



IV.D. NARRATIVE INFORMATION SHEET

RO6-24-A-007

1. Applicant Identification

Name: Rapides Area Planning Commission

Full address: 803 Johnson Street, Alexandria, LA 71301

2. Funding Requested

a. Assessment Grant Type: Community-wide

b. Federal Funds Requested: \$500,000

3. Location

a) City: Pineville

b) County: Rapides Parish

c) State: Louisiana

4. Target Area and Priority Site Information

- Target Area(s): City of Pineville
- Census Tract(s): 22079011700
- Address of the priority site(s):
 1. Former Bryant Cleaners - 806 Main Street, Pineville, LA 71360
 2. Former HP Long Charity Hospital - 352 Hospital Boulevard, Pineville LA 71360
 3. Former Gas Station: 212 Main Street, Pineville, LA 71360

5. Contacts

a. Project Director:

Name: Kimberly Boyd, Hazard Mitigation Planner

Phone: 318-487-5401 x 19

Email: kimberly@rapc.info

Address: 803 Johnson Street, Alexandria, LA 71301

b. Chief Executive/Highest Ranking Elected Official:

Name: Matt Johns, Executive Director

Phone: 318-487-5401 x 27

Email: matt@rapc.info

Address: 803 Johnston Street, Alexandria, LA 71301



6. Population
 Pineville, Louisiana - 14,501 (Census, 2021)

7. Other Factors

Sample Format for Providing Information on the Other Factors	Page #
Community population is 10,000 or less.	X, pg.4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	X, pg. 3
The reuse of the priority site(s) will incorporate energy efficiency measures.	X, pg. 3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	X, pg. 3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <u>Section I.B.</u> , for priority site(s) within the target area(s).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority
 State Letter is attached on the following page.

9. Releasing Copies of Applications
 Not Applicable



State of Louisiana
DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF ENVIRONMENTAL ASSESSMENT

October 23, 2023

Kimberly D. Boyd, Hazard Mitigation Planner
Rapides Area Planning Commission
803 Johnston Street
Alexandria, LA 71301

RE: Louisiana Department of Environmental Quality acknowledgment of Rapides Area Planning Commission's Community-Wide Brownfield Assessment Grant Application to the U.S. Environmental Protection Agency

Dear Ms. Boyd:

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 your Brownfields Program. The Louisiana Department of Environmental Quality (LDEQ) acknowledges Rapides Area Planning Commission's (RAPC's) application for a Community-Wide Brownfields Assessment Grant to address sites in the City of Pineville under the federal Small Business Liability Relief and Brownfields Revitalization Act and the Brownfields Utilization, Investment and Local Development Act, and recognizes that APC will be conducting assessment activities in LDEQ's jurisdiction.

We look forward to continuing our partnership to facilitate the redevelopment of Brownfield sites in Louisiana. Please contact me at (504) 736-7069 or 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
Statewide Brownfields Coordinator
Remediation Division, Office of Environmental Assessment



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION: 1.a. Target Area and Brownfields; 1.a.i. Overview of Brownfield Challenges and Description of Target Area: Rapides Parish (county) is the heart/center of Louisiana and includes the small, rural city of Pineville (population: 14,501).¹ Pineville owes its origin to the Red River, which winds along the city's western boundary. Pineville's rich history is a colorful story of an abundant land settled by people with a "pioneering" spirit. While initially inhabited by indigenous peoples, the City began in 1711 as an outpost and trading village for early settlers. 1850 brought the first steamboat and the early 1900s brought the lumber industry boom and the construction of the Central Louisiana State Hospital – a 600-acre complex directly adjacent to Main Street. The late 1940s brought the establishment of banking and solidified Pineville's commercial viability. Industrial development followed, increasing the City's economic prosperity. Over the next four decades, the City of Pineville's Downtown grew from a small, riverside town to a vibrant suburban community - until the 1960s when a new generation of residents began looking for "new and improved" areas to conduct business. This fated trend caused most growth to occur outwards into the suburbs, and with it came financial consequences. The closing of Central Louisiana State Hospital & International Paper cut over 750 jobs and devastated the City's retail customer base. Many of the active manufacturing operations that employ the community today are located just outside of City limits, limiting tax revenue. Over the past sixty years, this racially-driven flight from the inner city to suburbia has left downtown Pineville suffering the effects of neglect and community avoidance. This has resulted in a drastic increase in Brownfield sites including 2 vacant gas stations, a former dry-cleaner, a 3 story-69,500 square foot hospital sitting on 20 acres along Main Street, and numerous others of unknown historical use, as well as **reduced neighborhood amenities such as effective healthcare, ready-to-use space for local business development, quality open space, local food options, and substandard housing and retail conditions, all of which has stifled the vitality of the City's once vivacious downtown character.** The effects of climate change especially impact Pineville, as the number of hurricanes is generally increasing each year, as is the risk of flooding. In addition, much of Louisiana, including Pineville, is now suffering from Exceptional Drought (worst condition) according to the U.S. Drought Monitor.² This further increases flood risk as hard, dry soil is unable to absorb water efficiently during rain events.

Within Rapides Parish and Pineville, **the target area (TA) of this grant application is the City of Pineville's Downtown Neighborhood (pop. 2,619³), 1.69 square miles centered around Main Street, bounded by the Red River to the west, the Kansas City Southern Railroad to the east and south, and Lake Buhlow to the north.** The impacts of Brownfield sites raise environmental justice concerns, especially for the underserved populations in the TA. In addition to higher percentages of minorities, (49% in TA vs. 41% State, 40% Nation), 65% of the population in the TA are low-income (vs. 40% for Parish; 39% State; 31% Nation) – and for those living in close proximity to the priority sites, that number increases to 75-86%.⁴ Low food access, limited access to parks, and substandard housing also plague the TA.⁵ While Downtown Pineville may be in decline, there is hope for its future and forging the creation of a "sense of place." The riverfront is a strong community asset, but development is hindered by over 25 brownfield sites blighting Main Street and the surrounding community. **With this grant, the Rapides Area Planning Commission (RAPC) will assess the environmental concerns at brownfield sites within the TA to facilitate their reuse, reduce blight, and increase economic opportunities for the surrounding disadvantaged population with a special focus on increasing accessible healthcare and resilient, affordable housing; increasing retail opportunities for local businesses, especially minority-owned; and restoring the character and vitality of the City's downtown area to create momentum for long-term revitalization.** In coordination with our efforts to address environmental conditions at Brownfield sites, we will also work with developers to include more resilient development such as incorporating bioswales, permeable pavement, and other stormwater mitigation, including alternative energy sources such as solar panels, reducing energy consumption, and using flood-resistant building materials to facilitate recovery efforts.

