



# CITY OF BOGALUSA

Administrative Offices • Post Office Drawer 1179 • Bogalusa, LA 70429-1179  
 Phone: (985) 732-6213 Fax: (985) 735-9308 [www.bogalusa.org](http://www.bogalusa.org)

## 1. Applicant Identification

City of Bogalusa  
 202 Arkansas Ave.  
 Bogalusa, LA 70427

## 2. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$500,000

## 3. Location

- a) City of Bogalusa b) Washington Parish c) Louisiana

## 4. Target Area and Priority Site Information

- Target Area: Census Tracts 22117950900 and 22179951000 – Richardson Town
- Priority Site Information:
  1. Downtown Storefronts – 502 South Columbia Street, Bogalusa, Louisiana 70427
  2. Former Restaurant and Bar – 1315 South Columbia Street, Bogalusa, Louisiana 70427

## 5. Contacts

### a. Project Director

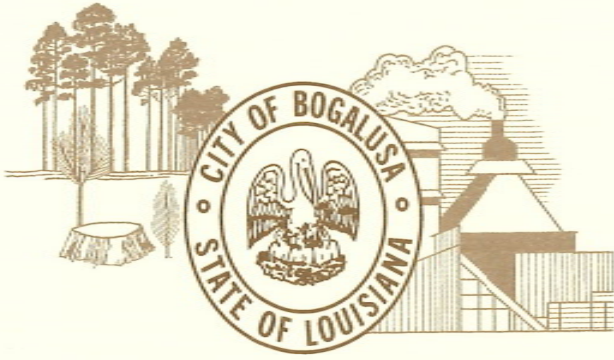
Landon Tims, Grant Manager  
 (985) 732-6213  
[Landon.tims@bogalusa.org](mailto:Landon.tims@bogalusa.org)  
 PO Box 1179, Bogalusa, LA 70427

### b. Chief Executive/Highest Ranking Elected Official

Tyrin Z. Truong, Mayor  
 (985) 732-6200  
[mayor@bogalusa.org](mailto:mayor@bogalusa.org)  
 202 Arkansas Ave., Bogalusa, LA 70427

## 6. Population

City of Bogalusa: 10,921 (US Census: 2017–2021 American Community Survey)



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## 7. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	4
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.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
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.	NA
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 attached.

## 9. Releasing Copies of Applications

Not Applicable.



State of Louisiana  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
OFFICE OF ENVIRONMENTAL ASSESSMENT

October 27, 2023

Landon Tims  
Director, Community Development  
City of Bogalusa  
PO BOX 1179 Bogalusa, La 70427

RE: Louisiana Department of Environmental Quality acknowledgement of Bogalusa's FY24 Community-Wide Brownfield Assessment Grant Application to the U.S. Environmental Protection Agency

Dear Mr. Tims:

Thank you for your efforts to enhance Louisiana's environment, economy, and quality of life by addressing environmental concerns at vacant and underutilized sites in your community through the Brownfields Program. The Louisiana Department of Environmental Quality (LDEQ) acknowledges Bogalusa's application for a Community-Wide Brownfields Assessment Grant to address sites in Bogalusa including the Poplas neighborhood, the Terrace neighborhood, and Richardson Town under the federal Small Business Liability Relief and Brownfields Revitalization Act and the Brownfields Utilization, Investment and Local Development Act, and recognizes that Bogalusa will be conducting assessment activities in LDEQ's jurisdiction. In addition to providing regulatory oversight of your projects, LDEQ can provide technical assistance to your Brownfield Program as resources permit.

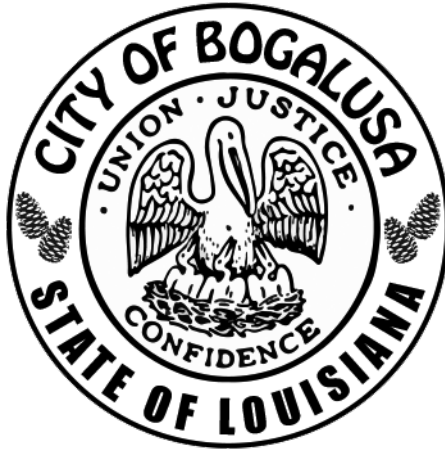
We look forward to partnering with you to facilitate the redevelopment of Brownfield sites in Louisiana! Please contact me at (504) 736-7069 or [Rebecca.Otte@LA.gov](mailto:Rebecca.Otte@LA.gov) if you have any questions or need further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca Otte".

Rebecca Otte  
Brownfields Coordinator  
Remediation Division, Office of Environmental Assessment

cc: Imaging Operations – IAS AI 178641



**City of Bogalusa, LA  
FY24 Brownfields Assessment Grant  
Narrative**





## **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 Bogalusa (City), Louisiana, was founded in 1906 by the Southern Lumber Company to support the operation of a new sawmill, which at the time was the largest in the world.<sup>1</sup> By 1938, the local supply of yellow pine was exhausted. The sawmill closed and was replaced by paper mills and chemical operations. Industry in Bogalusa flourished for decades, and the town reached its peak population around 1960. In subsequent years, changes in the lumber and chemical industries resulted in a long, slow decline in operations, jobs, and city population. The 2020 Census reported the population of Bogalusa was 10,659, a 13% decline from the previous census and less than half its peak population of 21,423 in 1960.<sup>2</sup> As a result of **declining population** and **dwindling jobs**, the City suffers from high rates of **poverty and unemployment**. As population waned, the number of abandoned properties increased, and the City is now dotted with **blighted structures**. The industrial history of the town has resulted in a **high incidence of respiratory illnesses, heart disease, and cancer**. These issues are magnified by **poor access to medical care**.

