fetus, production of benign or malignant tumors, genetic changes, blood disorders, nerve disorders, endocrine disruption, and reproduction effects” (PennState Extension). Furthermore, early dry cleaners, (prior to the late 1940s) used class 2 petroleum distillates, including Stoddard solvents and mineral spirits as the cleaning solvents. Perc/Tetrachloroethylene (PCE) became a common dry-cleaning solvent in the mid-1930s and 1940s and was the most popular dry-cleaning solvent by 1948. This time period preceded major environmental regulations and current waste management and disposal procedures and therefore these operations may have caused subsurface contamination. PCE, a known human carcinogen can cause conjunctival irritation, headaches, nausea, damage to the liver, kidney, heart, central nervous system, and immune system (EPA). The New Albany and Ripley Railroad Headquarters is a priority site as the property is only 300 feet from the nearest residences and the redevelopment would allow for important infill, creating a cohesive and walkable Railroad District.

The former **Coca Cola Bottling Plant**, located to the southwest bordering the railyard, is the second priority site. Constructed in 1910, the now vacant New Albany facility was one of the first in Mississippi; soda was distributed via train to the rest of the state. The red brick, art deco building was constructed in multiple sections, as evidenced by mismatching rooflines and eclectic storefront entrances. Spanning approximately 20,000 square feet; the Bottling Plant was placed on the National Register of Historic Places in 1996. Following plant closure in the 1980s, the building was used as auction and retail space. The building is currently vacant, with a portion used for storage. Potential contamination from the site includes asbestos containing Materials (ACMs) based on construction dates, along with volatile organic compounds (VOCs) from degreasers used to clean mechanical parts. ACMs were formerly used within a plethora of building materials but has since fallen out of use as the material breaks down over time, becoming friable and thus easily inhalable, causing a variety of lung illnesses. Ingestion and/or inhalation of VOCs may cause conjunctival irritation, headache, nausea, damage to the liver, kidney, heart, central nervous system, immune system, and male reproductive system (EPA). Additional contamination likely stems from the western neighboring property formerly utilized for truck repair, as evidenced through a 1962 Sanborn Map. Automobile repair operations typically involve in-ground hoists. Polychlorinated biphenyls (PCBs) associated with in-ground hoists can cause cancer and immune, reproductive, nervous, and endocrine system complications (EPA). Other pollutants from the historical mechanic operations may include VOCs from solvents and degreasers, and PAHs/Semi-Volatile Organic Compounds (SVOCs) from auto waste oil. Ingestion and/or inhalation of VOCs may cause conjunctival irritation, headache, nausea, damage to the liver, kidney, heart, central nervous system, immune system, and male reproductive system (EPA). Auto waste oil, is a probable human carcinogen, causing rash, anemia, nervous system damage (headaches and tremors), diarrhea, and death in animals. Contamination is a relevant concern for neighboring residences as the closest home is 40 feet away. The Coca Cola Bottling Plant is a priority site because of the historic building’s location in relation to residential homes and position near Downtown, thus within an area primed for redevelopment.

The third priority site is collectively the **Burlington Northern Santa Fe Railyards**. The Railyards span from east to west along the entirety of the southern boundary of the Target Area. The tracks’ sizable railyards are a prime location for pedestrian and greenway improvements. The Railyards include approximately one acre of land, currently used as rail tie storage and overflow parking. The Railyards were selected as a priority site as the properties are the primary connection between the City’s Downtown and cultural center to the Railroad District. Redevelopment of this site is one of the most vital for the City as many pedestrians and bikers utilize the rail crossing and improvement will spur additional redevelopment. As previously mentioned within the New Albany and Ripley Railroad Headquarters site description, railroad tracks and associated rail maintenance activities cause a variety of contamination that people can easily be exposed to through vapor intrusion or direct contact.

The fourth priority site is the **Highland Street Building**. Located on the southeastern boundary of the Target Area, the property sits north and east of the tracks. Built prior to 1907, the building was originally a clothing manufacturer, one of New Albany’s first manufacturing sites. Spanning approximately 12,300 SF, the two story, red brick building sits close to the lot line. Vegetation grows up, along the building and the ground level’s arched windows have been covered with plywood. Early textiles used degreaser to clean machine parts, which were sourced from a variety of chemicals. Trichloroethylene (TCE), a popular degreaser, is a human carcinogen and is also associated with male reproductive toxicity, conjunctival irritation, headache, nausea, damage to the liver, kidney, heart, central nervous system, and immune system (EPA). Additionally, according to a 1907 Sanborn Fire Insurance Map, a coal fired boiler located at the rear of the building was utilized as the primary heat source. Ash and coal may be buried on site, causing surficial soil contamination. Due to the date of construction, ACMs and Lead Based Paint (LBP) are likely present throughout the building, which will need to be properly abated prior to planned renovations. See ACM discussion within Coca Cola Bottling Plant site description above. With residential properties surrounding the building on three sides, the Highland Street Building is a priority site because of the degree of likely contamination within close proximity to residents and due to existing redevelopment plans.

iii. Identifying Additional Sites

Main Street will develop a site nomination form and evaluation process to appropriately rank and select candidate brownfield sites to ensure the prioritization of underserved communities and disadvantaged census tracts. The site nomination form will be used as a first step for Main Street to gather information about a project. At a minimum, the form will request the following information: A) site location and degree to which underserved communities are being served, B) proposed uses and ability to address specific community needs (i.e. affordable housing, grocery stores, health care, etc.), C) site history; perceived or actual degree of contamination, D) level of future/obtained investment, and E) future economic impact; potential to catalyze additional redevelopment projects and estimated job creation and tax base increase. A scoring system will be utilized to provide more weight to the projects