The **Rapides Area Planning Commission (RAPC; Applicant)** is a regional organization providing land use planning, development review, technical assistance, geographical information, and other planning services for Rapides Parish (County) including the City of Pineville. (pop. 14,501). As the City of Pineville does not have the resources to manage a Brownfield grant on its own, they have requested assistance from RAPC to apply for and manage this Brownfield Community-Wide Assessment Grant to access vital resources for the Downtown Pineville Neighborhood TA.

1.a.ii. Description of the Priority Brownfield Site(s): This TA includes at least 25 potential Brownfield project sites ranging from 0.5 to 20 acres including former commercial buildings, 2 derelict gas stations, empty lots, a blighted dry cleaner site, and an abandoned hospital all located in the heart of downtown Pineville. Environmental concerns include petroleum contamination from leaking underground storage tanks, degrading lead-based paint and asbestos in building materials, and groundwater contamination from former dry cleaners. According to EPA's Enforcement Compliance History Online Database (ECHO), there are 246 inactive sites reporting to EPA in the City of Pineville, all of which are located in areas with

¹ US Census, 2021

² The U.S. Drought Monitor is produced through a partnership between the National Drought Mitigation Center at the University of Nebraska-Lincoln, the United States Department of Agriculture and the National Oceanic and Atmospheric Administration.

³ Explore the map - Climate & Economic Justice Screening Tool (geoplatform.gov)

⁴ US Census, 2021

⁵Community Health Needs Assessment for the Target Area: <https://cares.page.link/GU4F>

EJ Indexes above the 80th percentile.⁶ The following three highlighted as priority sites are all within one mile of each other, are all located in a disadvantaged census tract (22079011700) according to the Climate and Economic Justice Screening Tool (CEJST), and are described below:

Huey P. Long Hospital - 352 Hospital Boulevard: Built in 1939, this former hospital served underserved populations until closing in June 2014 due to the State's shift to privatization. The building's construction boasts Streamline Modern architecture and was added to the National Register of Historic Places in July 2015, making the property eligible for state and federal historic tax incentives. The 69,500-square-foot hospital sits on approximately **20 acres** of land. The multi-story hospital has required increased patrols from local law enforcement to dissuade trespassing and criminal activity. The hospital is structurally sound with high redevelopment potential. Potential contaminants of concern (COCs) are gasoline and diesel fuel from abandoned Underground Storage Tanks (USTs) (up to 8 according to LDEQ records), asbestos and lead-based paint in building materials, xylenes, toluene, and perchloroethylene (PCE). According to EPA's EJScreen Mapping Tool, 807 people live within one-quarter mile of this site: 85% are Low Income, 63% are People of Color, 45% have less than a high school education, and 21% are either 4 years old and under or over 64. *The community prioritized this site based on the City's Master Plan goal and its planned reuse as a multi-use development with affordable senior and multi-family housing, healthcare facilities, extensive greenspace, and commercial space. Reuse plans also include energy efficiency measures, alternative energy such as solar panels, and stormwater mitigation measures such as bioswales and permeable pavement.*

Bryant Cleaners - 806 Main Street: This **one-acre** vacant former dry cleaner site is located at the intersection of Main Street and Shamrock, the main intersection of Downtown Pineville and the heart of the TA. Prior to reuse or redevelopment, assessment for potential COCs including carcinogenic compounds PCE and trichloroethylene (TCE), is necessary. The site is also across the street from our Senior Center and public library, raising vapor exposure concerns for these vulnerable populations. In addition to onsite environmental concerns, this **one-acre** property represents a Recognized Environmental Condition (REC) for at least eight potential brownfield redevelopment projects adjacent to the site due to its former use. According to EPA's EJScreen Mapping Tool, 597 people live within a one-quarter mile radius of this site: 75% of which are Low Income and 54% are People of Color. *The community has prioritized this site based on the City's Master Plan goal of making this intersection the "geographic and emotional center" of Downtown, removing potential health and environmental concerns, and its potential positive economic impacts. Reuse plans also include energy efficiency measures, alternative energy such as solar panels, and stormwater mitigation measures such as bioswales and permeable pavement.*

Eddie's Exxon - 212 Main Street: This **one-acre** former gas station site is on Main Street, just after crossing the bridge from Alexandria, less than 800 feet from the Red River. This property backs up to low-income housing, with the closest dwelling within 50 feet. Potential COCs are benzene, toluene, xylenes, ethylbenzene, and lead. As one of the first properties seen when entering Pineville, the state of deterioration is an immediate red flag to those entering the City. Possible remaining underground storage tanks pose a health hazard to adjacent low-income residences and a neighboring restaurant. In addition, it poses an environmental threat by contaminating the nearby Red River. According to EPA's EJScreen Mapping Tool, 479 people live within one-quarter mile of this site: 86% are low-income, 64% are People of Color, and 21% are either 4 years old and under or over 64. *This site has been prioritized by the community based on potential health and environmental concerns, the City's Master Plan goal of having this main gateway into the City reestablished, and its reuse plan as a pocket park with outdoor dining to impact positive economic results. The pocket park will include bioswales and stormwater retention and provide much-needed exercise equipment for community users.*

1.a.iii. Identifying Additional Sites: RAPC has a clear plan to identify additional sites for eligible activities. An initial inventory of 25 sites has been completed and will be updated upon grant award. Using data from EPA's EJScreen Mapping Tool and CEJST, RAPC will work with community partners to prioritize additional sites identified in disadvantaged census tracts to ensure underserved populations living in the TA benefit from the activities under this grant. We will also develop a site nomination form for the community with a scoring matrix that prioritizes sites in the TA over those elsewhere in the RAPC jurisdiction, that have proposed reuses that align with RAPC & local land use plans, whose reuses address the effects of climate change, and that meet other community priorities. Feedback received from the community about site selection will be a determining factor in selecting additional sites for assessment. Additional sites will also be identified for eligible activities throughout the TA by utilizing the EPA's Community Reuse Property Prioritization Tool. The Tool ([epa community tool worksheet 508 093016 0.xlsx \(live.com\)](https://www.epa.gov/epaospr/epa-community-tool-worksheet-508-093016-0.xlsx)) is designed to help communities prioritize properties based on a specific reuse plan. Additionally, the Tool supports communities in developing a low-level inventory that can be used to prioritize brownfields for future assessment, cleanup, and redevelopment.