As a company town founded in the Deep South at the beginning of the 20<sup>th</sup> century, segregated neighborhoods for workers were the norm, and Bogalusa was no exception. The City enforced **neighborhood segregation** for decades before the rise of the Civil Rights Movement and the abolition of Jim Crow. As a result, City neighborhoods today are still effectively divided, with most African American residents living on the eastern and southern sides of the industrial centers.

Within the **geographic boundaries, the 9.5-square-mile city limits**, three distinct neighborhoods all need revitalization: the Poplar Neighborhood, the Terrace Neighborhood, and Richardson Town. As a starting point for overall revitalization efforts, the **target area for this grant project will be Richardson Town**, which includes the downtown area around Columbia Street and the neighborhood immediately south. The **target area is comprised of two Climate Economic Justice Screening Tool (CEJST) Justice40 Disadvantaged Census Tracts** (22117950900 and 22179951000). This area, historically one of the segregated African American neighborhoods, has some of the highest rates of poverty, unemployment, blight, and incidence of health issues in the City. A Brownfield Grant would enable the City to address the long-standing social and environmental justice issues that have plagued the City.

ii. Description of the Priority Brownfield Site(s): The declining population over the past 60 years has left the City with dozens of blighted properties, most of which likely contain **asbestos and/or lead paint** and pose significant physical and environmental hazards to the community. Many of these properties are primed for assessment and redevelopment due to tax delinquency or existing relationships between the City and the property owners. Two sites have been identified and selected for their strategic location and their potential to immediately benefit residents within the target area. Site access negotiations are ongoing for both priority sites, and the City will continue to negotiate with property owners as more brownfield sites are identified, prioritized, and added to site inventory. The City will discuss site selection and reuse plans with project partners to integrate the properties into the City's Brownfield Revitalization Plan, which will be developed as a part of this grant.

**Downtown Storefronts – 502 South Columbia Street**: This 0.5-acre site consists of seven parcels with five contiguous structures, all in **states of disrepair**. The site is within walking distance of multiple residential areas and also positioned in the heart of downtown near both existing businesses and other vacant structures, making it an **ideal location for a new community**

<sup>1</sup> <https://web.archive.org/web/20140715192354/http://www.lib.lsu.edu/special/findaid/g3225.html>

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



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**center.** Past use of the site was commercial, with multiple storefronts. All of the dilapidated storefronts have been vacant for varying numbers of years and are currently accessible with no fencing to prevent entry. Some parts of the structures have long since collapsed, while other parts are in a state of more active decay. With parts of the building visibly unsound and unsecured, the site presents a **serious physical hazard** to residents. The age of the buildings indicates a high likelihood for **asbestos and lead-based paint** present in the building materials. By assessing and demolishing this site, the City will both remove a serious hazard and meet the needs of residents in new ways with a strategically located community center in a safer and more walkable area.

**Former Restaurant and Bar – 1315 South Columbia Street:** This 0.8-acre site is an abandoned former restaurant and bar located on the eastern edge of a dense residential area and just south of commercial development. The site consists of two dilapidated buildings of 4,000 square feet and 5,400 square feet with boarded-up windows and debris littered throughout. The City has identified this site as an excellent location for a **new health clinic**. The **high incidence of respiratory disease, heart disease, and cancer** combined with the entire City's status as **medically underserved** makes the issue of accessible health care paramount for target-area residents. Past use of the site has been commercial, with the most recent use being the operation of a large restaurant and bar. The building is currently **unsecured with no fences** to prevent access. The age of the building makes it likely to contain **asbestos and lead-based paint** in its building materials, which, in conjunction with the accessibility of the site, renders it a serious environmental hazard. Given the proximity of both residential and commercial spaces, there is significant foot traffic in the area, highlighting both the need to address the environmental hazard and the opportunity to capitalize on the potential for community benefit.

iii. Identifying Additional Sites: After all sites within the target area have been fully assessed, the City will solicit input from project partners and City residents to identify additional abandoned or vacant sites throughout the City. Properties will be researched using the Parish Assessor's website and evaluated using the evaluation ranking tool created during the Site Inventory Task. Priority will be assigned based on consideration of the greatest need by the most **underserved populations** as well as the greatest benefit to City residents. Greatest need among the underserved populations will be determined by US Census data on poverty and low-income levels. The City will utilize the CEJST to identify the most **underserved** communities and **disadvantaged census tracts**. CEJST combined with feedback from residents will help the City identify the particular issues faced by residents in a given area, whether it be high rates of health issues, legacy pollution and environmental justice, or low income and high rates of unemployment.

