



## *Friends of Grenada Chamber Foundation, Inc.*

R04-24-A-021

1. Applicant Identification  
Friends of Grenada Chamber Foundation, Inc. (FGCF)  
95 Southwest Frontage Road  
Grenada, Mississippi 38901
2. Funding Requested
  - a. Assessment Grant Type: Community-wide
  - b. Federal Funds Requested: \$500,000
3. Location
  - a) City of Grenada b) Grenada County c) Mississippi
4. Target Area and Priority Site Information
  - Target Area: Census Tracts 28043950300, 28043950400, and 28043950500
  - Priority Site Information:
    - Federal Compress – 706 3<sup>rd</sup> Street, Grenada, Grenada County, MS, 38901
    - Pioneer Land & Cattle Company – 800 2<sup>nd</sup> Street, Grenada, Grenada County, MS, 38901
    - Penneco Hosiery – 1261 South Martin Luther King Jr. Boulevard, Grenada, Grenada County, MS, 38901
5. Contacts
  - a. Project Director  
Matthew Harrison  
CEO, Grenada Chamber of Commerce  
662-226-2571  
[matthew@grenadameansbusiness.com](mailto:matthew@grenadameansbusiness.com)  
Grenada Chamber of Commerce  
95 Southwest Frontage Road, Grenada, MS 38901
  - b. Chief Executive/Highest Ranking Elected Official  
Roger Givens  
President, Friends of Grenada Chamber Foundation, Inc  
662-229-9502  
[roger@grenadameansbusiness.com](mailto:roger@grenadameansbusiness.com)  
Friends of Grenada Chamber Foundation, Inc  
95 Southwest Frontage Road, Grenada, MS 38901
6. Population  
City of Grenada: 12,675 (US Census: 2017–2021 American Community Survey)

*95 Southwest Frontage Road, Grenada, Mississippi 38901*

*Office: 662.226.2571*

*Work, Play, and Live in Grenada!*



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7. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2, 3, 4
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3-4
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.	4
At least 30% or more 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.	8, 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.	N/A

8. Letter from the State or Tribal Environmental Authority

See attached.

9. Releasing Copies of Applications

Not Applicable.



# State of Mississippi

TATE REEVES  
Governor

## MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

October 30, 2023

Mr. Matthew Harrison  
Chief Executive Officer  
Friends of Grenada Chamber Foundation, Inc  
95 Southwest Frontage Road  
Grenada, MS 38901

**RE: EPA Brownfield Grant Application Acknowledgement  
FY24 104(k) Community-Wide Assessment Grant  
Friends of Grenada Chamber Foundation, Inc**

Dear Mr. Harrison:

The Mississippi Department of Environmental Quality (MDEQ) hereby acknowledges that Friends of Grenada Chamber Foundation, Inc. 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 Foundation's 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 Friends of Grenada Chamber Foundation, Inc 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 Foundation'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

POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL: (601) 961-5171 • FAX: (601) 354-6612 •  
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## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**a. Target Area and Brownfields** i. Overview of Brownfield Challenges and Description of Target Area: The mission of Friends of Grenada Chamber Foundation, Inc. (FGCF) is to develop future business and community leaders to foster and promote trade and commerce in the Grenada, Mississippi, area. FGCF works closely with the Greater Grenada Partnership (GGP) to achieve this mission for the citizens of the City of Grenada (City) and Grenada County (County). The City has a long history of successful manufacturing, retail, agricultural production, and commerce that eventually led to social, economic, and environmental hardship triggered by industrial shifts and outsourcing. Grenada was officially established as a town in 1836 when it became a stop on the Mississippi Central Railroad. The town quickly grew as a trading center due to its strategic location on the railroad, attracting businesses and settlers. Cotton became a significant crop in the region, and Grenada's economy thrived due to the cotton trade. In the early 20<sup>th</sup> century, Grenada continued to be an agricultural center, with cotton and soybeans as major crops. The City's economy diversified in the mid-20<sup>th</sup> century with the growth of industries such as manufacturing and retail. The **Federal Compress** (priority site 1), **Pioneer Land and Cattle Company** (priority site 2), and **Pennaco Hosiery** (priority site 3) facilities opened in the mid-20<sup>th</sup> century as part of the City's expansion of its agricultural and manufacturing industry sectors. But with the outsourcing of these industry sectors in the late 1990s and into the 2000s, businesses shuttered, jobs were lost, and environmental concerns from past industrial practices created vacancy, blight, and brownfield challenges.