1.b. Revitalization of the Target Area; 1.b.i. Reuse Strategy and Alignment with Revitalization Plans: Pineville is striving to

⁶ <https://echo.epa.gov/facilities/facility-search/results>.

revitalize its historical downtown area. Redevelopment Plans for the three priority sites align with and advance the local government’s land use and revitalization plans, including the City of Pineville’s Master Plan created with significant community involvement and related community priorities in every way:

As stated in Pineville’s Master Plan regarding the **Huey P. Long Hospital site**, “*the future of Downtown’s cultural, commercial, and residential revitalization depends on establishing a more advantageous use of this property.*” The Master Plan outlines the future of this property as an anchor for enticing residents back to Downtown. The Plan encourages the reuse of this site as a **Community-Anchor Multi-use development with a residential retirement community, residential multi-family community, healthcare facilities, extensive greenspace, and commercial space**. Currently, environmental concerns, especially unknown quantities of lead and asbestos in the buildings and the presence of USTs, inhibit the site’s reuse. This brownfield grant will facilitate the redevelopment of this site by reducing the unknown environmental risks. RAPC also plans to use a portion of this grant to develop a Site Reuse Vision (an eligible planning activity) with significant involvement from the surrounding EJ community which will then be used to attract developers who are in line with the community’s vision.

The former **Bryant Cleaner’s** is located at the intersection of Main Street and Shamrock Street. A goal for this area is for this intersection to serve as the “geographic and emotional center” of downtown Pineville as noted in Pineville’s Master Plan (pg. 30). The Master Plan’s goal for this intersection also includes, “*creation of a commercial district focused on providing goods and services for the current downtown residents*”.⁷ The planned reuse aligns with the Master Plan’s proposed reuse of this site as a **locally-owned retail shop**. The City’s goal for the businesses at this key intersection is to connect Downtown and the proposed redevelopments of the Huey P. Long Hospital property and to spur further revitalization along the Main Street corridor while serving as a pilot/demonstration project. Therefore, this site’s strategic location makes its redevelopment a *critical* piece of this traditionally underserved neighborhood’s successful redevelopment.

As stated in the City of Pineville’s Master Plan, one of the City’s main goals is to reestablish/redevelop the main gateways of the City. **Eddie’s Exxon** is on one of the main gateways into Pineville from Alexandria, less than 800 feet from the Red River and entrance to the City. This decrepit eyesore is a bitter reminder of better times and paints a picture of defeat – not resurgence - upon entering the City. Redevelopment of this site into a **pocket park with outdoor dining** will not only improve the aesthetics of this gateway but will serve as a welcoming harbinger to those entering, in line with the Master Plan goal to establish this as one of four primary gateways (pg.31). Defining the environmental concerns at this site would open the site for immediate interest, due to its location, creating a positive impact on the surrounding environmental justice community with a significant low-income population.

1.b.ii. Outcomes and Benefits of Reuse Strategy: Reuse of brownfield sites in the micro, rural⁸ TA is expected to generate numerous outcomes and benefits, including reducing the community’s exposure to the contaminants expected to be present at each of the priority sites:

Site	Site Reuse	Outcomes
Former HP Long Charity Hospital	Community-Anchor, multi-use development with affordable senior and multi-family housing, healthcare facilities, extensive greenspace, and commercial space	20-acre brownfield site redeveloped; restoration of a 69,500-square-foot historic structure. This grant will provide the information needed to generate serious developer interest by reducing environmental unknowns and providing technical assistance for redevelopment planning. The redevelopment as an assisted living facility or similar operations would create 25-50 high-paying, permanent jobs and attract people to Main Street to restore the client base for local businesses and spur economic development activities . Reuse plans will also create 100 to 200 affordable housing units . This planned redevelopment will also create extensive greenspace in the TA. Energy efficient restoration of the historic Huey P. Long Hospital is expected to generate a \$40 million investment & generate at least 100 local jobs during construction & also include solar panels & permeable pavement parking areas. This mixed-use redevelopment reuse plan will improve local climate mitigation capacity by reducing greenhouse gas emissions, providing for sustainable and efficient use of resources, encouraging physical activity, and creating greenspace.
Former Bryant Cleaners	Locally-owned retail establishment	One-acre redeveloped; master plan goal of making this intersection the “geographic and emotional center” of Downtown advanced to help spur further revitalization and economic development in the TA; creation of 5-10 jobs and a \$300,000 investment in the target neighborhood while providing space for a local business . Planned reuse also includes permeable pavement and solar panels.
Former Eddie’s Exxon	Small restaurant & Pocket Park	One-acre redeveloped; the main gateway into the City reestablished (Master Plan Goal). The restaurant industry fosters community job growth, supports local agriculture, and keeps more money in the community. Creation of 10-15 jobs. Creation of a pocket park including bioswales and stormwater mitigation and space for indoor and outdoor dining for a local food retailer.

1.c. Strategy for Leveraging Resources; 1.c.i. Resources Needed for Site Reuse: Leveraged resources include federal, state, and local funding and incentive opportunities to support the full assessment, cleanup, and reuse of sites. Resources include:

⁷ Pineville Master Plan, pg. 30

⁸ The OMB defines a micro area as an urban core of 10,000-49,999 people, [Defining Rural Population | HRSA](#)

Funding Sources	Description
EPA's Technical Assistance/ Land Revitalization Program	A \$100,000 Market Study and Infrastructure Survey was completed in 2023 for the former Central Louisiana Hospital Site located just north of Main Street in the TA. The study included a real estate market assessment and economic research that is applicable to the reuse of sites throughout the TA, including market needs and recommended reuse options.
City of Pineville-Capital Improvements Program	The City of Pineville has budgeted over \$6,000,000 over the next three years for improvement projects in the TA such as the Huffman Creek Drainage Pump Station, which serves 1/3 of the Downtown/Main Street area; Main Street Senior Citizen's Center (improvements to HVAC, windows, doors, cornices, and interior flooring), and Water Systems Interconnection Improvements in the TA. These improvements will support the environmental reuse strategy of priority & TA brownfield sites, improve their access to quality infrastructure, and help attract developers.
Historic Tax Credits	Private developers for the HP Long Hospital site could be eligible for Federal Historic Tax Credit programs. These programs offer a 20% tax credit for rehabilitating eligible historic structures including Brownfield cleanup activities.
LDEQ's Brownfield Cleanup Revolving Loan Fund/ LDEQ & EPA Targeted Brownfield Assessment Programs	In 2020, LDEQ received an EPA Brownfield Cleanup Revolving Loan Fund (RLF) grant. With a timely EPA Brownfield Assessment grant for RAPC/Pineville in 2024, public and private sector entities will be able to take advantage of this cleanup funding source up to \$500,000. Furthermore, LDEQ has a cleanup grant program for nonprofit/government developers in conjunction with a cleanup loan. In addition, LDEQ's Targeted Brownfield Assessment Program may be able to assist with assessment activities if costs exceed the amount requested under this grant in order to ensure the completion of the project. RAPC is also connected to EPA Region 6 and is familiar with accessing their Targeted Brownfield Assessment Program if needed.
Main Street Facade Grant Program	Pineville Downtown Development District - Available for renovations to the building front, awnings, painting, or lighting. Grant awards are 50% of the money spent by the recipient up to \$10,000.