**b. Revitalization of the Target Area** i. Reuse Strategy and Alignment with Revitalization Plans: Residents needs are numerous, and the number of potential brownfield sites across the city is enormous. Having elected a new mayor, the City plans to update a 2015 Comprehensive Resiliency Plan, with an estimated completion in 2023, to put before the City Council for adoption. Priorities for the City include revitalizing downtown, addressing issues of blight and substandard housing, encouraging economic growth and job creation, increasing access to health care, and improving overall quality of life. City leaders recognize the need to take a methodical approach to revitalization within the target area. Therefore, a **Brownfield Revitalization Plan** will be created to ensure a successful strategy that addresses community needs and economic goals.

The proposed reuse of the **Downtown Storefronts priority site** aligns with City priorities by removing large, blighted structures from the highly visible, walkable downtown area. A new **community center** would enable the City to provide services for residents in a central location. Downtown is home to existing businesses and many abandoned and vacant buildings.



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Redeveloping this priority site will spur further investment along the same downtown stretch, improving the functionality and walkability of the downtown for residents of the target area. Redeveloping the **Former Restaurant and Bar priority site** as a **medical clinic** aligns with City goals to address blight, gain access to medical care, and the need for jobs. This will also spur development of vacant land, giving the City an avenue to encourage the creation of affordable housing and commercial spaces that will provide jobs and increase access to local amenities.

ii. Outcomes and Benefits of Reuse Strategy: The target area is burdened by **poverty and blight**; is in desperate need of **better health care, jobs, and a community center**; and at the same time is primed for revitalization. Redeveloping the **Downtown Storefronts** as a community center will provide **noneconomic benefits** to residents. Its location within a block of a residential area and the developed downtown will connect residential and commercial areas, making the area safer and more walkable while giving residents a place to gather, recreate, and interact. It will give the City a venue for providing services to residents such as after-school or adult education, job retraining, and administration of community-based programs. As a public amenity, a community center would use **energy-efficient** designs while providing residents with vital services. The reuse would also provide **economic benefits** by making the downtown a more attractive location for commerce. New businesses will bring jobs for residents and an increased tax base, better equipping the City to provide the basic public services on which all residents rely.

The redevelopment of the **Former Restaurant and Bar** will have both **economic and noneconomic benefits** by providing a local source of **medical care** and by providing **new jobs**, two critical areas of need for residents. **Energy efficiency** will be incorporated into all development designs of the new medical facility. This site is located on a stretch of South Columbia Street that is home to a substantial undeveloped area, and redevelopment of the priority site could serve to stimulate further development along that thoroughfare, bringing even greater **economic benefit** to the target area. The site is situated on the eastern border of a large residential area that includes a large, nearly two-acre plot directly west of the priority site that is undeveloped. The redevelopment of the **Former Restaurant and Bar Priority site** could provide a **noneconomic benefit** by encouraging the development of dedicated **greenspace** between the residential and commercial areas. **Greenspaces** provide a beautiful and functional amenity to residents, improving quality of life and encouraging healthy lifestyles while also providing a walkable link to a health clinic and a commercial area of the target area. The use of renewable energy sources would be encouraged in the design of any greenspace as well as both the **Downtown Storefronts** and the **Former Restaurant and Bar** priority sites. One effect of climate change is more extreme weather patterns such as severe, prolonged heat waves. This effect is often magnified by the realities of poverty and absence of a strong local economy. Extreme heat can exacerbate existing medical conditions such as **asthma or heart disease**, both of which occur in the target area at extremely high rates. The **economic benefits** of this project will put critical resources into the hands of residents in the form of **new jobs** and access to **medical care** and give the City the benefit of an increased individual and business tax base. Those resources will increase the community's capacity for **climate adaption** by providing residents with the means to obtain better medical care and living conditions suited to handle extreme weather patterns and providing the City the means to provide better services to those **underserved** residents.

c. **Strategy for Leveraging Resources** i. Resources Needed for Site Reuse: As a local government, the City is striving to further its revitalization goals by pursuing state and federal grant funding as well as public-private partnerships. The City has received a \$500,000 line of credit from the **State of Louisiana Capital Outlay Act** to help pay for a new community center, the



intended reuse of the **Downtown Storefronts Priority Site**. Additional funding options include the Louisiana Department of Environmental Quality's (LDEQ) **Brownfield Cleanup Revolving Loan Fund**, LDEQ's **Targeted Brownfield Assessment (TBA) Program**, and a **Community Development Block Grant (CDBG) for the removal of blight through demolition**. In early 2021, the Louisiana Division of Administration (LDOA) Office of Community Development announced availability of brownfield funding for future assessment and remediation. The City will apply for **EPA Brownfield Cleanup Grant funding for remediation** of sites as needed to further redevelopment.

ii. Use of Existing Infrastructure: Currently, the existing infrastructure (water, roads, sidewalks, power) throughout the target area and at both priority sites is sufficient for redevelopment. If additional infrastructure is needed, the City will pursue state and federal funding sources.