**The geographic boundary for this application is the city limits of Grenada. The target area will include census tracts (CTs) 28043950300, 28043950400, and 28043950500, which are Justice40 Disadvantaged Communities per the Climate and Economic Justice Screening Tool (CEJST).** The target area focuses on the Downtown District (DTD) and the US Highway 51/Martin Luther King Jr. Boulevard Corridor (MLKC). This target area is a focus for City leadership because a thriving downtown and highway corridor is necessary for the entire community to prosper. The DTD and MLKC are the heart of the city, which embodies its history, hosts its most distinctive buildings, and is distinguished by its compact form. Unfortunately, the target area is full of potential brownfield sites with the three priority sites bookending the target area. The FGCF and its community partners will use this grant to advance the **Grenada County Build Better Together 2040 Plan** (Plan). The Plan's "Five Pillars for Success" include Policy and Government, Community Mapping and Planning, Industrial Growth and Expansion, Community Development, and Workforce Development. This grant will assist FGCF with assessment and planning for the appropriate reuse of abandoned and blighted target-area commercial and industrial properties. With the help of the Brownfield Grant, the FGCF intends to address the abandoned and derelict properties, environmental concerns, and reestablish a thriving present-day downtown and main roadway corridor to promote sustainable economic growth.

ii. Description of the Priority Brownfield Site(s): Within the target area, there are over a dozen abandoned, dilapidated commercial and industrial properties, such as gas stations, warehouses, restaurants, and storage buildings. Most of these properties were developed during the mid-1950s and likely contain **asbestos-containing materials (ACM) or lead-based paint (LBP)**. Due to the unknown conditions of **underground storage tank (UST)** systems located on gas station properties, the potential exists for hazardous fuels to penetrate subsurface and ground water sources. The **FGCF** will work with target-area residents to identify additional sites through a grant-funded site inventory followed by the creation of an evaluation ranking tool that will prioritize additional identified brownfield sites.



**Friends of Grenada Chamber Foundation, Inc.  
FY2024 US EPA Brownfields Assessment Grant**

The **first priority site**, the **Federal Compress**, is at **706 3<sup>rd</sup> Street** in the eastern portion of the City's DTD. The Federal Compress site (**6.75 acres**) is made up of three vacant structures. These include an abandoned, dilapidated one-story, 190,000-square-foot (sq. ft.) mostly brick structure used for ginning, packaging, storing, and brokering cotton from the late 1950s to around 2010; a dilapidated cotton house structure; and an abandoned, dilapidated warehouse. The site is not secured by any fences and is accessible to the public at any time. The site is surrounded by the abandoned Pioneer Land and Cattle Company facility, a church, a low-income residential neighborhood, and the Illinois Central Railroad. Environmental concerns include the potential for **volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), nitrates, pesticides, total petroleum hydrocarbons (TPHs) for oils and fuels, and metals**. Based on the relative age of the site structures, there is also a high likelihood that ACM and LBP were used during construction. The priority site is located within **FEMA flood zone AE** near the Yalobusha River. **FGCF has received approval from the current property owner to assess the site.**

The **second priority site** is the abandoned **Pioneer Land and Cattle Company (Pioneer Beef)** facility at **800 2<sup>nd</sup> Street** in the eastern portion of the DTD. Pioneer Beef operated from 1954 until it closed in 2010. This 19.6-acre site is surrounded by the **Federal Compress** facility, undeveloped land, and the Yalobusha River. The site includes five dilapidated brick and metal structures totaling approximately 63,000 sq. ft. The site is accessible to the public due to a metal chain link fence with outward-slanting barbed wire running along the southern boundary of the site that is in poor condition, including some places where it is lying on the ground. The site is in a pedestrian walking area close to a church, low-income neighborhood, and downtown businesses. The Pioneer Beef facility was used to slaughter, process, package, and ship various beef products. Environmental concerns include the potential for **VOCs, SVOCs, TPH, and possibly metals**. Based on the relative age of the site structures, there is a high likelihood **ACM and LBP** were used in construction. The priority site is within **FEMA flood zone AE**. **FGCF has received approval from the current property owner to assess the site.**

The **third priority site** is the abandoned and mostly burned down **Pennaco Hosiery Mill** (8.3 acres) at **1261 S. Martin Luther King Jr. Boulevard**. The site operated from the late 1950s until 2004 manufacturing, packaging, and distributing women's hosiery products. The facility is surrounded by a low-income neighborhood, a cemetery, and various active commercial properties in a highly visible area with heavy foot traffic. The mill consists of three structures totaling approximately 30,750 sq. ft. The large structure on the east is in complete disrepair, constructed of concrete, with over half of the existing structure completely unsecured and fully accessible to pedestrians and children. The other two structures, located in the northwest portion of the site, are in fair but aging condition, constructed of metal, and associated with the former factory outlet and appear to be secured with locked glass doors. Environmental concerns include the potential for **VOCs, SVOCs, TPH, and possibly metals**. Based on the relative age of the site structures, there is a high likelihood **ACM and LBP** were used in construction. It is important to note that this priority site was previously included in a Brownfield Grant application submitted and awarded to the North Central Mississippi Planning and Development District in FY22, along with a number of sites outside of the Grenada area. **To date, no assessment activities have been performed under the grant, and this disadvantaged community desperately needs to have this site redeveloped to provide needed services to the community and to address health and safety concerns from the dilapidated site.** Therefore, this site remains a very high priority for the FGCF. **FGCF has received approval from the current property owner to assess the site.**