that will support underserved communities. Nomination forms will be readily available online, in our offices, and at all public input meetings as described within section 2b. Each public meeting will begin with an opportunity to identify sites and discuss with the public. Our community partners will also maintain the form for distribution to the residents they represent.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The Target Area and priority sites were chosen based on both city-wide and regional planning efforts. New Albany Main Street Association, as a local chapter of the larger Main Street America, subscribes to the values outlined in their counterpart's Strategic Plan. Published in 2022, Main Street America's Strategic Plan emphasizes a variety of equitable development, including anti-racism policies and climate change adaptations. Of utmost importance is their stance on creating a resilient future: "central to our mission is ensuring communities are able to take advantage of resources and opportunities that will help them better withstand crises and shocks that lay ahead (e.g. climate change, economic shifts, and social challenges.)". Additionally, the New Albany Next Comprehensive Plan, adopted September 2020, prioritizes specific projects, policies, and programs to move the city to its best future. Goals from the Comprehensive Plan include 1) "preserving and reinforcing New Albany's historic core by emphasizing downtown and the riverfront, continuing historic downtown patterns of compact mixed-use development", 2) "connecting New Albany community wide – by improving and extending key pedestrian and cycling trails in ways that link key points of the city", and 3) "inducing neighborhood development and redevelopment investment by identifying infill opportunities and establishing plan and policies aimed at renewing areas in decline". The Envision-Connect New Albany Prospectus was an additional local planning document which identifies retail leakage and trends. Three Rivers Planning & Development District (TRPDD), a regional planning district that encompasses Union County, published the 2017-2021 Comprehensive Economic Development Strategy (CEDS) to guide regional planning and implementation. CEDS goals include A) strengthening and diversifying local and regional economies, especially within new and emerging sectors, B) improving quality of life measures such as health care, housing, and cultural and recreational opportunities, and C) creating local comprehensive plans to strengthen regional competitiveness.

Given New Albany and Ripley Railroad's history within the City, they have become a partner in the economic future and revisioning of the Railroad District. This is exemplified through their efforts to assist in identifying a more suitable, long term location for the **New Albany and Ripley Railroad Headquarters**, to allow for better connectivity for residents to the city's primary resources. Following assessment and remediation, the Headquarters' trailer will be relocated to make redevelop the property into a multi-purpose space. The existing red warehouse will undergo cosmetic and functional renovations, which will include extensive insulation to reduce noise pollution from the nearby railroad and installing energy efficient mechanical, electrical, and plumbing systems. The warehouse will be utilized as a farmers' market and event space, hosting local music acts on a regular basis. The warehouse will be used to host local Tanglefoot Trail events, creating a coordinated effort across the City. Renovations will also include covered bicycle parking and crosswalks will be incorporated on both sides of the street, across the multiple railroad crossings and across North Railroad Avenue. This redevelopment accomplishes all three Comprehensive Plan goals by continuing historic Downtown patterns of condensed mixed-use development as an infill project, while also extending key pedestrian paths. As a farmers' market and event space, the development also incorporates CEDS goals A and B by creating new, emerging sectors for New Albany and supporting the recreational users of the Tanglefoot Trail, located just one block to the south. The former **Coca Cola Bottling Plant** will be redeveloped as retail space. Again, a retail leakage study highlights the need for home furnishing stores and retailers of beer, wine, and spirits; which will be recruited to the space. By renovating, occupying, and performing regular upkeep within the building, deferred maintenance needs will be addressed, thus allowing for the preservation of the historic space. Energy efficient measures will include LED lighting, improved insulation, and a new HVAC system. Sidewalks will be replaced and widened to make room for pedestrian traffic. The redevelopment complements Comprehensive Plan goals 1 through 3 by preserving a core historic building, improving key pedestrian paths, and implementing policies aimed at renewing areas. Additionally, the commercial space will achieve CEDS goal A by creating a new emerging sector, thus strengthening the City's economy.

The **Railyards**, south of the Bottling Plant, will be transformed into community-oriented greenspace. Existing rail ties will be moved off site and overflow parking will be consolidated and relocated as on-street parking. Decorative fencing will be installed on either side of the railroad corridor to ensure public safety. Concrete and gravel will be removed to make a suitable soil for seeded grass and protective, buffering landscaping. Small trees, shrubs, and a pollinator garden will add shade, provide a natural buffer to auto and rail traffic, encourage eco-diversity, and help mitigate heavy rainfall events by absorbing and retaining water. Benches and picnic tables will be installed to provide public seating. Pedestrian infrastructure will include sidewalk installation along North Railroad Avenue, stretching from Downtown, across the railroad crossing, and past McGill Street. The Railyard Park accomplishes Comprehensive Plan goals 2 and 3 by creating a connective corridor between New Albany's Downtown and the Railroad District and by implementing creative infill on currently underutilized land. The Park also meets CEDS goal B by repurposing the properties as a culturally significant public meeting space. Finally, the **Highland Street Building** will be renovated as a mixed-used development following remediation. The ground level will include retail space for an existing fea market operator, a coffee shop, and a conference center. The second story will serve as residential apartments, featuring an estimated 7 units of 878 square feet each. Additionally, a pedestrian crossing will be established across the railroad tracks in front of the building, to the west, thus improving connectivity between Downtown and the Railroad District. The mixed-use development will fulfill Comprehensive Plan goals 1, 2, and 3 by preserving a historic building, connecting a currently unutilized property to Downtown and establishing a pedestrian crossing over the railroad tracks along Highland Street, and creating redevelopment investment through infill. CEDS goals A and B will be met as the redevelopment includes a new commercial concept, providing additional job opportunities and livability will be improved by creating additional housing. Furthermore, the creation of a Community-Wide Revitalization Plan will address redevelopment needs of secondary sites within the Target Area. This planning will fulfil CEDS goal C, strengthening regional competitiveness upon completion.

ii. Outcomes and Benefits of Reuse Strategy

These redevelopments aim to improve infrastructure and quality of living for New Albany residents. Outcomes and benefits include those that are outlined within the table below, in addition to catalyzed investment throughout the Target Area and increase

in tax revenue. Furthermore, by redeveloping brownfield properties and preserving greenspace, Main Street is thus preventing the destruction of wetlands and groundwater resupply surfaces, mitigating future flooding events, an important measure as portions of the Target Area are located within Flood Zone A (FEMA). By design (see Main Street America’s Strategic Plan in section 1.b.i), Main Street’s land development policies protect local life, and property, and public resources by taking advantage of resources and opportunities that are exemplified in the above revitalization strategies. Specifically, all priority site redevelopments will improve accessibility and walkability, thus resulting in a decrease in motor vehicle use, reducing localized CO2 emission, improving climate resiliency.