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

a. **Community Need** i. The Community's Need for Funding: Bogalusa strives to meet the needs of residents with an eye toward growth and prosperity. However, progress is severely hindered by the growing need to address blight alongside a severely reduced tax base, limiting the resources available to the City. Of the small population of **10,921 people, approximately 2,200 reside within the target area**.<sup>3</sup> Of all target-area residents, **32% live below the poverty line, more than double the national average (13%)**.<sup>3</sup> Economic struggles are further evidenced by **extremely low per capita and median household income (\$14,695/\$29,916)** (US \$37,638/\$69,021).<sup>3</sup>

These statistics highlight long-standing issues for the target-area community. The City was built on the **milling and chemical industries**, intertwined with a sordid history of **segregation**, which has contributed to the burden of residents. As industry in the City waned and population, jobs, and overall income decreased, the community became further burdened by blight. The severe reduction in the tax base has wreaked havoc on the City's budget, which is entirely taken up paying for basic public amenities such as fire and emergency services, road maintenance, and water and sewerage. Raising funds for additional projects through taxes is virtually impossible. An **EPA Brownfield Grant** would inject critical resources necessary to jump-start revitalization, bringing not only the tangible benefits of financial capital but also a new sense of hope for **underserved** residents.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: Within the **target area**, the **sensitive populations** include both **impoverished, minorities, children, and women**. **African Americans** make up **43% of the population** (US 13%).<sup>3</sup> Poverty is a serious issue with **32% living below the poverty line** (US 13%).<sup>3</sup> **Children**, in particular, face dire circumstances, with **44% living in poverty** (US 17%).<sup>3</sup> **Families live in poverty at a rate of 26%** (US 9%), but **families with single female heads of household** are particularly vulnerable, with **45% living below the poverty line** (US 25%).<sup>3</sup> The **unemployment rate among adults** in the target area is high at **16%** (US 6%).<sup>3</sup> In addition, target-area **unemployment as a percentage of labor force ranks in the 97<sup>th</sup> percentile** in the country.<sup>4</sup>

The prevalence of blight throughout the **target area** has resulted in numerous, ongoing physical and environmental hazards for residents. Decay and collapse of blighted structures can result in physical harm as well as exposure to harmful **asbestos and lead-containing materials**, adding to the myriad of health issues in the City historically linked to its industrial operations. Compounding the health issues, Bogalusa is a **medically underserved** area.<sup>5</sup> Access to basic amenities and community services is low, with few places to walk or recreate outdoors, contributing to a sedentary lifestyle. A large portion of the **City is a USDA Food Desert** and, compounding the

<sup>3</sup> US Census: 2017–2021 American Community Survey

<sup>4</sup> Climate and Economic Justice Screening Tool

<sup>5</sup> EPA EJ Screen Report





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issue, **51% of households in the target area rely on food stamps** (US 11%).<sup>6</sup> By addressing blight, the City can remove a major source of physical and environmental hazards for residents while making way for businesses to redevelop without fear of environmental hazards, bringing new jobs in proximity to residents. The reuse of the second priority site as a medical clinic will meet a critical need for residents and encourage further redevelopment in the area, especially affordable housing in proximity to a critical source of health care. These issues of poverty, employment, blight, safety, and access to health care can begin to be addressed with the help of a Brownfield Grant, intervening in residents' lives to help break the cycle of poverty.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Within Richardson Town, blight is common, and the **sensitive populations** that reside in the target area are paying a steep price in health and safety. **Lead-based paint and asbestos** exposure associated with aging structures poses heightened risks to sensitive populations, especially in the target area's African American populations, children, and those living below the poverty line. **The target area is in the 91<sup>st</sup> percentile for lead-based paint.**<sup>7</sup> Exposure to lead can lead to severe health issues as well as **developmental defects in children and infants**. **Asbestos** is associated with many health concerns, most commonly **cancer**. Both priority sites contain aging structures likely to contain **asbestos and/or lead-based paint** and thus exacerbate known health issues within the target area.

Cancer rates in Louisiana for those under the age of 65 (253 per 100,000) are notably higher than the national average (225 per 100,000), but **Washington Parish, home to Bogalusa, is among the highest, with an incidence of 276 per 100,000 (census tract health data not available).**<sup>8</sup> The history of unhealthy industrial practices in the City has left its mark, with the **target area ranking in the 90<sup>th</sup> percentile in the US for NATA Cancer Risk.**<sup>7</sup> In addition to cancer, residents of the target area also experience high rates of respiratory and autoimmune diseases. The target area ranks in the **93<sup>rd</sup> percentile for respiratory hazards and 91<sup>st</sup> percentile for people who have been told that they have asthma** within the US.<sup>9</sup> In addition, **Washington Parish has an asthma incidence among children of 9%,<sup>10</sup> (US 6%).<sup>11</sup> Asbestos and lead, common in the structures that typify brownfield sites, are known to cause or worsen conditions of both asthma and various cancers.**