iii. Identifying Additional Sites: FGCF will focus on identifying sites for assessment throughout the target area's three **Justice40 Disadvantaged** CTs. In preparation for this grant application, FGCF conducted a target-area windshield survey and identified over a **dozen** potential brownfield sites. During this grant project, a more in-depth grant-funded site inventory and evaluation ranking criteria process (Budget Task 2) will be established as FGCF will work diligently with target-area residents to identify and prioritize sites within the **underserved** community. Those properties will be researched further by FGCF staff using the property appraiser's website. The evaluation criteria used to determine which sites are added to the inventory will be based on community need, project partner and resident input, and CEJST and US Census data to ensure underserved communities benefit from the project. In the event all target-area sites have been addressed with grant funding, **FGCF will work with project partners and residents throughout the geographic boundary of the city limits to identify abandoned and underused properties**. FGCF will apply the established evaluation ranking criteria (focusing on the underserved) to determine the order in which sites will be addressed.

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans: With the help of FGCF, the **Grenada County Build Better Together 2040 Plan** was developed with the input of local business professionals, nonprofit leadership, community leaders, and many residents to ensure the future success of the City. The Plan is intended to guide future development, redevelopment, and community enhancement efforts through 2040 with its "Five Pillars for Success." The five pillars include Policy and Government, Community Mapping and Planning, Industrial Growth and Expansion, Community Development, and Workforce Development. The Plan has goals for the **DHD and MLKC target-area revitalization**, increased tourism, affordable housing, added retail and basic-need services within the community, increased local employment, and increased walkability of the community.

The **Federal Compress** and **Pioneer Beef** area will be redeveloped into **affordable housing, green space**, and commercial mixed-use options. Knowing that both sites are located within a FEMA flood plain, the FGCF will work with developers to ensure reuse addresses the flood zone and is resilient for many generations to come. The projected reuse of the **Pennaco** priority site will be the new location for **Spain's Supermarket**, a local discount grocery store that has been servicing the target area since 1983. The target area is considered a **USDA Food Desert**, and the expansion of this local grocery store will enhance its capability to provide affordable food to this **underserved, disadvantaged population**, while providing more local jobs and economic opportunity to the target area. All the planned redevelopment at the priority sites ties into the Plan's five pillars of success for the betterment of the community.

ii. Outcomes and Benefits of Reuse Strategy: The desired assessment and redevelopment of the **Federal Compress, Pioneer Beef, and Pennaco priority sites** into affordable housing, green space, commercial, retail, and mixed-use options will provide a great economic benefit. Outcomes stemming from this project include but are not limited to increased **local employment options** (economic benefit), **increased tourism** (economic benefit), **a sustainable and healthier environment** (noneconomic benefit), **walkable community with additional green space** (noneconomic), **access to healthy food options** (noneconomic), **increased tax base and property values** (economic), **new business/retail opportunities** (economic), creating **new affordable housing opportunities** (noneconomic), and reinvesting a **sense of community pride** (noneconomic) back into this **disadvantaged** community. With reinvestment into their community, residents will see opportunities for an improved quality of life that will change the future for many generations to come.





The FGCF will encourage priority-site and target-area redevelopment to use **energy-efficient sources and renewable energy, including solar, wind, and renewable natural gas**, as part of its redevelopment strategy. This will also include **climate adaptation/mitigation capacity and resilience** in the redevelopment plans for the Federal Compress and Pioneer Beef priority sites as they are located within a FEMA flood zone. By adding additional green space in these identified flood areas, residents will benefit from additional outdoor recreation space while flood zone requirements are addressed. FGCF will work with developers to ensure the investment is protected from major flood events caused by global warming and that the revitalized area is resilient for generations to come.