1.c.ii. Use of Existing Infrastructure: Existing street, sewer, stormwater, gas, broadband, electrical, and potable water infrastructure is available at all priority sites, and many of the existing buildings can be reused or repurposed. Utility modifications would only be made as necessary based on new tenet requirements. RAPC will work with our local Economic Development District to apply for Economic Development Authority, Delta Regional Authority, and/or USDA funding if additional infrastructure is needed. The inclusion of the HP Long Charity Hospital on the National Historic Register will ensure all changes will be made with an emphasis on utilizing existing infrastructure and buildings.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT:

2.a. Community Need; 2.a.i. The Community's Need for Funding: The City of Pineville and the residents in the TA with their limited resources, small population, and low-income cannot fund a brownfield project on their own. The loss of International Paper and the Central Louisiana State Hospital (not the Huey P. Long priority site) devastated property and income tax revenue, local businesses' customer base, and the community's income and resources. Since then, while recovering from Hurricanes Laura & Delta in 2020, Hurricane Ida hit in 2021. Over \$65.25 billion in damage (National Centers for Environmental Information) has been incurred from these storms directly related to climate change. A Louisiana State University (LSU) study showed that 30% of businesses (predominantly small businesses) in Rapides Parish (County) closed in 2020 due to COVID. Furthermore, according to CEJST, the Downtown TA is in the 91st percentile for low-income in the entire country. This onslaught of natural disasters, a pandemic, and job loss have left this TA and the City of Pineville with a small population and high number of low income residents (see table below) unable to draw on other initial sources of funding for Brownfield assessment and cleanup planning activities for our priority sites and other Brownfield sites in the TA. This data clearly depicts that the TA has higher concentrations of people living in poverty, lower incomes, and higher numbers of households receiving government assistance. Without this grant funding, the Brownfield sites that blight the TA will remain abandoned and decaying, with little possibility of assessment and reuse. **The EPA Brownfield Assessment Program money will provide the financing for assessments that will continue to pave the road for site reuse and economic growth. These reuses will provide much-needed jobs, housings, and services thereby substantially improving the quality of life of those living in this underserved community.**

Small Population and Low-Income Indicators ⁹					
	TA	Pineville	Parish	LA	USA
Total Population	2,619	14,179	130,376	4,664,616	326,569,308
Pop. Below 200% of the Federal Poverty Level	41.6%	35.9%	18.7%	18.6%	12.8%
Per Capita Income	\$21,717	\$28,220	\$27,291	\$29,522	\$35,384
Households Receiving SNAP*	21.7%	20.1%	20.1%	17.3%	11.7%

2.a.ii. Threats to Sensitive Populations; 2.a.ii.(1) Health or Welfare of Sensitive Populations¹⁰: Sensitive populations living in close proximity to the target sites are higher than the City, Parish, State, and Nation. The planned redevelopment of priority sites will directly address current environmental issues for these sensitive populations and facilitate identifying threats at the

⁹ US Census Bureau, American Community Survey. 2016-20. *US Census Bureau, Small Area Income and Poverty Estimates. 2019

¹⁰ Data Sources: EJ Screen, Centers for Disease Control and Prevention, CDC - National Environmental Public Health Tracking Network. 2015. US Census Bureau, American Community Survey. 2016-20

priority sites in the TA. This grant will directly address environmental issues faced by sensitive populations in our TA, including people with low incomes, minorities, people living in substandard housing, and children, by identifying and addressing environmental threats through the assessment, cleanup, and reuse of priority sites.

According to EPA’s EJScreen, of the 807 people living within one-quarter mile of the **Huey P Long Hospital site**, 63% are people of color (compared to 41% in LA and 40% in the US), 85% are low-income (compared to 39% in LA and 31% in the US), and 34% live in substandard housing conditions (compared to 28% in LA and 31% in the US). Studies show that low-income and minority communities are less likely to have access to recreational facilities than wealthier or primarily white communities.¹¹ This site’s reuse will provide this underserved community with safe, affordable housing and access to park/greenspace, which is currently not available to local residents. Creating safe housing will also reduce the target community’s exposure to poor air quality caused by living in substandard housing units as well as reduce the community’s risk of exposure to asbestos and lead-based paint. In addition, the jobs created will provide a living wage with a focus on hiring locally.

For the Bryant Cleaners Site, 75% of the 597 people who live in close proximity are low-income (compared to 39% in the State and 31% in the US) and 54% are people of color/minorities (compared to 41% in the State and 40% in the US). In addition, 28% have less than a high school education (compared to 15% in Louisiana and 12% in the US). Reuse of this brownfield into a retail establishment will address these issues by providing much-needed jobs in this underserved community as well as reducing exposure to dry cleaning chemicals and lead/asbestos in building materials. Reuse of this property will also serve as a pilot project to encourage other local businesses to locate along Main Street with a focus on hiring locally and providing training for entry level positions for those with less than a high school education.

According to EPA’s EJScreen, of the 425 people living within one-quarter mile of **Eddie’s Exxon**, 64% are people of color (compared to 41% in the State and 40% in the US), 86% are Low Income (compared to 39% in the State and 31% in the US), 13% are children under 5 (compared to 7% in the State and 6% in the US), 54% have low food access (compared to 26% in the State and 22% in the US), and 47% have less than a high school education. This property backs up to low-income housing, with the closest dwelling within 50 feet and the Red River is less than 800 feet from this property. Furthermore, studies show an increased risk of childhood leukemia in residential addresses near gas stations¹², and an elevated number of children under 5 live within one-quarter mile of this site. Additionally, only 11% of the TA live within half a mile of a park, which indicates a lack of greenspace when compared to the parish (21%), state (27%), and nation (46%).¹³ The lack of access to green spaces and safe areas to play outside negatively impacts children’s development and mental health, including an increase in hyperactivity.¹⁴ Redevelopment of this property into a restaurant will provide between 10-20 jobs for residents in the TA, create a pocket park, and generate tax revenue that can then be reinvested in this underserved community.

2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: As evidenced in the table below, the TA is suffering from a greater than-normal incidence of asthma and cancers, which could be linked to contaminants of concern at the priority sites, which are all located within one mile of each other. The incidence rate of leukemia in the census tract where the priority sites are located is 5% higher than the rate in the Parish. Benzene exposure (COC at Eddie’s Exxon) is a known cause of leukemia.¹⁶ Furthermore, the incidence rate of bladder cancer in the TA is 38% higher than in the Parish and the state. PCE exposure (COC at Bryant’s Cleaners) has been linked to bladder cancer.¹⁷ **This grant will identify of the environmental threats posed by these sites to the sensitive populations in the TA, and facilitate their subsequent cleanup and reuse to greatly reduce those threats.** Furthermore, **lung cancer in the TA is 36% higher than in the Parish and 30% higher than in the State.** Scientific evidence ties asbestos exposure (COC at HP Long Hospital Site) to Lung Cancer.¹⁸ Furthermore, substandard housing can expose residents to an increased risk of the development of asthma.¹⁹ As stated in the previous section, there is an elevated number of households in the TA living in substandard housing conditions and there is an elevated percentage of people with asthma in the TA. This grant will facilitate the reuse (and creation of new, safe affordable housing) of the HP Long Hospital site and reduce the current threats posed by the high percentage of substandard housing in the TA.