Building Reuse	Outcomes and Benefits	Align with Redevelopment Plan Goals
New Albany and Ripley Railroad Headquarters		
NO	~Renovations: 5,600 SF famers’ market and event space; increases property taxes and values supports tourism; incorporates energy efficiency, including HVAC, electrical, plumbing, and mechanical systems.	Comprehensive Plan 1, 2, 3; CEDS A, B
Coca Cola Bottling Plant		
YES; ~20,000 SF building reused	~12.5 jobs*; restores and utilizes a historic building; increased sales and property taxes and values; encourages local shopping; improves walkability; incorporates energy efficiency fixtures and appliances through renovation of historic structures.	Comprehensive Plan 1, 2, 3; CEDS A
Burlington Northern Santa Fe Railyards		
NA	~0.39 acres of greenspace: existing gravel is to be replaced with native plants, assisting in mitigating flooding from stormwater and cleaning runoff as the water peculates through the permeable surface.	Comprehensive Plan 2, 3; CEDS B
Highland Street Building		
YES; ~12,300 SF building reused	~7 jobs*; ~2,300 SF improved retail space; ~768 SF coffee shop; ~3,075 SF conference center; 7 apartment units spanning 878 SF each; increases property taxes and values; supports tourism; renovation to incorporate energy efficiency measures, including HVAC, electrical, plumbing, and mechanical systems.	Comprehensive Plan 1, 2, 3; CEDS A, B

* U.S. Energy Information Administration

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

To prioritize investment, this grant will provide assessment dollars to position properties for reuse and determine what, if any, remediation needs exist. Following assessment, the incentives and grants listed below will allow Main Street to maximize the leveraging of resources within the Target Area. Main Street will be eligible to apply on behalf of or in partnership with the City and/or developer(s).

Grant Source	Purpose /Role (Assessment/Remediation/Reuse)
MS Department of Archives and History (MDAH): MS Historic Tax Credit/U.S. Department of the Interior: Federal Historic Tax Credit	Reuse: MDAH offers a 25% income tax credit for the rehabilitation of historic structures used for income-producing purposes. Combined with the Federal Secretary of the Interior’s 20% income tax credit, return on investment will total 45% for the historic Coca Cola Bottling Plant. The City , in combination with a developer will apply for these tax credits following assessment and site planning
MS Department of Transportation (MDOT): Transportation Alternatives	Reuse: The City of New Albany will apply for funding through Three Rivers Planning & Development District, which is allocated by MDOT to install new lighting, replace sidewalks, install ADA accessible sidewalk adaption, landscaping, drainage infrastructure, pedestrian crossings, and curb extensions within the Railroad District with a particular focus at the rail crossing in front of Highland Street Building. MDOT funding covers 80% of approved costs, while the City must provide a 20% match. Applications are due in March and funding is awarded in May of each year.
National Association of Realtors: Placemaking Program	Reuse: This program will be utilized for grant funds up to \$5,000 to create a new, outdoor public space at the Railyards, which will increase community livability. Eligible activities include furniture, paint, signage, material, landscaping, site preparation, etc. Main Street has experience in securing these funds and will apply upon receipt of community input following assessment activities.
MS Development Authority (MDA): Small Municipalities and Limited Population Counties Grant Program	Reuse: This Program provides financial assistance in the form of a grant up to \$150,000 for public infrastructure and facility needs. Priority is given to projects that are tied to economic development and that promote private job creation and capital investment. Applications are competitive and accepted annually and are usually due in June. A 10% match is required. The City of New Albany is eligible and plans to submit application in June 2024 for sidewalk installation throughout the Railroad District and park construction at the Railyards.
MS Development Authority (MDA): MS Economic Redevelopment Act (MERA)	Remediation: MERA diverts sales, income, and franchise taxes collected from businesses located in the redevelopment project area to reimburse costs of environmental cleanup. All sites are eligible for funding. The Developer would be reimbursed 2.5 times the cleanup costs. A project must first be approved by Mississippi Department of Environmental Quality (MDEQ) and MDA. This program will be utilized to attract development to our brownfield sites for all priority sites, excluding the Railyard Park.
Rebuilding American	Reuse: Formerly known as the TIGER/BUILD grant, the City of New Albany will apply for

Infrastructure with Sustainability and Equity (RAISE) Transportation Grants Program	a RAISE grant following the crucial planning performed under this assessment grant. to redevelop the Railroad District. Funding will implement suggestions made in the Community-Wide Revitalization Plan. Railroad District improvements will include burying utilities underground and creating a pedestrian-friendly District by improving sidewalks, street lighting, and crosswalks.
MDEQ: EPA Revolving Loan Fund Grant	Assessment/Remediation: MDEQ was awarded a \$1 million Revolving Loan Fund Grant from the EPA in FY22. Under this Grant, the City of New Albany is eligible as a sub-entity to receive funding for assessment and/or remediation.
Mississippi Hills National Heritage Area: Community Grant	Reuse: The non-profit provides grants up to \$20,000 for a variety of cultural enhancements, which could be used to fund utilities updates at priority sites. The grant requires a 50% match of funds or in-kind funding.

ii. Use of Existing Infrastructure

The Association will utilize current municipal and building infrastructure wherever possible to maximize funding and sustainability. All priority brownfield sites have direct access to municipal utilities that are readily available. These utilities include municipal water, sanitary sewer, natural gas, electrical, and high-speed telecommunications. Sidewalk infrastructure within the Railroad District is anticipated to be supported through the City of New Albany’s MDA grant application, as outlined within the previous section. Additional city-wide infrastructure improvements proposed to move utilities underground, improve pedestrian accessibility and lighting will be supported through the City’s RAISE grant application. However, should these grants not receive award during the Assessment grant cycle, the necessary utilities exist to support development in the meantime.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding

The Target Area Census Tract (28145950400 CEJST) is approaching the 70th percentile for households where income is less than or equal to twice the federal poverty level. Within a 1-mile radius of the Target Area (which includes disadvantaged census tract 28145950300), nearly 50% of the population are considered low income (EJ screen), and 47% of the population are people of color who also carry the burden of the highest poverty rates within the City. These low-income statistics translate into the Target Area’s populations limited funding to provide a reasonable protective financial buffer to care for their sensitive populations at home. Limited personal budgets and a small population (7,657 ACS) citywide are a substantial hindrance to the City of New Albany collecting municipal taxes to utilize for the maintenance and redevelopment of the affected Target Area. Again, it is important to note the City’s Master Plan determined that retail trade, food, and beverage leakage exceeds \$240,000,000 annually, resulting in missed opportunity for the City of New Albany to collect corresponding sales and income tax. The City’s largest source of revenue is from the 7% retail tax, which would have a significant impact if collected on the known leakage. Due to these restricting factors, the local government is forced to focus on providing only essential governmental services (i.e., police, fire, public utilities, etc.) and does not have the additional budget to assess potential brownfield sites. The Main Street Association, as a non-profit, was established to assist the City in economic and revitalization efforts due to the city’s limited capacity and ability to draw on other funds to support these services. Furthermore, Main Street operates on a limited budget reliant on grants and donations. Redevelopment of the priority sites and brownfields throughout the City would provide jobs for the Target Area populations, and new attractions for locals and tourists alike, offsetting leakage of various retail sectors, increasing tax revenue, and allowing the community to invest in future economic development.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Children, low-income, disabled persons, and minorities have been identified as sensitive populations living near priority sites. Specifically, within a mile radius of the Target Area, 30% of the population is under the age of 18 and 10% of the population is under age 5, which is in the 85th percentile nationwide (EPA EPA EJ SCREEN). Additionally, nearly half of the Target Area households are considered low income (EPA EJ SCREEN; ACS). Although only 1% of the working population is unemployed within the Target Area census tract, 12% of citizens are uninsured and the number of persons living with disabilities is in the 90th percentile nationwide (EPA EJ SCREEN). With uninsured rates 33% higher than the national average, the obvious conclusion for this discrepancy is that many people living within the Target Area are working poor, unable to afford (or are not offered) health insurance through their place of employment (EPA EJ SCREEN; ACS). The resulting inadequate medical care, coupled with environmental threats are leading factors in premature death. In fact, New Albany citizens are 26% more likely to die prematurely than the average U.S. citizen (County Health Rankings (CHR), 2023). Redevelopment following assessment will reduce environmental threats within the Target Area. The additional commercial space will create a competitive job market, offering higher wages for hourly employees. Furthermore, the increase in downtown spending, primarily from outside residents, will allow the City to reinvest tax revenue back into the community, thus providing resources for sensitive populations experiencing financial hardships.

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

In 2022, Mississippi was ranked as having the 2nd worst overall health outcomes and the worst premature death rate in the country by America’s Health Rankings (United Health Foundation). Health outcomes include cancer deaths, cardiovascular deaths, diabetes, disparity in health status, frequent mental and physical distress, infant mortality, and premature death. This statement is backed by statistics published by County Health Rankings (CHR). Considering New Albany’s small population size, state and county data provides the closest available data. As childhood health is a good indicator for a community’s general well-being, consider the March of Dimes 2022 Premature Birth Report Card graded the State of Mississippi as an “F”. The premature birth rate for the state is 15% and the infant mortality rate is 8.3 per 1,000 live births (March of Dimes). Compare the state’s infant mortality rate to the national average of 5.4 to find a discrepancy of 42.3% (March of Dimes). Additionally, according to 2016-2020 data from NIH National Cancer Institute’s State Cancer Profiles, Union County residents experience significantly higher rates of kidney and lung cancer when compared to state and national averages. The County’s kidney and renal pelvis and lung and bronchus cancer incidence rates are 59% and 39% greater than the national average, respectively (NIH State Cancer Profile). Kidney dysfunction and lung impairment

can result from exposure to creosote-treated railroad ties, degreasers used at the Coca Cola Bottling Plant and former dry-cleaning operations at Railroad Headquarters. The successful identification of contaminants will contribute to identifying and mitigating causes of elevated diseases, cancers, and premature death, leading to long-term public health improvements.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues

Although the Target Area (CT 28145950400) is not defined as within a disadvantaged Census Tract, the Target Area directly adjoins and impacts two census tracts that are considered disadvantaged (CT 28145950100 and CT 28145950300). Specifically, these census tracts experience low life expectancy above the 90th percentile, low income above the 65th percentile, and transportation barriers above the 90th percentile (CEJST). The Target Area census tract itself could also be considered at risk of becoming disadvantaged, as it approaches within or close to 15% of the 90th percentile for many of the health indicators and nearly 70th percentile for low income (CEJST). The Target Area being directly adjoined by CTs with these statistics exemplifies the need to support these populations and ensure a stable future for both the Target Area and adjoining areas. Environmental contamination including VOCs, PAHs, ACMs, PCBs, and SVOCs stemming from long vacant and underutilized priority sites endangers the health of the nearby low-income residents and sensitive populations. In fact, residents live as close as 40 feet to the priority sites. The combination of long-term exposures from vacated brownfields as a result of the change in economy, a lack of health insurance coverage in the Target Area, and high minority (47% in the Target Area, EPA EJ SCREEN) and low income rates (49% in the Target Area, EPA EJ Screen) creates longstanding environmental injustices. Additionally, 30% of the Target Area population is youth, under the age of 18 and, as mentioned previously, the Target Area population is in the 85th percentile nationwide for children under the age of 5 (EPA EJ SCREEN). Brownfield sites become attractive nuisances, where children frequently trespass particularly in areas where there is inadequate walkability to nearby parks (due to being cut off by the rail lines/yards). Newborns in minority populations are also disproportionately affected as the rate of preterm births in Mississippi is highest for black infants (17.6% compared to 12.8% for all Mississippi births) (March of Dimes). Lastly, this population’s demographics combined with proximity to sources of contamination place the Target Area in the upper quartile nationwide for five Environmental Justice Indexes, including particulate matter in air (81st percentile), air toxics cancer risk (80th percentile), air toxics respiratory hazard (89th percentile), lead paint exposure risk (81st percentile), and underground storage tank and LUSTs (84th percentile) (EPA EJ SCREEN).

(b) Advancing Environmental Justice

It should be noted no businesses, nor residents will be displaced by these redevelopments. While the Railroad Headquarters will be relocated, they have volunteered to do so, working with the City to relocate to an area that better serves the company, while positioning the current location for new and expanded business opportunities. To minimize the potential for unintended displacement, Main Street will work with the City and community-based organizations to incorporate strategies through planning and visioning that preserve small business opportunities in the Target Area. Main Street will also make concerted efforts to promote local job placement to ensure equitable employment opportunities by partnering with Union County Development Association (see section 2bi/ii). This grant will assist in taking the necessary steps to eliminate environmental hazards by assessing properties that are contaminated and negatively impacting the health of underserved residents. Once hazards are clearly identified and assessed, additional financial resources will be employed (including potential Cleanup Grants and resources listed in 1.c.i) to eliminate exposures and reduce environmental justice concerns. Consequently, we will then be able to reconsider the future of retail and community space for the Target Area, creating increased access to employment and health insurance for residents. Additionally, the redevelopment of all priority sites will create additional tax revenue, allowing for the reinvestment into public programs that benefit New Albany residents. Finally, transforming the railyards into greenspace, with safe pedestrian access into the downtown will decrease exposure to children who may have made it into a makeshift playground and increase access to resources for residents. The elimination of brownfields and associated blight is a huge step in relieving environmental justice burdens faced by our sensitive populations.

b. Community Engagement

i. and ii. Project Involvement and Project Roles

A table with names and contact information for partners providing their commitment to the brownfield program is provided below. Main Street will continually build upon this list to ensure inclusion of all stakeholders.