**c. Strategy for Leveraging Resources** i. Resources Needed for Site Reuse: FGCF is a nonprofit organization and is eligible to apply for county, state, and federal grant funding. The FGCF is making every effort to secure additional funding to further its Brownfield Program redevelopment goals. Community Development Block Grant (CDBG) funds are available for the removal of blight, demolition, infrastructure, and affordable housing redevelopment. The Mississippi Department of Environmental Quality Brownfield Program can provide funding for additional assessments that may be needed. The US Economic Development Administration (EDA) and the Delta Regional Authority (DRA) award grant funding for infrastructure improvements. Once sites are assessed, the FGCF will apply for EPA Brownfield Cleanup funding as needed.

ii. Use of Existing Infrastructure: The on-site structures and associated utilities are aged and will require substantial redevelopment due to the size and complexity of the priority sites. FGCF will complete **two infrastructure evaluations** to aid in evaluating the existing infrastructure needs to redevelop the Federal Compress and Pioneer Beef priority sites. The FGCF will apply for US EDA and other federal funding sources to make any improvements and, if needed, will work with the County to ensure infrastructure needs for redevelopment are met.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. Community Need** i. The Community's Need for Funding: The target area is home to a relatively small and shrinking population of **10,402** people.<sup>1</sup> The target area is composed of three Justice40 Disadvantaged CTs. This impoverished target-area population has a **low median household income of \$30,447** and **low per capita income of \$20,107**, much lower than the national averages (US \$69,021/\$37,638).<sup>1</sup> In addition, the target area has an average **poverty rate of all people at 34% (US 13%), of all families with children under 18 of 50% (US 14%), and unemployment rate of 7.5% (US 5.5%).**<sup>1</sup> CEJST reports the target-area **low income in the 85<sup>th</sup> percentile** along with **unemployment levels in the 56<sup>th</sup> percentile**.

In addition to high poverty rates, the FGCF and their partners lack available funding for environmental assessments that would be necessary to redevelop this **underserved** community. Unfortunately, this nonprofit operates on grant funding with the entire FGCF budget allocated for salaries and economic services. The FGCF lacks the funding for assessments that would allow for redevelopment, but EPA Brownfield Assessment Grant funding will serve as a critical initial step in identifying environmental risks, spur revitalization, break the cycle of poverty, and establish a stronger community.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: The target-area **sensitive populations** are those **living below poverty, minorities, and the youth and elderly populations. Over 67% of the target-area population are Black residents (US 13%), and the youth and elderly make up over 46% (US 42%).**<sup>1</sup> An elevated number of underserved residents in the disadvantaged target area rely on **government food assistance at 16% (US 11%).**<sup>1</sup> When

<sup>1</sup> US Census: 2017–2021 American Community Survey



you combine these statistics with the following poverty data it is clear the target area is in need of revitalization: **living below the poverty level are 31% of all families (US 9%), 53% of families with female head of household (US 25%), 64% female head of household with children under the age of 18 (US 34%), and 54% of all people under the age of 18 (US 17%).**<sup>2</sup>

The target area also suffers from several **welfare issues** such as access to **affordable housing and access to transportation**. Within the target area, the average **monthly rent is \$710 (US \$1,163)**, and the average median value of a home is \$102,000 (US \$244,900).<sup>Error! Bookmark not defined.</sup> Even with the low cost of monthly rent and low home values, the community is suffering as a significant portion of their annual income goes to cover housing costs. CEJST reports the target area to be in the **59th percentile of low-income households spending more than 30% of their income on housing**. To make matters worse, the target area ranks in the **78th percentile for potential of LBP** according to the EJ Screen Report. Access to transportation in the target area has been identified as a **critical service gap** according to the EJ Screen Report. Over **447 households do not have access to a vehicle**,<sup>Error! Bookmark not defined.</sup> and the disadvantaged target area ranks in the **50th percentile for transportation barriers** for average relative cost and time spent on transportation.<sup>3</sup> This makes it more difficult for residents to have access to local job opportunities and to obtain healthy food. Exacerbating this issue is that the target area is in a **USDA Food Desert**.<sup>4</sup>

Redevelopment of the three target-area priority sites will allow better connectivity for residents to pursue **additional local job opportunities** with new commercial and industrial businesses being built within the area, provide new affordable housing opportunities, provide **access to fresh food** from the new grocery store, and **create new green space and walkability throughout without the need for a vehicle**. The Brownfields Grant will help build a sense of pride while addressing blight and abandoned areas and contributing to the FGCF's overall strategy to increase the quality of life for all residents.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Grenada has a long history in the manufacturing and agricultural industries, creating environmental concerns and an increase in adverse health conditions. The priority brownfield sites and the potential for contaminants like **ACMs, LBPs, VOCs, SVOCs, TPH, and possibly metals** are all causes for concern for this underserved community.