Blighted properties impact communities by making residents hesitant to spend time outside in their neighborhoods walking or exercising due to safety concerns. **The target area ranks in the 90<sup>th</sup> percentile for heart disease,<sup>7</sup>** which correlates to sedentary lifestyles and lack of exercise. A **2023 County Rankings Health Report** ranked parishes in Louisiana by Health Outcomes, which considered length and quality of life, and Health Factors, which considered health behaviors, clinical care, social and economic factors, and physical environments. **Of 64 parishes, Washington was ranked 60<sup>th</sup> for Health Outcomes and 52<sup>nd</sup> for Health Factors.**<sup>12</sup> All the numbers and statistics related to health and wellness in this application are factored into this ranking, confirming the grave reality faced by residents of Bogalusa, especially within the target area. A Brownfield Grant will give the City the means to directly address these issues by assessing and remediating hazardous sites as well as promoting better access to medical care and making an improved quality of life accessible for sensitive and **underserved** populations.

(3) Environmental Justice (a) Identification of Environmental Justice Issues: Richardson Town (**Justice40 Disadvantaged Census Tracts 22117950900 and 22179951000**) is a prime example

<sup>6</sup> US Census 2017–2021 American Community Survey

<sup>7</sup> EPA EJ Screen Report

<sup>8</sup> <https://statecancerprofiles.cancer.gov/incidencrates/states/louisiana/washington-parish>

<sup>9</sup> Climate and Economic Justice Screening Tool

<sup>10</sup> <https://www.lung.org/research/sota/city-rankings/states/louisiana/washington-parish>

<sup>11</sup> [https://www.cdc.gov/asthma/most\\_recent\\_national\\_asthma\\_data.htm](https://www.cdc.gov/asthma/most_recent_national_asthma_data.htm)

<sup>12</sup> [https://www.countyhealthrankings.org/sites/default/files/media/document/CHR2022\\_LA\\_0.pdf](https://www.countyhealthrankings.org/sites/default/files/media/document/CHR2022_LA_0.pdf)



of an *underserved community in a former industrial area*. Residents experience **high poverty and extremely low income** while living in a deeply **distressed neighborhood** due to historic issues of blight, job loss, and nearby industrial contamination. The **disproportionate environmental stressor burden** from past industrial practices contributes significantly to the myriad of health issues the in the community. Residents have been subjected to **disproportionate and cumulative negative impacts** related to industrial contamination, job loss as industries changed, and a long, slow decline in prosperity for both the target area and the City as a whole. The **EPA EJ Screening report** places the target area in the **83<sup>rd</sup> percentile for low income and 82<sup>nd</sup> percentile for unemployment rate in the US**, highlighting the need for redevelopment for the City’s sensitive populations. As a company town founded in the Deep South in the early 20<sup>th</sup> century, the City designed workforce **neighborhoods to be segregated**, and although the City has long since rejected that policy, the geographical impact from the City’s founding remains. The sordid history of the target area as a **segregated neighborhood** has had a **significant disproportionate and cumulative impact** on those who reside there. The racial history in conjunction with the negative environmental consequences of industry over the decades has caused potential investors to pass over Richardson Town, leaving the issues of **blight, unemployment, poverty, and racial injustice** unaddressed. As a result, this historically segregated neighborhood has become dotted with potential brownfield sites. The hazardous substances of **asbestos and lead** commonly found in aging structures can cause serious health issues for sensitive populations, which are then compounded by **poor access to health care** as a **medically underserved community**.

(b) Advancing Environmental Justice: With Brownfield Grant funding, the City will finally have the means to begin to address the long-standing **issues of environmental justice** through site assessment and remediation. By injecting new resources to address blight and industrial contamination, and encourage new developments and job creation, this grant will place the City on a trajectory for greater economic and social opportunity for **underserved** residents and has the potential to drastically change the lives of all who reside in the target area. **Although none of the planned redevelopment is expected to displace existing residents or businesses**, the City will use strategies designed to mitigate and/or minimize any potential displacement.

**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>
Bogalusa Rebirth	Wendy Williams (985) 735-7283 <a href="mailto:savebogalusa@bellsouth.net">savebogalusa@bellsouth.net</a>	Bogalusa rebirth is a <b>grassroots</b> organization whose goals are to address poverty and blight in Bogalusa by providing affordable housing to families. They will assist with <b>site identification and prioritization</b> .
Washington Parish Econ. Devp Foundation (WPEDF)	Ryan Seal (985) 735-7565 <a href="mailto:rseal@wedf.com">rseal@wedf.com</a>	The WPEDF relates to businesses throughout the region and seeks to facilitate an intensive program of economic and industrial development in an effort to create new job opportunities for residents. They will assist with <b>future reuse planning</b> and <b>outreach</b> to local businesses.
Bogalusa Rotary Club	Larry Miller (985) 516-2431	The Bogalusa Rotary Club is a <b>community-based</b> group that aims to help the community through service projects, networking, and leadership development. They will assist with <b>community outreach</b> .
Bogalusa Parks, Rec, and Culture Commission (BPRCC)	Tiffany Carney (985) 750-3905 [REDACTED]	The BPRCC seeks to enhance the lives of residents by providing diverse, healthy, and affordable leisure, recreational, and cultural experiences. They work to preserve open spaces and historical resources to grow and enrich the community life. The commission also acts in an advisory capacity to the mayor and Parks Department. They will assist with <b>site identification and outreach</b> .