Metric ¹⁵	T.A.	Pineville	Parish	Louisiana	Nation
Asthma Prevalence	11.6%	10.3%	9.8%	7.9%	7%
Overall Cancer Incidence Rate	508	NA	467.7	489	466.2
Leukemia	16.7	NA	15.8	13.8	NA
Bladder Cancer	27.4	NA	18.6	18.6	NA
Lung and Bronchus Cancer	94.4	NA	65.2	69.4	NA

¹¹ Moore et al., 2008

¹² <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1757680/>

¹³ Centers for Disease Control and Prevention, CDC - National Environmental Public Health Tracking Network

¹⁴ Markevych et al., 2014

¹⁵ EJ Screen, https://sph.lsuhsu.edu/wp-content/uploads/2022/08/1-Cancer-in-LA_Vol-37_Full-Documents.pdf; <https://healthdata.lah.la.gov/>

¹⁶ <https://ehjournal.biomedcentral.com/articles/10.1186/1476-069X-13-10>

¹⁷ <http://www.atsdr.cdc.gov/sites/lejeune/tarawaterrace.html>, <http://www.atsdr.cdc.gov/sites/lejeune/hadnotpoint.html>

¹⁸ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6546634/>

¹⁹ J. D. Spengler and Sexton 1983; John D. Spengler and Chen 2000

1 in 4 infant deaths in Louisiana are due to birth defects.²⁰ According to studies, birth defects can be caused by environmental exposures to certain contaminants such as: benzene (cardiac, neural tube defects), organic solvents (Neural tube, cardiac, limb defects; oral clefts; gastroschisis; developmental disorders), and trichloroethylene (Neural tube defects, oral clefts)²¹ – all of which are contaminants of concern at the priority brownfield sites. Assessment of these and other brownfields in the TA will aid in facilitating the identification and reduction of threats to the health and welfare of infants and other sensitive groups in the TA. In addition, redevelopment of the Huey P Long Hospital site includes plans for local healthcare centers to provide much-needed pre- and post-natal care for mothers and babies.

2.a.ii.(3)(a) Identification of Environmental Justice Issues: According to EPA’s CEJST, the census tract (22079011700) in which the priority sites are located has been identified as disadvantaged. The TA and populations living in close proximity to the priority sites are predominantly low-income (65%) communities of color (49%). Furthermore, according to EPA’s EJScreen,

Environmental Justice (EJ) Issues Affecting the Underserved Populations in the Target Area		
Priority Site (1/4-mile Radius)	EJ Issue	Severity
Former HP Long Charity Hospital	% Pre-1960 Housing (Lead Paint)	78 th percentile in the State, 63 rd in USA
Former Bryant Cleaners	Wastewater Discharge (toxicity-weighted concentration/ distance)	91 st percentile in State; 99 th percentile in the USA
Former Eddie’s Exxon	Risk Management Plan (RMP) Facility Proximity	99 th percentile in the State and USA

not only is the TA facing a differential proximity and exposure to adverse environmental hazards (see table below), the TA is experiencing “Critical Service Gaps” such as housing burden, and transportation access, and is located in a USDA-designated food desert.²² In addition, the table shows the severity of just a few of the environmental justice issues experienced by the underserved populations in the TA, according to EPA’s EJ Screen.

2.a.ii.(3)(b) Advancing Environmental Justice:

RAPC’s Brownfields Program helps to educate stakeholders on the importance of integrating principles of environmental justice and equitable development into the assessment, cleanup, and reuse of brownfields. Some of these principles and how their projected reuses will promote environmental justice include:

- 1) Ensuring Access to Affordable Housing: This grant and reuse strategy for the HP Long Hospital property will promote environmental justice in the TA by creating 100-200 new housing units that are safe and affordable in a community with a high number of substandard housing units, higher-than-normal-poverty rates, and higher populations of people of color.
- 2) Ensuring jobs with living wages: The redevelopment of the three priority sites are projected to create 100 temporary construction jobs and 75 permanent jobs with a living wage to fit the needs of the community.
- 3) Reusing brownfield sites for greenspace and other healthy, safe, and walkable areas (such as urban gardens and parks): This grant will facilitate the development of greenspace and more connected walkable areas through the mixed-use development of the Huey P. Long Hospital site, greenspace (Huey P. Long and pocket park at Exxon) and fresh food access in a Low Food Access Community (Exxon/restaurant reuse).

None of the proposed redevelopments will cause the displacement of residents and/or businesses. Instead, the proposed reuses will provide space for local businesses and affordable housing for current residents to age in place as well as affordable housing for their families to live near them. In the event (which we do not anticipate) that displacement occurs as a result of the projected site reuse of other Brownfield sites assessed under this grant, we will utilize the strategies outlined in the *Residential Anti-Displacement and Relocation Assistance Plan* adopted by the City of Pineville in 2022.

2.b. Community Engagement; 2.b.i. Project Involvement; 2.b.ii Project Roles: Our community partners are rooted in the local communities they serve. The group comprises non-profits, education centers, elected officials (current and former), homegrown businesses, and investors and community leaders, allowing RAPC to reach deeply and broadly into the local community. The following entities will serve on the Brownfields Advisory Committee (BAC), contribute to site selection, assist in community outreach, and provide community perspective for the cleanup and reuse of brownfield sites assessed under this grant, including priority sites:

Organization/ Entity/ Group	Point of Contact	Specific Involvement in the Project or Assistance Provided
Pineville Downtown Development District (PDDD)	Frank Jackson, Chairman & Local Pastor jacksonministry@yahoo.com	PDDD was created for the primary purpose of redevelopment of the central business district, which includes the Main Street area. Will serve on the BAC, contribute to site selection, provide meeting space in the TA, facilitate outreach to the target community, potential investors, and existing business operators.
Central Louisiana Community Foundation (CLCF)	Keith E. Adams, President kadams@clcf.net	CLCF administers charitable funds established through gifts and bequests from individuals, families, businesses, and other nonprofit organizations, uniting the Regions’ citizens, financial advisors, and nonprofit agencies. Will serve on the

²⁰ <https://ldh.la.gov/page/771>
²¹ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2897222/table/t1-ehp-117-a410/?report=objectonly>
²² <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>

		BAC, contribute to site selection, and provide community input for reuse of priority brownfield sites.
United Way of Central Louisiana (non-profit)	Michelle Purl President/CEO michelle@uwcl.org	The UWCL Central empowers community members through access and improvement in education, health, and financial stability. Will serve on the BAC, connect target community to local resources and programs, assist with community outreach , and contribute to site selection and reuse .
Louisiana Central	Lafe Jones, Executive Director of Industry Relations ljones@louisiana-central.com	Louisiana Central is the economic development entity for the region and serves as a connector between businesses, sites, and the community's workforce. Will serve on BAC, connect the local community to workforce (training), and connect businesses to brownfield site reuse .
Central Louisiana Homeless Coalition 501c3	Katherine Wynn, Executive Director; KittyW@centrallouisianahomeless.org	CLHC is a Community-Based Organization that provides street outreach to find those who are homeless and connect them to available community resources. Will serve on the BAC, assist with site identification and prioritization .
Southern EVALS	Taylor Cottano, RN, BSN, CIC Founder & CEO tcottano@sevals.net	Southern EVALS offers a wide range of healthcare consulting services and is a local business that recently located its HQ offices directly on Main Street in Pineville. Will serve on the BAC, provide meeting space, contribute to site selection, and provide input for reuse of priority brownfield sites .