Organization & Point of Contact	Role
Union County Historical Society Jill Smith, Director (662) 538-0014	The Historical Society is a non-profit organization whose mission is to enrich, and educate the public in the arts, the social, political, cultural, economic, and natural history of Union County, from the earliest times to the present. The Historical Society will assist in identifying historically significant properties during the site selection process, inform on reuse strategies, and catalog and assist in preserving historic artifacts found in priority sites during renovation activities. When appropriate, artifacts will be incorporated into the buildings’ redesigns. Artifacts kept at the Museum will be displayed for public viewing.
Boys and Girls Clubs of North Mississippi Shelby Toole (662)841-6504	Since 1996, Boys & Girls Clubs of North Mississippi has served the community’s youth 6 to 18 years of age and their families year-round. With three New Albany residents on their Board of Directors, the Club offers a voice to residents that have little say in decisions made within their community. Members take part in unique opportunities such as art classes, gardening and culinary courses, professional ballroom dance classes, Cal Ripken athletic camps, theatre camps and field trips that they otherwise would not have the opportunity to participate in. The local Club’s board members plan to actively partner with the New Albany Main Street to give these young residents an opportunity to get involved in their community, obtain education on economic development and brownfields, provide input on what sites and types uses they would like to see associated with brownfield redevelopment. A direct line of communication between organizations though established relationships will ensure the

	partnership is a success.
New Albany and Ripley Railroad Headquarters Nate Henderson (309) 248-0695 nhenderson@pioneerlines.com	First chartered in 1871, the Railroad spans approximately 26.5 miles. The Railroad is a crucial partner for this project as they plan to relocate to make the Railroad District a viable redevelopment. As such, the Railroad will be available to assist with any questions or input the public has on the project. They will also provide input and where appropriate partner on cleanup strategies and funding applications.
Union County Development Association (UCDA) Daleana Mapp, Director (662) 534-4354 daleana@ucda-newalbany.com	UCDA is housed within the New Albany Welcome Center, located two blocks southeast of the Target Area. With a mission to improve the economic well-being and quality of life for Union County citizens, UCDA is committed to providing quality employment opportunities through supporting and recruiting existing and new industries and businesses. As a part of this mission, UCDA conducts citizen outreach by participating in the New Albany Main Street Association’s events, which include, but are not limited to Final Friday: Music @ the Plaza, Cycles, Bikes, and Brews Weekend, Tallahatchie Riverfest Weekend, and Bride of Frankenstein Night Ride of the Tanglefoot Trail. Outreach at these events allows for easy access to many residents, and an opportunity to inform and gather input. Input gathered by UCDA from residents will assist in informing site selection decisions with the City and Main Street, along with community favored reuse plans. Additionally, UCDA will help recruit business owners for properties within the Target Area. Finally, UCDA will assist in community engagement by taking advantage of their location in the Welcome Center; sharing information about the brownfield program with both guests and residents. This will provide a voice and access to for residents to provide public input.
Mississippi Hills National Heritage Area Mary Cates Williams, Executive Director marycates@mshills.org	As one of 55 National Heritage Areas (NHA) in the U.S., MS Hills is a place where historic, cultural, and natural resources combine to form cohesive, nationally important landscape. Designated by Congress in 2009; New Albany Main Street Association falls within this geography and both organizations are mutually supportive, including local cultural events and resources on their webpages. MS Hill NHA will continue to provide support by incorporating relevant information regarding the Association’s brownfield grant online.
Board of Directors of the GM&O Rails to Trails Recreational District of North Mississippi Ray Collins, Chairman (Union County) (662) 489-2415 trailinfo@trpdd.com	The Tanglefoot Trail is governed by the Board of Directors of the GM&O Rails to Trails Recreational District of North Mississippi. The Board is made up of one representative from each of the three counties: Union, Pontotoc, and Chickasaw, in addition to one representative from each of the current municipalities: New Albany, Ecu, Pontotoc, Algoma, New Houlika, and Houston. The Board of Directors is responsible for establishing rules and regulations for the use of the recreational trail and developing, maintaining, and supporting the recreational facility. Three Rivers Planning and Development District serves as the Recreational District’s administrative and fiscal agent. As such, the Board will assist in securing right of way access and help coordinate funding opportunities for the trail’s expansion. The Board will also provide input on upcoming decisions for future brownfield development reuses in order to attract tourists to New Albany.

The EPA, Mississippi Department of Environmental Quality (MDEQ), and Union County Health Department are also established partners and/or will be involved throughout the grant cycle, each contributing to their own capacity. Specifically, MDEQ will be responsible for assisting in community engagement and education, the technical review and approval of documents, including the Generic Quality Assurance Project Plan (GQAPP), as well as assisting the City, Main Street, and grant partners with applicable cleanup incentives.