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iii. Incorporating Community Input: The City understands that informing the public and gathering their input is essential to furthering redevelopment initiatives as well as ensuring that residents are heard and understood. To that end, a Community Involvement Plan (CIP) will be created to explain planned community engagement activities and provide a project schedule, a project background, and the key players. It will be available for review at the City Hall. The City will hold the planned community meetings and engagement activities within the identified target area of Richardson Town. These events will be promoted in print on the back sides of City water bills, which already disseminate information to residents, as well as on printed handouts, in announcements in the local journal, *The Bogalusa Daily News*, and in online posts. The City will host in-person and online meetings and will record and publish all input and suggestions from target-area residents. The City’s outreach, community meetings, and information regarding the Brownfield Program will focus on the **underserved community** of the target area as well as the community organizations and target-area stakeholders. The City will review and respond to all comments, questions, and requests posed by citizens in meetings or online publication, and if follow-up is needed, the City will contact the individuals to further discuss their comments.

The City will hold brownfield informational sessions for local community leaders, project partners, developers, and citizens. These sessions will define brownfields and discuss the City’s anticipated success with its Brownfield Program efforts, identify potential sites within the target area, and describe how target-area residents and project partners can be involved in the process. The City will use multiple forms of media to communicate information about the Brownfield Program to ensure a wider reach throughout the community. The City will use social distancing or meetings will move to an online format if health concerns arise. In addition, City staff will provide project information during the regularly scheduled City and community educational meetings.

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

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

<b>Task 1: Programmatic Support</b>	
i.	<i>Project Implementation:</i> The City’s Brownfield Project Director will procure an environmental contractor (EC) to assist with the Brownfield Grant Project. The parish’s Brownfield 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 the City in completing ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all Programmatic Support for the four-year term of the grant. The City staff travel budget allows for two staff to attend three national/regional/grantee brownfield training conferences.
ii.	<i>Anticipated Project Schedule:</i> ACRES Reporting begins the 1 <sup>st</sup> quarter & Quarterly Reporting begins the 2 <sup>nd</sup> quarter and continues throughout the grant. Annual Reporting and Forms created in 5 <sup>th</sup> , 9 <sup>th</sup> , and 13 <sup>th</sup> quarters and final closeout.
iii.	<i>Task/Activity Lead:</i> City: Mr. Landon Tims, Grant Manager, Brownfield 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>Task 2: Outreach</b>	
i.	<i>Project Implementation:</i> The City’s Brownfield Project Director will develop a Community Involvement Plan (CIP), outreach materials, brownfield project website, and social media posts with the assistance of the EC. City staff will lead the community meetings to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts), office supplies, and software to manage the grant.
ii.	<i>Anticipated Project Schedule:</i> CIP created within 3 months of award. Community Meetings held 1 <sup>st</sup> & 3 <sup>rd</sup> quarter (Y1–3), and 1 <sup>st</sup> quarter (Y4). Website/outreach materials created 1 <sup>st</sup> quarter and posted monthly throughout grant project.
iii.	<i>Task/Activity Lead:</i> Mr. Landon Tims, Grant Manager, Brownfield Project Director
iv.	<i>Outputs:</i> CIP, Brownfield Website, 7 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA required Quarterly Reports.
<b>Task 3: Site Inventory</b>	



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i.	<i>Project Implementation:</i> The City’s Brownfields Project Director will work with the residents living in the target area during community meetings to create a thorough site inventory for assessment. Abandoned and underused properties identified by the residents of the target area will be researched further by parish staff using the property assessor's website. Once a list is compiled, the EC will work with parish staff to create an evaluation ranking tool with the help of residents to determine the order in which the sites will be addressed.
ii.	<i>Anticipated Project Schedule:</i> Community meeting in 1 <sup>st</sup> quarter will continue the preliminary inventory process which began with this application. Evaluation ranking process begins 3 <sup>rd</sup> quarter & continues throughout the grant project.
iii.	<i>Task/Activity Lead:</i> Mr. Landon Tims, Grant Manager, Brownfield Project Director
iv.	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List
<b>Task 4: Assessment</b>	
i.	<i>Project Implementation:</i> The EC will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting first with the two priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii.	<i>Anticipated Project Schedule:</i> Assessment activities begin 2 <sup>nd</sup> quarter and will 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 City: Mr. Landon Tims, Grant Manager, Brownfield Project Director.
iv.	<i>Outputs:</i> 15 Phase I ESAs, 1 Generic QAPP, 8 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.
<b>Task 5: Remediation/Reuse Planning</b>	
i.	<i>Project Implementation:</i> For projects identified for cleanup, the consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs and determining site appropriate remediation/reuse planning to reduce health/environmental risks. The EC will assist the City in hosting charrettes/visioning sessions to be held for key properties. A planner will create Site Reuse Assessments and a Brownfield Revitalization Plan.
ii.	<i>Anticipated Project Schedule:</i> Plans & Charrettes begin the 6 <sup>th</sup> quarter and will 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 City: Mr. Landon Tims, Grant Manager, Brownfield Project Director
iv.	<i>Outputs:</i> 6 ABCAs, 3 Vision Sessions/Charrettes, 2 Site Reuse Assessments, 1 Brownfield Revitalization Plan.