Our partners also include the Louisiana Department of Environmental Quality's (LDEQ's) Brownfield Program, which will provide oversight and support for assessments and cleanup planning activities, EPA Region 6 Brownfields Team, which will provide technical assistance and ensure funds are spent correctly, and Kansas State University's Technical Assistance to Brownfields Program (KSU TAB –EPA funded technical assistance provider) who will assist with community outreach.

2.b.iii. Incorporating Community Input: Community partners and their reach into the community are vital to the brownfield project's success. RAPC and the City of Pineville have already begun the process of building a brownfield inventory with input from the community. RAPC established a Brownfields Advisory Committee (BAC) which includes the community partners listed above. The BAC will also be expanded during the grant period as additional partners are identified. The **BAC will meet tri-annually** throughout the project's lifecycle, with meetings open to the public. **Community meetings will be held semi-annually at a location inside the TA (i.e.: City Hall, Library, or one of our community partners' facilities) to solicit feedback from the community on proposed projects; provide an opportunity for RAPC, the BAC and the community to consider that feedback; and provide a response to community member input.** In addition, updates on projects will be posted on both the City of Pineville's and RAPC's websites with an opportunity for members of the community to provide feedback electronically. Questions/comments will be reviewed and considered by RAPC staff and BAC members and responses will be provided within 2 weeks of submittal. Community feedback submitted as well as RAPC's response will be documented in a summary document which will be posted online on the City's and RAPC's websites with a hard copy available at the Martin Public Library in the TA. Grant deliverables including reports, cleanup plans, and planning activity reports will also be made available electronically and at the library. RAPC also developed a site nomination form to solicit sites from the community with a scoring matrix that prioritizes sites in the TA and sites that have proposed reuses that align with local land use plans and community priorities. The City of Pineville and RAPC will create pages on their respective websites to include all Brownfield grant communications and effectively communicate progress. This will include meeting notices, engagement opportunities, and copies of all assessments and reuse plans generated during the grant activities for public use. Our staff will keep the community informed about Brownfield grant progress through regular social media and website updates and through involving local news stations in project coverage and information. In addition, our community partners will send out the information through their networks to expand the reach of information. The target community is 97% English-speaking. Translation services for meetings and all project materials will be made available upon request and will take all actions listed in RAPC's Title VI plan, specifically D.7.0, "Language Assistance Measures". We will also offer BAC and community meetings virtually as an alternative to in-person community engagement.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS: 3.a. Description of Tasks/Activities and Outputs:

Task 1 – Project Management
<p>i. Project Implementation:</p> <ul style="list-style-type: none"> EPA-funded Tasks and Activities: Oversee the grant management and compliance with EPA grant terms and conditions; ensure tasks are completed efficiently; oversee the competitively – selected Qualified Environmental Professional (QEP). RAPC will issue the RFP prior to the project period in order to have the QEP in place as soon as the grant starts. Management tasks include preparing a work plan; quarterly, annual, and final closeout reports; ACRES database reporting; financial tracking and reporting; and meetings and communication with EPA. The reports will be sent electronically to the EPA Project Officer. RAPC's QEP will report to the Grant Project Director for scheduling and reporting the progress of all contracted work. After the Cooperative Agreement is awarded, the project team, including the QEP, EPA, and LDEQ, will hold a project kick-off meeting to review the work plan and terms and conditions of the cooperative agreement. The project team will distribute a timeline, review responsibilities and partnership roles,

and discuss the modes of communication that will be utilized between RAPC, the community, and stakeholders during the project life. A description of the document repository and its location will also be discussed. Quarterly project team calls will be held, and EPA and LDEQ will be invited to participate.

- Non-EPA grant resources needed to carry out tasks/activities, if applicable: Not Applicable

ii. Anticipated Project Schedule:

- Cooperative Agreement & Work Plan – Jul. 1 – Oct. 1
- Kickoff meeting – Oct. 24
- Quarterly reports – Dec. 31, March 31, Jun. 30, Sep. 30 for each year of the 4-year grant period

- Federal Financial Reports (FFR) – Oct. 31 annually; Dec. 30 for the final report
- DBE Reports – Oct. 30 annually
- Final Performance Report - End of grant
- ACRES Updates - Continuously

iii. Task/Activity Lead: RAPC Grant Director - Kimberly Boyd with assistance from the QEP

iv. Outputs: 1 Kickoff meeting, 16 Quarterly Reports; 4 FFR and DBE forms; regular ACRES updates; 1 Final Performance Report

Task 2 – Inventory & Outreach

i. Project Implementation:

- EPA-funded tasks/activities: After the initial "kick-off", RAPC and our QEP (once procured) will hold a Brownfields 101 educational session for the community. RAPC and QEP will work with our Brownfields Advisory Committee (BAC), project partners, and LDEQ to identify and expand our inventory of brownfields. Site inventories will be recorded using a GIS Inventory and continually updated based on community feedback throughout the project period. During this process, we will consult with local community officials, business leaders, community organizations, other project partners, and the public about brownfields, brownfields redevelopment, and RAPC's brownfields assessment program. We will seek to continuously involve the Downtown Pineville community in the grant process to ensure all the most pressing needs are consistently being met. A Community Involvement Plan (CIP) will also be developed and updated, throughout the 4-year grant period. Activities will include BAC and Community Outreach Meetings (virtual and in-person), the dissemination of information via the RAPC's and the City of Pineville's website and the RAPC and Pineville's Facebook page, and through our community partners. Supplies are budgeted for printing outreach materials throughout the 4-year project period.
- Non-EPA grant resources needed to carry out tasks/activities, if applicable: Not Applicable

ii. Anticipated Project Schedule: Quarters 1-2-CIP; tri-annual BAC meetings (3 per year over 4 years); bi-annual community meetings; quarterly website updates; community feedback and RAPC's response summary, updated as feedback is received and responded to.

iii. Task/Activity Lead: RAPC (Kimberly Boyd) with assistance from the BAC and QEP

iv. Outputs: 1 CIP and brownfield inventory (both continuously updated throughout the 4-year project period), 12 BAC meetings, 8 community meetings (sign-up sheets, handouts, meeting minutes), community feedback reports (as received).