Sensitive populations face a higher risk of disease and negative health conditions such as **cancer and asthma** due to the hazardous conditions at brownfield sites. **CEJST reports** the average share of people who have been told that they **have asthma** is in the **82nd percentile**. **The EJ Screen Report for asthma risk** places the target area in the **78th percentile** for the state. The age-adjusted incidence **rate for cancer** in Grenada County is **539.2** per 100,000, which is much higher than the state, which is 465.4.<sup>5</sup> The target-area buildings are of the greatest concern due to the age and the possibility of **LBP and ACM**. The target area ranks in the **78th percentile for potential of LBP**.<sup>3</sup> LBP and ACM are linked to severe health and development issues in infants and children, and exposure can result in cancer and asthma issues. **The EJ Screen Report** shows the target-area **cancer risk** ranking in the **69th percentile**. The target area also demonstrates health concerns with an **87th percentile** ranking for **low-life expectancy**.<sup>3</sup> The disadvantaged target area is also in the **96th percentile for proximity to Superfund sites**,<sup>4</sup> meaning the count of proposed or listed Superfund sites within five kilometers is high. By partnering with the EPA Brownfield Grant

<sup>2</sup> US Census: 2017–2021 American Community Survey

<sup>3</sup> Climate and Economic Justice Screening Tool (CEJST)

<sup>4</sup> EJ Screen Report

<sup>5</sup> [www.statecancerprofiles.cancer.gov](http://www.statecancerprofiles.cancer.gov)





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funding for site assessments, FGCF will be able to identify all the potential target-area contaminants that can exacerbate these underlying health conditions for the sensitive populations, mitigating serious health concerns to promote a healthier lifestyle.

(3) Environmental Justice (a) Identification of Environmental Justice Issues: The target area for this Brownfield Grant is comprised of **three CEJST-identified Disadvantaged CTs**. These **underserved communities** have suffered from years of blight and environmental hazards as growth and prosperity have happened around them. Vacant, abandoned buildings, empty lots with potential environmental concerns, abandoned gas stations, and more make up the target area and have led to the loss of a tax base, declining evaluations, and diminishing population. **EJ Screen socioeconomic and environmental indicators show residents suffer from extremely low income, high unemployment rates, lack of transportation options, and distressed neighborhoods**. The target areas are in the **85<sup>th</sup> percentile in low income, 56<sup>th</sup> percentile in unemployment, and 85<sup>th</sup> percentile in poverty**. In addition, the target area is in the **70<sup>th</sup> percentile for particulate matter, 82<sup>nd</sup> percentile for traffic proximity, 96<sup>th</sup> percentile for Superfund proximity, and 84<sup>th</sup> percentile for USTs in the state**. These disadvantaged residents will thrive if given the opportunity to change their community and watch it grow and prosper. With the help of a Brownfields Assessment Grant, FGCF will be able to continue to reduce the EJ issues facing these sensitive populations.

(b) Advancing Environmental Justice: With the changing economic times and roles of the core target-area industries, businesses have faded away and left their abandoned footprints. With the help of Brownfield Assessment Grant funds, FGCF will finally be able to address the environmental issues that are plaguing its community and its **underserved** residents. The proposed reuse of the priority sites as **commercial/industrial, retail, affordable housing, green space, and a grocery store** will enhance the health and well-being of residents and remedy many environmental and socioeconomic justice issues affecting the target-area community. Redevelopment of the target area and priority sites will focus on **Biden’s Justice40 memorandum** by addressing the following **disadvantaged variables**: low income and persistent poverty, high unemployment, high housing cost burden and substandard housing, distressed neighborhoods, and disproportionate environmental stressor burden. The priority sites are currently abandoned, and **no businesses or residents will be displaced due to any redevelopment**. If one of the site assessments involves a relocation or displacement, the City and FGCF will work directly with the property owner/business to assist in finding a new location.

**b. Community Engagement i. Project Involvement & ii. Project Roles:**

<b>Name of Org</b>	<b>Point of Contact</b>	<b>Specific involvement in the project or assistance provided</b>
City of Grenada	Mayor Billy Collins ████████████████████ 662-226-8820	The City oversees all local government activities with a mission of creating and enriching the community. It will assist with <b>site identification, future site reuse planning, and site inventory assistance</b> .
Grenada Tourism Commission (GTC)	Gary Worsham ████████████████████ 662-614-4500	The GTC helps promote the City and works with the community to make Grenada a great place to visit. They will assist with <b>future site reuse planning, community outreach, and education activities</b> .
Greater Grenada Partnership (GGP)	Sherri Jones <a href="mailto:info@grenadameansbusiness.com">info@grenadameansbusiness.com</a> 662-226-1741	The GGP assists in economic development, tourism, and helps promote Grenada. They will assist with <b>future site reuse planning, community outreach, and education activities</b> .
Burning Bush Missionary Baptist Church	MS. Reverend S.L. Blake 662-809-0072	This local church located within the target area will provide support for the project through <b>community education and outreach</b> .



iii. Incorporating Community Input: FGCF recognizes the importance of including community residents and stakeholders throughout project planning and implementation, especially those underserved residents most affected by the project. A Community Involvement Plan (CIP) will be created to outline the planned community engagement activities, schedule, project background, and key players. The CIP will be made available for review at FGCF’s office and website and will ensure engagement with the target area’s community.