**b. Cost Estimates:** Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards discussed with local environmental consultants 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-three (53)% of the budget will be spent on site-specific work through the Assessment Task.**

**Task 1 Programmatic Support:** Personnel City Staff support of grant activities \$4,000 (\$50 x 80hrs); Contractual: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the four-year grant period \$24,000 (192hrs x \$125); Travel: Two staff to attend three training events/conferences \$12,000 (flights at \$800, 3 nights in hotel at \$300/night, incidentals and per diem at \$75 per day [4 days] x 2 attendees x 3 events). **Task 2 Outreach:** Personnel: City Staff support of grant activities \$2,000 (\$50 x 40hrs); Contractual: CIP \$4,000 (32hrs x \$125), Brownfield Website, Outreach Brochure/Handouts, Social Media Posts \$3,000 (24hrs x \$125), 7 Community Education Meetings \$10,500 (84hrs x \$125; \$1,500/meeting); Supplies: Outreach Supplies \$500 [printed brochures \$220 (220 x \$1.00/each), printed display boards \$180 (3 x \$60), miscellaneous office supplies \$100]. **Task 3 Site Inventory:** Personnel: City Staff support of grant activities \$2,000 (\$50 x 40hrs); Contractual: Potential Brownfield Site Inventory and Evaluation Ranking Tool Creation \$10,000 (80hrs x \$125). **Task 4 Assessment:** Personnel: City Staff support of grant activities \$1,000 (\$50 x 20hrs); Contractual: 15 Phase I ESAs \$3,500 each for a total of \$52,500, 1 Generic



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QAPP \$5,500, 8 Phase II ESAs including SS-QAPP at \$26,000 each for a total of \$208,000. **Task 5 Remediation/Reuse Planning:** Personnel: City Staff support of grant activities \$1,000 (\$50 x 20hrs); Contractual: 6 ABCAs at \$6,000/each for a total of \$36,000; 3 Vision Sessions/Charrettes \$6,000 (\$2,000/meeting); 1 Brownfields Revitalization Plan at \$78,000 (Planner: 270hrs x \$150; Market Analysts: 150hrs x \$125, Environmental Professional: 150hrs x \$125); 2 Site Reuse Assessments \$40,000 (\$20,000/assessment = Planner: 85hrs x \$150; Market Analysts: 36hrs x \$125; Environmental Professional: 22hrs x \$125).

Category	Tasks					Totals
	<i>Programmatic Support</i>	<i>Outreach</i>	<i>Site Inventory</i>	<i>Assessment</i>	<i>Remediation/Reuse Planning</i>	
Personnel	\$4,000	\$2,000	\$2,000	\$1,000	\$1,000	\$10,000
Travel	\$12,000					\$12,000
Supplies		\$500				\$500
Contractual	\$24,000	\$17,500	\$10,000	\$266,000	\$160,000	\$477,500
<b>Total Budget</b>	<b>\$40,000</b>	<b>\$20,000</b>	<b>\$12,000</b>	<b>\$267,000</b>	<b>\$161,000</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 City’s internal Brownfields 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, the City has countermeasures in place to address this problem such as monthly calls to their EPA Project Officer and, if needed, will create a Corrective Action Plan.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability** i. Organizational Capacity, ii. Organizational Structure, & iii. Description of Key Staff: The City has demonstrated through current and previous grant opportunities its commitment and competence to manage all opportunities to benefit their community. The City has formed an internal **Brownfields Project Team** with the support of capable and skilled staff and dedicated community members. Mr. Landon Tims will serve as **Brownfield Project Director**. Mr. Tims currently serves the City as Director of Parks and Recreation, Airport Manager, Building Official, and Grant Manager, and served as the previous Brownfield Program Manager. Over the 13 years Mr. Tims has served the City, he has successfully written and managed several grants. He will be responsible for the day-to-day activities, timely and successful expenditure of funds, and completion of administrative requirements. Mr. Rob Wallace, the Director of Public Works, will serve as the **Brownfield Project Manager**. Mr. Wallace has held his position with the City for 3 years and has successfully managed numerous projects related to public infrastructure while managing 50 employees and a \$5 million budget. Ms. Chastin Bickham, City Clerk, will serve as **Brownfields Director of Finance**. Ms. Bickham holds a bachelor’s degree in accounting and previously worked for the Bogalusa School System as Accounts Manager. Although Ms. Bickham has only been with the City for 2 years, she has shown a high level of competence and dedication, successfully managing her responsibilities while