Task 3 – Assessment Activities

i. Project Implementation:

- EPA-funded tasks/activities: The QEP will prepare a Generic Quality Assurance Project Plan (QAPP) and conduct all site assessments. Phase I Environmental Site Assessments (ESAs) will be prepared following All Appropriate Inquiry (AAI) and ASTM E1527- 21. Phase II ESAs may include asbestos-containing materials (ACM) surveys, lead-based paint (LBP) surveys, and soil and groundwater sampling. Each Phase II ESA will require an EPA-approved Site-Specific QAPP (SSQAPP), including sampling and analysis activities, health and safety planning, and standard operating procedures for fieldwork activities.
- Non-EPA grant resources needed to carry out tasks/activities, if applicable: Not Applicable

ii. Anticipated Project Schedule: Generic QAPP completed in Quarter 1 of Year 1. Phase I ESAs on the 3 priority sites conducted by the end of the 4th quarter of Year 1. Additional 11 Phase Is (non-priority sites) conducted in Years 1 & 2. 12 Phase II ESAs (including SSQAPPs) conducted (6 in Year 2 and 6 in Year 3 starting with priority sites). This schedule ensures activities will be completed well within the 4-year period of performance.

iii. Task/Activity Lead: QEP, under the direction of RAPC

iv. Outputs: 1 Generic QAPP, 14 Phase Is, 10 Phase IIs, 10 SSQAPPs

Task 4 – Planning

i. Project Implementation:

- EPA-funded tasks/activities: The QEP will conduct cleanup planning by preparing 3 Analyses of Brownfields Cleanup Alternatives (ABCAs) and 2 Corrective Action Plans (CAPs) for this project, starting with the priority sites. RAPC will complete 3 Site Reuse Visions
- Non-EPA grant resources needed to carry out tasks/activities, if applicable: Not Applicable

ii. Anticipated Project Schedule: ABCAs and CAPs after assessment completion - anticipated in Year 3; Site Reuse Vision – concurrent with priority site assessments are completed (Year 1).

iii. Task/Activity Lead: QEP will complete the ABCAs and CAPs, and RAPC will complete the Site Reuse Vision

iv. Outputs: 3 ABCAs, 3 CAPs, 1 Site Reuse Vision

3.b. Cost Estimates: *Cost estimates were developed based on estimates provided by LDEQ for costs in Louisiana.*

TASK 1: PROJECT MANAGEMENT - \$56,700: Personnel costs: 375 hours have been budgeted at a rate of \$60 per hour for a total of \$22,500 for the RAPC Grant Director to oversee the management of the grant. Travel costs: \$8,700 is budgeted for two RAPC personnel to attend three National Brownfield conferences at \$1,450 per conference per person. This includes \$500 per flight ticket; \$525 for hotel stay (3 nights for a hotel at \$175 per night); \$300 for 4 days per diem at \$75 per day; and Conference Registration at \$125. Contractual: 170 hours (10.625 hours per quarter) at a rate of \$150 per hour for a total of \$25,500. QEP will assist with ACRES reporting, quarterly reporting, annual reporting, and additional programmatic support, as requested.



TASK 2: OUTREACH AND INVENTORY -

\$19,300: Personnel costs: 166.6667 hours have been budgeted at a rate of \$60 per hour for a total of \$10,000 to oversee outreach activities, solicit and respond to community input on projects, coordinate with project partners, and coordinate the tri-annual BAC meetings and semi-annual community outreach meetings. Supplies are estimated at \$450/year (\$1800 total) (1,000 postcards @ \$0.60 each = \$600; 8 40" by 60" poster display boards @ \$50 each, one per public meeting = \$400;

288 tri-fold brownfield project brochures (36 per community meeting) @ \$1.50 each = \$432; 80 property owner brownfields program brochures @ \$1 each = \$80; Community meeting advertisement in *The Town Talk*, 8 articles @ \$36 each = \$288). **Contractual:** Estimated rate of \$100 per hour for 75 hours for a total of \$7,500 to develop the Community Involvement Plan (CIP), as well as outreach materials for the tri-annual BAC meetings and semi-annual community outreach meetings.

BUDGET CATEGORIES		PROJECT TASKS (\$)				Total
		Task 1. Management	Task 2. O & I	Task 3. Assessments	Task 4. Planning	
DIRECT COSTS	Personnel	\$22,500	\$10,000		30,000	\$62,500
	Fringe Benefits					
	Travel	\$8,700				\$8,700
	Equipment					
	Supplies		\$1,800			\$1,800
	Contractual	\$25,500	\$7,500	\$370,000	\$24,000	\$427,000
	Construction					
	Other					
Total Direct Costs		\$56,700	\$19,300	\$370,000	\$54,000	\$500,000
Indirect Costs						
Total Budget		\$56,700	\$19,300	\$370,000	\$54,000	\$500,000

TASK 3: ASSESSMENTS - \$370,000: **Contractual:** The estimated cost of developing one Generic Quality Assurance/Quality Control Plan (QAPP) is \$5,000. \$56,000 has been budgeted for 14 ASTM and AAI-compliant Phase I ESAs at an estimated average cost of \$4,000 each. \$309,000 has been budgeted for 12 Phase II ESAs at an estimated average cost of \$25,750. The cost of the Phase II ESAs includes the cost of producing Site-Specific Sampling Plans for each Phase II ESA to be conducted. Total estimated costs for Phase I and II ESAs and the Generic QAPP is \$370,000.

TASK 4: CLEANUP AND REUSE PLANNING - \$54,000: **Personnel costs:** 500 hours have been budgeted at a rate of \$60 per hour for a total of \$30,000 to develop 3 Site Reuse Vision for the three priority sites. **Contractual:** \$24,000 has been budgeted for the development of 3 ABCA's at a cost of \$4,000 per ABCA and 2 Corrective Action Plans (CAPs) at \$6,000 each.

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

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE: 4.a. Programmatic Capability; 4.a.i. Organizational Capacity; 4.a.ii. Organizational Structure; 4.a.iii. Description of Key Staff: RAPC is a political subdivision of the State of Louisiana. Created by state legislation in 1953, RAPC is governed by a 23-member Board of Commissioners similar to a council of governments and is staffed by 20 professionals holding numerous degrees and professional certifications. Quality, continuity, and consistency will be ensured by the depth and capabilities of our staff; specialists in program coordination, planning, finance, transportation, social services, and technical support. Our organization has the capacity to successfully carry out and manage the programmatic, administrative, and financial requirements of this project and grant and has a long history of successfully managing federally-funded projects. Our assigned project team will ensure timely and successful expenditure of funds, and completion of all technical, administrative, and financial requirements of the project and grant.