To educate residents about the Brownfield Program and to help identify potential brownfield sites in the target area, FGCF will perform community outreach and review the suggested brownfield sites provided by community members during quarterly meetings. The **Brownfield Project Team** will review and evaluate comments and community input during quarterly meetings, recording all community member suggestions and information in the minutes and posting them on the City’s Brownfield Program website. All suggestions and input will be addressed on an individual basis within a week and promptly posted to FGCF’s website as well as multiple social media platforms associated with the City or County for further public review. The Brownfield Project Team will maintain a site inventory of the suggested brownfield sites and will review the list routinely. The community and Brownfield Project Team will work together to prioritize sites based on community need and the City’s Brownfield Program goals. Priority will be given to those sites that most benefit **underserved**, sensitive populations in the target area.

FGCF’s CIP will incorporate several forms of media. Brownfields updates will be posted to multiple social media platforms associated with the City or County in addition to the FGCF’s webpage. FGCF will provide resident interaction via website and social media as an alternative to in-person community engagement. FGCF will disseminate Brownfield Project information through signage in government buildings, press releases, and local newspapers and will update organizations and community members through community education meetings held throughout the target area and charrettes/visioning sessions. All educational materials will have the names and contact information of FGCF’s Brownfield Program Team and will be posted on their brownfield webpage, facilitating community-member contact with Brownfield Project Team members.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Description of Tasks/Activities and Outputs:**

<b>Task 1: Outreach</b>	
i	<i>Project Implementation:</i> The FGCF’s Brownfield (BF) Project Director will develop a Community Involvement Plan (CIP), outreach materials, BF Project website, and social media posts with the assistance of the Environmental Contractor (EC). Staff will lead the community meetings to keep the public informed about project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts), office supplies, and software to manage the grant.
ii	<i>Anticipated Project Schedule:</i> CIP created in the 1 <sup>st</sup> quarter. Community meetings held the 1 <sup>st</sup> and 3 <sup>rd</sup> quarters Years 1–3 and the 1 <sup>st</sup> quarter of Year 4. Website and outreach materials created in the 1 <sup>st</sup> quarter and posted quarterly throughout the grant.
iii	<i>Task/Activity Lead:</i> FGCF: Matthew Harrison, BF Project Director
iv	<i>Outputs:</i> CIP, BF Website, 7 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA required Quarterly Reports.
<b>Task 2: Site Inventory &amp; Assessment</b>	
i	<i>Project Implementation:</i> The FGCF BF Project Executive will work with target-area residents during community meetings to create a thorough site inventory for assessment. Once a list is compiled, the EC will work with FGCF staff to create an evaluation ranking tool, with the help of residents, to determine the order in



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	which the sites will be addressed, with sites in <b>underserved</b> areas being prioritized. The EC will conduct Environmental Site Assessment (ESA) activities at sites, starting first with the three priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii	<i>Anticipated Project Schedule:</i> Community meeting held in the 1 <sup>st</sup> quarter will continue the preliminary inventory process that began with this application. Evaluation ranking process and assessment activities begin in the 2 <sup>nd</sup> quarter and continue throughout the grant project.
iii	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the FGCF: Matthew Harrison, BF Project Director.
iv	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List, 13 Phase I ESAs, 1 Generic QAPP, 7 Phase II ESAs including SS-QAPPs, Site Access Agreements, and Property Eligibility Determinations
<b>Task 3: Remediation/Reuse Planning</b>	
i	<i>Project Implementation:</i> For projects identified for cleanup, the EC will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. The EC will assist FGCF in hosting charrettes/visioning sessions to be held for key properties. A planner will create a BF Revitalization Plan, a Site Reuse Assessment, and Infrastructure Evaluations for the Federal Compress and Pioneer Beef priority sites.
ii	<i>Anticipated Project Schedule:</i> Plans & Charrettes begin in the 6 <sup>th</sup> quarter and continue throughout the grant.
iii	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the FGCF: Matthew Harrison, BF Project Director.
iv	<i>Outputs:</i> 4 ABCAs, 2 Vision Sessions/Charrettes, 1 BF Revitalization Plan, 1 Site Reuse Assessment, and 2 Infrastructure Evaluations
<b>Task 4: Programmatic Support</b>	
i	<i>Project Implementation:</i> The FGCF will procure an EC to assist with the BF Grant Project. The FGCF's BF Project Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The EC will assist FGCF in completing ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the four-year term of the grant. The FGCF staff travel budget allows for two staff to attend three national/regional/grantee BF training conferences/workshops.
ii	<i>Anticipated Project Schedule:</i> ACRES Reporting begins in the 1 <sup>st</sup> quarter, and Quarterly Reporting begins in the 2 <sup>nd</sup> quarter and continues throughout the grant. Annual Reporting/Forms created in the 5 <sup>th</sup> , 9 <sup>th</sup> , and 13 <sup>th</sup> quarters and during final closeout.
iii	<i>Task/Activity Lead:</i> FGCF: Matthew Harrison, BF Project Director
iv	<i>Outputs:</i> ACRES Database Reporting, 4 Annual Financial Reports, 16 Quarterly Reports, 4 MBE/WBE Forms, Programmatic Support for the four-year grant period. Two staff to attend three conferences.