iii. Incorporating Community Input

Following this grant’s award, a project kick-off meeting will be held. This meeting will provide an opportunity to establish a Brownfield Advisory Committee (BAC) consisting of representatives from local stakeholders. The Committee will review projects and make decisions to prioritize site assessments based upon the hierarchy outlined in Section 1.a.iii. The kick-off meeting will also outline the goals of the grant, how local residents and business owners can provide public input and how the funds can be utilized, ensuring an educated public and allowing for additional community involvement. Ongoing communication throughout the life of the grant will be conducted in a variety of ways, including regularly held public meetings and charettes that are organized in partnership with community organizations such as those listed in 2.b.i.. As a large population of Hispanic people live within New Albany, communication and information will be provided in both English and Spanish. Meetings will be held in person at City Hall to ensure close proximity to the Target Area’s residents. Meetings will be held at hours agreeable to most schedules to ensure a high level of attendance and involvement. Additionally, those that cannot be present during the live meeting, can access the recorded meeting online, at Main Street’s website and/or can utilize a call in number for the meeting. Meetings will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Commentary will be collected through comment cards and via email to the project manager so that affected parties’ input can be captured and documented for use in decision making when selecting and prioritizing sites. These meetings will also be utilized to present potential redevelopment opportunities to interested developers by showcasing available brownfield sites and providing developers technical assistance in obtaining additional financial incentives for planned redevelopment. Input will be considered during public meetings in an open manner that embraces the diversity of the community and focuses on a constructive, forward-looking vision for New Albany. Additional communication regarding grant updates and opportunities will be conducted in a variety of ways including press releases with the local newspaper which will include Daily Journal and New Albany Gazette (online

and in print). Brownfield related announcements will also be featured on Main Street’s and the City’s website, local news stations, and flier distribution via local businesses and community organizations. The following Facebook page will be used as well: “New Albany, Mississippi”, “I Love NA”, and “New Albany Main Street Association”, reaching over 23,800 followers.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight

- i. Project Implementation: General grant management; develop Brownfield Advisory Committee (BAC); Qualified Environmental Consultant (QEC) selection based on a competitive bid process (per 40 CFR 30); meeting facilitation with the BAC, MDEQ, and EPA; required reporting; budget reconciliation.
- ii. Schedule: Quarters 1-16: The BAC will be developed within 1 month of funding and meetings will be held at regular intervals throughout the project. A QEC will be selected within 1-2 months of funding. Quarterly reports will be submitted on a quarterly basis and MBE/WBE reports will be submitted annually. ACRES will be updated throughout the grant period.
- iii. Task Lead: Main Street will oversee this task, with assistance from the BAC and selected QEC
- iv. Outputs: BAC development, 1 Work Plan, 1 Community Involvement Plan, 16 Quarterly Reports, 1 Close-Out Report, regular ACRES reporting, EPA Form 5700-52A for Minority and Women Business Entity Utilization, and Federal Financial Reports SF-425

Task 2: Inventory and Community Outreach

- i. Project Implementation: Develop marketing materials, which will be available online and in hard copy; notify the community of site-specific public information meetings and assessment schedules; advertise for public meeting through online and in-person methods; hold public meetings to solicit input, inform, educate, and update the community regarding assessment and redevelopment activities; provide updates as necessary at local development council meetings. Main Street will also attend various brownfield conferences.
- ii. Schedule: Quarters 1-16: Community outreach will be performed for the duration of the grant period. The first public meeting will be held within 3 months; the 2nd public meeting will be held after the first round of assessments have been completed; the 3rd public meeting will be held after the second round of assessments have been completed; and the 4th public meeting will be held when assessments are nearing completion and reuse planning begins.
- iii. Task Lead: Main Street will oversee this task, with assistance from the BAC, MDEQ, QEC, and community partners.
- iv. Outputs: Public meeting advertisements; press releases and project update reports; educational materials to support public meetings (PowerPoint presentations and handouts); kick-off meeting; 4-6 public meetings; one-on-one meetings with property owners as needed; updated brownfield inventory; attend various brownfield conferences, including two EPA Region 4 Conferences and the National Brownfield Conference.

Task 3: Environmental Site Assessments (ESAs)

- i. Project Implementation: ASTM-compliant Phase I ESAs; Phase II ESAs; MDEQ and EPA reviewed Generic Quality Assurance Project Plan (GQAPP) and Site-Specific Quality Assurance Project Plans (SSQAPPs); Hazardous Material (Haz Mat) Surveys. Costs for these activities include contractual consulting and reporting expenses and printing.
- ii. Schedule: Quarters 1-14: A QAPP will be completed within 1 month of selection. Once approved by MDEQ/EPA, site-specific assessment activities will begin within 1 month. Assessment and reporting will occur throughout the grant period, with the goal of completing assessment activities by quarter 10.
- iii. Task Lead: The QEC will oversee this task, with assistance from Main Street and the BAC.
- iv. Outputs: Priority Sites: 4 Phase I ESAs, 4 Phase II ESAs, 2 Haz Mat Surveys; Additional Sites: 8 Phase I ESAs, 4 Phase II ESAs, 3 Haz Mat Surveys

Task 4: Cleanup Planning and Planning Activities

- i. Project Implementation: Creation of cleanup plans and implementation strategies for developing and utilizing resources; development of Analysis of Brownfield Cleanup Alternatives (ABCAs) for priority sites that require remediation based on Phase II ESA data. The ABCAs will include remedial actions for each identified regulated contaminant that exceeds applicable guidelines. Remedial actions will be compared based on metrics such as cost, feasibility, and effectiveness in protecting human health and the environment. ABCAs will be developed through considering the potential reuse scenario(s) for each site. A public meeting will be held during this reuse planning period to solicit input from the public and community partners; we envision this meeting as a design charettes to encourage public participation. The total estimated budget for this task includes travel to attend meetings with stakeholders related to redevelopment plans, which will incorporate community input, market data, feasibility analysis for various reuse scenarios. The Plans will provide financial projections/estimates, potential leveraging opportunities, incorporate input from project partners, stakeholders, and community members, and respond to the surrounding market and environmental conditions and challenges.
- ii. Schedule: Quarters 5-14: ABCAs will be completed within 3-6 months of finalizing the Phase II ESA reports. The public meeting/design charette will be held after the draft ABCAs are complete, but before they are finalized.
- iii. Task Lead: The QEC will oversee the completion of ABCAs. Main Street will oversee the public meeting/design charettes with assistance from the QEC and BAC.
- iv. Outputs: 4 ABCA reports; 1-3 public meeting/design charette (and associated outreach/presentation materials)

b. Cost Estimates

The following list outlines how costs were derived for each task. Allocation of grant funds is included within the table below.

Task 1: Cooperative Agreement Oversight

- Personnel: 65 hours at an average rate of \$80/hour* = \$5,200 for programmatic costs such as financial and performance reporting. *Personnel costs have been developed based upon prior grant oversight experience.
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost: \$620
- Contractual: 100 hours at an average rate of \$100/hour = \$10,000 to assist in reporting needs throughout the grant’s lifecycle.