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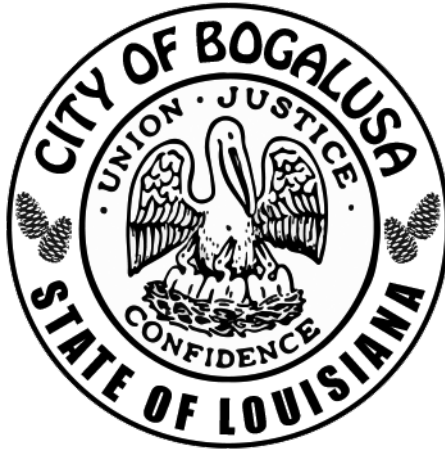
managing six employees. She will be responsible for the financial requirements of the grant and the use of the ASAP.gov drawdown system. A qualified environmental contractor will assist with the technical and reporting requirements of the project.

iv. Acquiring Additional Resources: Utilizing local contracting requirements and procurement process, the City 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. The City will ensure compliance with the EPA's "Professional Service" procurement process. Throughout the life of the project, the City will appropriately acquire any additional resources as needed to complete the project successfully, with a priority placed on hiring or procuring resources locally. In addition, the City's plans to gather community input will allow the City to act as a bridge between members of the community and potential employment opportunities related to the brownfield redevelopment.

**b. Past Performance and Accomplishments** i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments: The City was awarded a 2015 Assessment Grant (\$400,000). Between the time of application submittal and the announcement of grant winners, the City experienced a substantial administration change, resulting in an unfamiliarity with the Brownfield Grant Application and significant policy changes that negatively impacted the ability of staff to execute the grant. In addition, the staff member who had been written in as the Brownfield Grant Manager retired during the administration change. As a result, Mr. Landon Tims, who had not been involved with the Brownfield Program and had no familiarity with brownfields prior to that point, volunteered to take over management of the grant. According to City records, a total of 9 Phase I Environmental Assessment (ESAs) and 3 Phase II ESAs with Site-Specific Quality Assurance Project Plans (QAPPs) were conducted between September 2015 and September 2018. In addition, a CIP, brochures/outreach materials, and a generic QAPP were produced. All outcomes/outputs have been recorded in the ACRES database.

(2) Compliance with Grant Requirements: Given the challenges related to staffing as noted previously, the execution of the 2015 Brownfield Assessment grant did not meet all of its compliance requirements. The grant was written by an entity outside the City, with \$200,000 allocated for hazardous waste and \$200,000 allocated for petroleum. In the course of site identification and in conversation with EPA representatives, an insufficient inventory of petroleum sites were found on which to spend the allocated funds, even with an additional year granted to the City for the purpose of petroleum site assessment and securing access agreements from property owners. While the City succeeded in spending the total \$200,000 allocated for hazardous materials assessment in the original three-year time frame, approximately \$100,000 of the \$200,000 allocated for petroleum sites remained unspent at the end of the extended four-year time frame. The issues with execution of this grant stemmed from several factors, including poor public education of the brownfield process resulting in hesitancy of property owners to participate, policy discrepancies between the City administration that applied for the grant and the administration that executed it, and unfamiliarity with brownfields on the part of the staff tasked with managing the grant. To avoid these issues in the future, the City will retain an environmental contractor to assist and advise in the ongoing grant management. This will provide continuity for grant management in the event of staffing or administration change and will add a layer of accountability to ensure that the public and property owners are adequately educated to encourage their participation in the revitalization process.





**City of Bogalusa, LA  
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Threshold Criteria**



## Threshold Criteria

### 1. Applicant Eligibility

- a. The City of Bogalusa, Louisiana, is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a general-purpose unit of local government as defined under 2 CFR § 200.64.
- b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

### 2. Community Involvement

The City understands that informing the public and gathering their input is essential to furthering redevelopment initiatives as well as ensuring that residents are heard and understood. To that end, a Community Involvement Plan (CIP) will be created to explain planned community engagement activities and provide a project schedule, a project background, and the key players. It will be available for review at the Bogalusa City Hall. The City will hold the planned community meetings and engagement activities within the identified target area of Richardson Town. These events will be promoted in print on the back sides of City water bills, which already disseminate information to residents, as well as on printed handouts, in announcements in the local journal, *The Bogalusa Daily News*, and in online posts. The City will host in-person and online meetings and will record and publish through meeting minutes all input and suggestions from target-area residents. The City's community meetings and information regarding the Brownfield Program will focus on the **underserved community** of the target area as well as the community organizations and target-area stakeholders. The City will review and respond to all comments, questions, and requests posed by citizens in meetings or via online publication, and if additional follow-up is needed, the City will contact the individuals to further discuss their comments.

The City will hold brownfield informational sessions for local community leaders, project partners, developers, and citizens. These sessions will define brownfields and discuss the City's anticipated success with its Brownfield Program efforts, identify potential sites within the target area, and describe how target-area residents and project partners can be involved in the process. The City will use multiple forms of media to communicate information about the Brownfield Program to ensure a wider reach throughout the community. The City will use social distancing, or meetings will move to an online format if health concerns arise. In addition, City staff will provide project information during the regularly scheduled City meetings and community educational meetings.

### 3. Expenditure of Existing Grant Funds

The City of Bogalusa, Louisiana, affirms that the City does not have an active EPA Brownfields Assessment Grant or Multipurpose Grant.

### 4. Contractors and Named Subrecipients

Not applicable.