**b. Cost Estimates:** Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks*. The budget for this project includes personnel, travel, supplies, and contractual costs only. **Fifty-seven percent (57%)** of the budget will be spent on site-specific work through the Site Inventory & Assessment Task and **thirty-three percent (33%) on eligible areawide planning** through the Remediation/Reuse Planning Task. **Personnel is budgeted at \$51 per hour** for staff to manage the grant. **Task 1 Outreach: Personnel:** Staff assistance with update of CIP (40hrs), outreach documents (40hrs), and community meetings (30hrs x 7 meetings) \$14,790. **Contractual:** Community Involvement Plan \$1,000 (10hrs x \$100); Brownfield Website, Outreach Brochure/Handouts, Social Media Posts \$1,000 (10hrs x \$100); 7 Community Education Meetings \$2,000 (20hrs x \$100). **Supplies:** Outreach Supplies \$575 (printed brochures \$100 [100x\$1.00]; printed display boards \$375 [3x\$125]; notebooks, paper,



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pens, other miscellaneous office supplies \$100). **Task 2 Site Inventory & Assessment:** Personnel: Staff support of site inventory \$510 (10hrs); staff support of 1hr review per assessment report \$1,581 (31 reports). Contractual: Potential Brownfield Site Inventory and Evaluation Ranking Tool Creation \$9,000 (60hrs x \$150); 13 Phase I ESAs \$5,500 each for a total of \$71,500, 1 Generic QAPP \$5,500; 7 Phase II ESAs including SS-QAPP at \$28,000 each for a total of \$196,000. **Task 3 Remediation/Reuse Planning:** Personnel: Staff support vision sessions \$1,530 (15hrs x 2 events); 2hrs review per cleanup/planning document \$714 (7 reports). Contractual: 4 ABCAs \$5,500 each for a total of \$22,000; 2 Vision Sessions/Charrettes \$5,000 (\$2,500/meeting); 1 Site Reuse Assessment \$30,000 (Planner: 150hrs x \$150; Market Analysts: 10hrs x \$125; Environmental Professional: 50hrs x \$125); 1 Brownfields Revitalization Plan \$75,000 (Planner: 200hrs x \$150; Market Analysts: 180hrs x \$125; Environmental Professional: 180hrs x \$125); 2 Infrastructure Evaluations at \$15,000 each for a total of \$30,000 (Engineer: 200hrs x \$150). **Task 4 Programmatic Support:** Personnel: Staff support of grant activities \$15,300 (300hrs). Contractual: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the four-year grant period \$5,000 (40hrs x \$125). Travel: Two staff to attend three conferences \$12,000 (flights at \$800, 3 nights in hotel at \$300/night, incidentals and per diem at \$100/day [3 days] x 2 attendees x 3 events).

Category	Tasks				Totals
	<i>Outreach</i>	<i>Site Inventory &amp; Assessment</i>	<i>Remediation/Reuse Planning</i>	<i>Programmatic Support</i>	
Personnel	\$14,790	\$2,091	\$2,244	\$15,300	\$34,425
Travel				\$12,000	\$12,000
Supplies	\$575				\$575
Contractual	\$4,000	\$282,000	\$162,000	\$5,000	\$453,000
<b>Total Budget</b>	<b>\$19,365</b>	<b>\$284,091</b>	<b>\$164,244</b>	<b>\$32,300</b>	<b>\$500,000</b>

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

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability** i. Organizational Capacity, ii. Organizational Structure, & iii. Description of Key Staff: Friends of Grenada Chamber Foundation, Inc. (FGCF) is a 501(c)(3) nonprofit organization tasked with undertaking economic development, redevelopment, and reinvestment initiatives and will oversee the Brownfield Program. Currently, FGCF and Grenada Chamber (Chamber) staff oversee grants procured by the US EDA, DRA, and the US Department of Agriculture (USDA), demonstrating they are more than capable of handling a new EPA