Task 2: Inventory and Community Outreach

FY2024 EPA Assessment Grant Application – New Albany Main Street Association, Mississippi

- Personnel: 65 hours at an average rate of \$80/hour* = \$5,200 for outreach coordination and meeting attendance.
- Travel: Estimating one staff member traveling for two national conferences averaging three days each; \$400 registration, \$900/round trip flight, \$200/hotel room per night (assuming 3 nights each), and \$60/day per diem (totaling \$4,160). Additionally, one staff member traveling for two local conferences averaging three days each; \$400 registration, \$100 in gas for travel, \$200/hotel room per night (assuming 3 nights each), and \$60/day per diem (totaling \$2,440) = \$6,720
- Supplies: Office supplies will include a projector, copies, maps, and handouts. Estimated cost: \$620
- Contractual: 100 hours at an average rate of \$100/hour = \$10,000 to assist in both information gathering for growth of the inventory and community engagement presentations.

Task 3: Environmental Site Assessments (ESAs)

- Personnel: 65 hours at an average rate of \$80/hour* = \$5,200 for report reviews and securing site access.
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost: \$620
- Contractual: \$282,000 (56.4% of budget)
 - Priority Sites: \$128,000
 - 4 Phase I ESAs: estimated cost of \$3,500 per ESA = \$14,000
 - 4 Phase II ESAs: estimated cost of \$24,000 per ESA = \$96,000
 - 2 Hazardous Materials Surveys: estimated cost \$10,000 per survey = \$20,000
 - Secondary Sites: \$154,000
 - 8 Phase I ESAs: average estimated cost of \$3,500 per ESA = \$28,000
 - 4 Phase II ESAs: average estimated cost of \$24,000 per ESA = \$96,000
 - 3 Hazardous Materials Surveys: estimated cost \$10,000 per survey = \$30,000

Task 4: Site Specific Cleanup Planning and Planning Activities

- Personnel: 65 hours at an average rate of \$80/hour* = \$5,200 for programmatic expenses associated with cleanup planning, review of reports and meetings.
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost: \$620
- Contractual: \$168,000
 - 4 ABCAs: average estimated cost of \$4,500/ABCA = \$18,000
 - 1 Community-Wide Revitalization Plan: \$150,000 (30% of budget) (EPA estimates a total cost of \$50,000-\$175,000)
 - \$140,000: consulting fees
 - \$10,000: supplies such as mapping, copying, publishing, mailing, etc.

Budget Categories		Project Tasks					TOTAL
		Task 1: Cooperative Agreement Oversight	Task 2: Inventory and Community Outreach	Task 3: Environmental Site Assessments	Task 4: Cleanup Planning and Planning Activities		
Direct Costs	Personnel	\$ 5,200	\$ 5,200	\$ 5,200	\$ 5,200	\$ 20,800	
	Fringe Benefits					\$ -	
	Travel		\$ 6,720			\$ 6,720	
	Equipment					\$ -	
	Supplies	\$ 620	\$ 620	\$ 620	\$ 620	\$ 2,480	
	Contractual	\$ 10,000	\$ 10,000	\$ 282,000	\$ 168,000	\$ 470,000	
	Construction					\$ -	
Total Direct Costs		\$ 15,820	\$ 22,540	\$ 287,820	\$ 173,820	\$ 500,000	
Indirect Costs							
Total Budget (Direct + Indirect)		\$ 15,820	\$ 22,540	\$ 287,820	\$ 173,820	\$ 500,000	

c. Plan to Measure and Evaluate Environmental Progress and Results

Per the requirements of the EPA Assessment Grant, Main Street will submit quarterly reports to the EPA Project Officer. These reports will cover work progress and current status, as well as any difficulties that were encountered, a record of financial expenditures, data results, and anticipated further action. Quarterly reports will also document information regarding a plan to resolve progress if Main Street ever finds itself off track financially or schedule-wise. Main Street will also complete reporting in the ACRES database for each assessment site, noting specific accomplishments, contaminants found, materials impacted, if clean-up activities are required and the progress of said activities, and other resources that have been leveraged to complete the redevelopment of the site. The ACRES database will also be utilized to track job creation and acres of land assessed as part of this grant, as well as the total number of assessments completed and the type of assessment, the amount of funds expended by project, the total project cost, and anticipated jobs created; essentially acting as a tool for both the EPA and Main Street to track and measure the grant's progress in achieving the outputs and eventual outcomes. At the end of the four-year grant period, a final report similar to quarterly reports will be produced.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i., ii., and iii. Organizational Capacity, Structure, and Key Staff

Project intake forms will be utilized to allow each member to review the assessment work proposed and project details such as potential reuse, investment, community input received and leveraging opportunities. Main Street Association's Director and New Albany's Director of Community Development, Billye Jean Stroud, will be the project manager for this grant. Ms. Stroud has served in her current role for over five years, successfully developing and executing targeted strategies to drive business growth among

diverse clients and geographic markets. Within the last six years, she has managed over \$300,000 through the Association. Local volunteer experience includes serving the North Mississippi Boys and Girls Club, the New Albany Garden Club, Union County Unite Board, and the Tanglefoot Trail redevelopment team, giving her a strong connection to various community groups. Ms. Stroud will serve as the point of contact for the EPA and procured environmental consultant, manage the intake process for projects, and organize community involvement activities as previously outlined. Ms. Stroud will be assisted by the Association's long-term volunteer, Betsey Hamilton. Ms. Hamilton will act as the backup grant manager and will monitor fund expenditures, ensure required reporting is completed, and administer the schedule to be outlined within a future work plan. With previous experience in banking, education, and real estate, Ms. Hamilton currently serves on a handful of community organizations. One example includes her role as the Treasurer, board member, and founding member of the Union County Heritage Museum. Throughout her extensive community service, Ms. Hamilton has sharpened her budget management skills, which prove critical in accurately managing grant funds. The combined experience of these key staff will ensure organized, timely, and successful use of EPA Assessment funding.