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Brownfield Grant. **Mr. Matthew Harrison**, CEO, will act as the **Brownfield Project Director**. Mr. Harrison became CEO in 2017. Prior to this appointment, he served as a business relationship executive in various organizations focusing on existing business expansions, workforce development, and new economic development for communities in North America and internationally. He will be responsible for the day-to-day activities, timely and successful expenditure of funds, and completion of administrative and financial requirements of the Brownfields Program. **Ms. Allyson Coleman** will serve as the **Brownfield Project Manager** and will assist Mr. Harrison with the administration of FGCF's Brownfield Program. Her day-to-day duties include project management, grant management, and community partnership in her role of Chief Operating Officer since 2020. Before starting this role, she was a Community Resource and Economic Development Extension Agent for Mississippi State University Extension Service in Yalobusha County, Mississippi, where she managed community and economic development initiatives, volunteer development, marketing, and community events coordination. The **Brownfield Finance Director** will be **Ms. Cathey Wrenn**. She has served in her position of Office Manager/Executive Assistant since 2022. She has over 20 years of management experience. Ms. Wrenn is proficient in accounting software, online banking service, accounting, payroll, accounts payable, and reporting and will be responsible for managing the finances and drawdowns through ASAP.gov for this project. A qualified environmental contractor will assist with the technical portions of the project.

iv. Acquiring Additional Resources: Using local contracting requirements and procurement processes, FGCF will procure a qualified environmental contractor to assist with technical and reporting portions of the Brownfield Community-wide Assessment, in addition to any other contractors needed to complete the project. Procurement procedures will comply with both local contracting and procurement processes and with EPA requirements for "Professional Service," including 2 CFR §§ 200 and 1500. FGCF will promote strong practices, local hiring, and will link members of the community to potential employment opportunities for all brownfield-related redevelopment via community outreach practices and project updates to project partners.

**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: FGCF is a new nonprofit (two years old) that operates under the Chamber of Commerce and that, with the same staff, has decades of experience administering grants. In 2022, FGCF was awarded and is currently administering a \$50,000 reimbursable grant through USDA's Rural Partners Network as the lead partner in their state. The grant is split between the three community networks and is for support of "signature projects" within the network. As the lead agency for their community network, FGCF is currently using this grant to build regional partnerships, host regional grant writing workshops, identify critical areas of need and potential projects, and looking to hire technical specialists to assist with writing funding requests for these identified special signature projects.

(2) Compliance with Grant Requirements: The FGCF has a history of compliance with grant work plans, schedules, and terms and conditions and has an excellent history of timely reporting with the USDA grant. The Brownfield Project Team is skilled in project management and will monitor all grant activities to ensure compliance with all financial reporting requirements. Staff will be able to manage a Brownfield Grant as well as maintain all outputs in the ACRES system.





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Threshold Criteria**



## **Threshold Criteria**

### **1. Applicant Eligibility**

- a. Friends of Grenada Chamber Foundation, Inc. (FGCF) is eligible for the EPA Brownfields Assessment Community-wide Grant as a tax-exempt entity under section 501(c)(3) of the Internal Revenue Code. Please see attached documentation.
- b. FGCF is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

### **2. Community Involvement**

FGCF recognizes the importance of including community residents and stakeholders throughout project planning and implementation, especially those underserved residents most affected by the project. A Community Involvement Plan (CIP) will be created to outline the planned community engagement activities, schedule, project background, and key players. The CIP will be made available for review at FGCF's office and website and will ensure engagement with the target area's community.

To educate residents about the Brownfield Program and to help identify potential brownfield sites in the target area, FGCF will perform community outreach and review the suggested brownfield sites provided by community members during quarterly meetings. The **Brownfield Project Team** will review and evaluate comments and community input during quarterly meetings, recording all community member suggestions and information in the minutes and posting them on the City's Brownfield Program website. All suggestions and input will be addressed on an individual basis within a week and promptly posted to FGCF's website as well as multiple social media platforms associated with the City or County for further public review. The Brownfield Project Team will maintain a site inventory of the suggested brownfield sites and will review the list routinely. The community and Brownfield Project Team will work together to prioritize sites based on community need and the City's Brownfield Program goals. Priority will be given to those sites that most benefit **underserved**, sensitive populations in the target area.

FGCF's CIP will incorporate several forms of media. Brownfields updates will be posted to multiple social media platforms associated with the City or County in addition to the FGCF's webpage. FGCF will provide resident interaction via website and social media as an alternative to in-person community engagement. FGCF will disseminate Brownfield Project information through signage in government buildings, press releases, and local newspapers and will update organizations and community members through community education meetings held throughout the target area and charrettes/visioning sessions. All educational materials will have the names and contact information of FGCF's Brownfield Program Team and will be posted on their brownfield webpage, facilitating community-member contact with Brownfield Project Team members.

### **3. Expenditure of Existing Grant Funds**

FGCF affirms that they do not have an open EPA Brownfields Assessment or Multipurpose Grant.



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**4. Contractors and Named Subrecipients**

Not Applicable.