iv. Acquiring Additional Resources

Main Street has extensive experience managing grant funds and thus will begin the contractor procurement process immediately following the work plan and cooperative agreement approvals with the EPA. The desired consultant will be experienced in brownfield programs including the following services: assisting with Community Brownfield Inventories and Outreach, Phase I and Phase II Environmental Site Assessments (ESAs), Analysis of Brownfield Cleanup Alternatives (ABCAs), and working with state regulators regarding solid waste and brownfield assessment redevelopment planning and remediation. Additionally, the consultant will be expected to prepare the Generic Quality Assurance Project Plan (GQAPP) within the first 60 days of the grant so that proposed assessments and activities are not delayed. These services will be secured in accordance with the EPA's selection protocol and Main Street's established purchasing policies. Standard procedure includes a Request for Qualifications be published for response by qualified firms. Firms will be allotted guidelines with a deadline for submissions, all submissions will be available as public record. Following receipt of proposals, each application will be reviewed by an internal committee composed of Main Street staff and board members and the selected consultant will be recommended to the Main Street Community Development Director for approval via resolution. Main Street will partner with Union County Development Association for additional assistance in promoting the hiring of local community members so that they may participate in employment opportunities in brownfields assessment, cleanup, or redevelopment related to the proposed projects within this application. See Section 2.b.i. and ii. for additional information regarding Union County Development Association's local hiring procedures. Additionally, Main Street and the City have access to resources through the New Albany WIN Job Center, which connects residents with available jobs in the area. As opportunities become available in association with the grant, the WIN Job Center will be updated on those opportunities to ensure access by residents. Lastly, the Northeast Mississippi Community College, located within the City of New Albany, offers on-the-job training access. Should training opportunities that result from the assessments and future reuse of sites become available, this option will be provided through the college.

b. Past Performance and Accomplishments

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

(1) Purpose and Accomplishments

Toyota Motor Manufacturing, Mississippi, Inc.: Playground Initiative Grant: In 2019, the New Albany Main Street Association was awarded a \$47,500 grant to improve the aesthetic and ADA accessibility of the South Central Park at the New Albany Community Center. The funding allowed the Association, with community support, to refresh the playground. Improvements included refurbishing vintage equipment, adding swings, a musical instrument station, safety surfacing, garbage cans, picnic tables, two new brick patios, and landscape elements. Several groups provided in-kind contributions, which included the City of New Albany, the University of Mississippi, Black Student Union, Boys and Girls Club, and Creekmore Landscaping. Additional match funding was provided through various local businesses, which was used to improve the interior of the Community Center. Main Street successfully oversaw and managed all phases of the grant including the application for funds, receipt of funds and hiring of contracts and coordination with volunteers, and the associated reporting and close out of the funding. Required reporting took place through Toyota's reporting system, True Impact. **Heritage Hills: Redevelopment Plan:** The Association applied for and was granted \$40,000 in 2022 to create visual redevelopment plans to spur investments in the dilapidated areas of the Historic Business District of Downtown New Albany. The one year grant was recently completed and required a 50% funding match. The remaining 50% of funding was provided to the Association following completion of the grant. Required grant management included a midpoint grant update, reporting of the final product, submission of invoices, and documentation of procurement processes. Project implementation is currently ongoing. **KABOOM!: Let's Play Construction Grant Program:** New Albany Main Street Association was awarded a KABOOM playground reimbursement grant in 2020. The grant of \$15,000 consisted of \$8,000 from KABOOM! and a discount of \$7,000 from a preferred vendor. Kiwanis additionally matched the grant with \$18,000. Funding was used to upgrade a playground in a historic neighborhood, which now serves children within an underserved Census Tract. All grant conditions were met, and funding was extended within the allotted timeframe. Reporting consisted of submitting invoices, proof of social media promotion, and documentation of procurement processes, following outlined guidelines.

(2) Compliance with Grant Requirements

The Main Street Association has a record of ZERO audit findings, and a record of successful benchmark compliance goals on each grant they have managed. Each grant, some managed concurrently, had different report requirements as outlined in the above section. This included set milestone reporting, final reporting, and reporting via varying systems as implemented by the grantors. Additional requirements included marketing and promotion, meeting grant specific schedules, and ensuring documentation of expenses were accurately maintained and recorded. The required reporting was conducted on time and serves as an integral part of maintaining the grants' overall timely implementation. Main Street is used to working with multiple grants at a time, that have varying schedules for implementation. Because of the Association's track record of successful grant management, Main Street is better positioned to ensure a successful EPA grant and to continue pursuing leveraging opportunities that support the community.

Threshold Criteria – New Albany Main Street Association, Mississippi

1. Applicant Eligibility:

The New Albany Main Street Association (“Main Street”) is a non-profit with status as tax-exempt under section 501(c)(3) of the Internal Revenue Service. See attached documentation.

2. Community Involvement:

Following this grant’s award, a project kick-off meeting will be held. This meeting will provide an opportunity to establish a Brownfield Advisory Committee (BAC) consisting of representatives from local stakeholders. The Committee will review projects and make decisions to prioritize site assessments based upon the hierarchy outlined in Section 1.a.iii. The kick-off meeting will also outline the goals of the grant, how local residents and business owners can provide public input and how the funds can be utilized, ensuring an educated public and allowing for additional community involvement. Ongoing communication throughout the life of the grant will be conducted in a variety of ways, including regularly held public meetings and charettes that are organized in partnership with community organizations such as those listed in 2.b.i.. As a large population of Hispanic people live within New Albany, communication and information will be provided in both English and Spanish. Meetings will be held in person at City Hall to ensure close proximity to the Target Area’s residents. Meetings will be held at hours agreeable to most schedules to ensure a high level of attendance and involvement. Additionally, those that cannot be present during the live meeting, can access the recorded meeting online, at Main Street’s website and/or can utilize a call in number for the meeting. Meetings will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Commentary will be collected through comment cards and via email to the project manager so that affected parties’ input can be captured and documented for use in decision making when selecting and prioritizing sites. These meetings will also be utilized to present potential redevelopment opportunities to interested developers by showcasing available brownfield sites and providing developers technical assistance in obtaining additional financial incentives for planned redevelopment. Input will be considered during public meetings in an open manner that embraces the diversity of the community and focuses on a constructive, forward-looking vision for New Albany. Additional communication regarding grant updates and opportunities will be conducted in a variety of ways including press releases with the local newspaper which will include Daily Journal and New Albany Gazette (online and in print). Brownfield related announcements will also be featured on Main Street’s and the City’s website, local news stations, and flier distribution via local businesses and community organizations. The following Facebook page will be used as well: “New Albany, Mississippi”, “I Love NA”, and “New Albany Main Street Association”, reaching over 23,800 followers.

3. Expenditure of Existing Grant Funds:

Not applicable; The New Albany Main Street Association does not have an existing EPA Brownfield Grant.

4. Contractors and Named Subrecipients:

Not applicable; The New Albany Main Street Association has not selected a contractor nor subrecipient.