Matt Johns is the Executive Director of RAPC and will serve as the principal on this project, providing oversight, review, and direction as necessary for the duration of the assessment and planning. Matt has a BS in public administration, professional certification from the American Institute of Certified Planners, and 15 years of regional and community planning experience. **Kim Boyd**, Brownfield Coordinator for the RAPC, will manage the brownfields grant from award to project closeout and serve as the primary point of contact for this grant. Kim holds a bachelor's degree in business administration from the American



Intercontinental University. Kim will direct the QEP, maintain communications with US EPA staff to ensure that administrative and technical requirements are properly addressed, review financial reports and invoices for completeness and to determine appropriate payments, and submit ACRES reports and other communications per the project agreement. **Heidi Murrell** handles financial matters for RAPC such as preparing monthly and quarterly invoice packets for required projects based on direction from executive staff, inputting payments into QuickBooks, depositing funds for all projects, and issuing payments per grant requirements. She will ensure all project payments are authorized per EPA policies. **Kenny Andrews** is the Chief Building Official for RAPC and he along with up to four other certified building officials will assist in field inspections and reports during the assessment, as required. RAPC also has a Geographic Information Systems (GIS) and Information Technology division available to develop maps and provide GIS data review and required technological support for this effort.

4.a.iv. Acquiring Additional Resources: Following our Federally-approved process that is compliant with 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33, RAPC will complete a qualifications-based selection to retain a QEP to assist with the work agreement. RAPC has taken actions to ensure strong labor practices, prioritize local hiring and procurement, and connect community members with potential employment opportunities related to brownfields. RAPC has a Title VI Plan ([KM_C308-20171219104817 \(rapc.info\)](https://www.km.c308-20171219104817.rapc.info)) which outlines the Equal Employment Opportunity (EEO) policies RAPC follows to prevent discrimination in all hiring practices and its Disadvantaged Business Enterprises (DBE) policy. To further ensure members of the community are linked to potential employment opportunities that may arise from this project, RAPC has partnered with Louisiana Central, which provides a workforce training program.

4.b. Past Performance and Accomplishments; 4.b.ii. Has Not Received an EPA Brownfields Grant But Has Received Other Federal or Non-Federal Assistance Agreements: RAPC has never received an EPA Brownfields Grant but has successfully managed nearly 50 assistance agreements in the past three years alone similar in size and scope to EPA Brownfields Grants.

4.b.ii.(1) Purpose and Accomplishments:

Project and Source of Funds	Scope	Outcomes
Flood Mitigation Assistance 2019, 2020, and 2021 \$5,693,000 awarded (FEMA Hazard Mitigation Assistance)	Residential elevations and acquisitions mitigating repetitive loss properties by calculating elevation heights and elevating residential structures above the 100-year flood or demolishing and returning to green space.	Public engagement meetings educating eligible homeowners; required documentation obtained and used to develop the grant application which is submitted online through FEMA-GO to the Governor’s Office of Homeland Security and Emergency Preparedness (GOHSEP) and to FEMA, and milestones are tracked and reported via the same online system. Many residences are in underserved population areas and these projects are tools allowing for adaptation to climate change by providing a reduction in flooding through permeable surface for floodwater absorption or run-off. Completed 15 projects to date with more soon to be underway.
Floodplain Mitigation (Greenway Park Acquisition Project) 2021 \$6,083,370 awarded (FEMA Hazard Mitigation Grant Program)	Residential acquisition project where 50 repetitive loss properties were purchased, abated, and demolished in a flood-prone subdivision thereby alleviating consistent flooding.	Public engagement meetings to garner community feedback; required documentation obtained and used to develop the grant application which was submitted online via the State’s grant management system (LAHM) to the Governor’s Office of Homeland Security and Emergency Preparedness (GOHSEP) and to FEMA, and milestones were tracked and reported via the same online system. This underserved population area experienced repetitive flooding issues. Homeowners were able to sell those properties and the demolition of the structures allowed for adaptation to climate change by providing reduction in flooding through permeable surface for floodwater absorption or run-off.
Highway Safety Initiative 2018 \$1,700,000 from Louisiana DOTD	Provide Regional Coordination for a highway safety initiative for ten central Louisiana parishes (in Louisiana, parishes are the equivalent to counties in other states).	“Destination Zero Deaths” is the vision for the transportation improvement projects/programs; focused on improving safety for all users of our multimodal transportation network and the long-range goal specifies Transportation Equity by prioritizing projects with socially vulnerable population groups. Public participation such as monthly stakeholder meetings are open to the public. Monthly progress reporting is required to LADOTD, in addition to quarterly and annual monitoring and evaluation. Programs focus on mitigating negative impacts on Justice 40 communities with the goal of reducing fatalities/serious injuries by 50% between 2010-2030. Overall, the goals have been successful outside of the COVID years of 2020-2021 where we did see increases.

4.b.ii.(2) Compliance with Grant Requirements: RAPC has successfully complied with the work plan, schedule, and terms and conditions under all its current and past assistance agreements. Progress reports have been submitted as required, following all requirements and timelines of the awarding entities. RAPC remains in good standing with all awarding agencies as indicated by our increase in geographic area of assistance, increased responsibilities, as well as the increase in awards. We have triggered the single audit requirement in past years, requiring an even greater level of scrutiny of our financial activities and remaining in good standing with our federal and state partners. Past audits have resulted in no significant findings.



Threshold Criteria - RAPC FY 2024

1. APPLICANT ELIGIBILITY

- A. Rapides Area Planning Commission (RAPC) was formed in 1953 by the State of Louisiana’s ACT No. 158 (see attached Applicant Eligibility Documentation). Therefore, RAPC is an eligible entity for EPA Assessment Grant funding.
- B. RAPC is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code and is not a 501 (c)(4).

2. COMMUNITY INVOLVEMENT

Community Engagement; 2.b.i. Project Involvement; 2.b.ii Project Roles: Our community partners are rooted in the local communities they serve. The group comprises non-profits, education centers, elected officials (current and former), homegrown businesses, and investors and community leaders, allowing RAPC to reach deeply and broadly into the local community. The following entities will serve on the Brownfields Advisory Committee (BAC), contribute to site selection, assist in community outreach, and provide community perspective for the cleanup and reuse of brownfield sites assessed under this grant, including priority sites:

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Central Louisiana Community Foundation (CLCF)	Keith E. Adams, President kadams@clcf.net	CLCF administers charitable funds established through gifts and bequests from individuals, families, businesses, and other nonprofit organizations, uniting the Regions’ citizens, financial advisors, and nonprofit agencies. Will serve on the BAC, contribute to site selection, and provide community input for reuse of priority brownfield sites.
United Way of Central Louisiana (non-profit)	Michelle Purl President/CEO michelle@uwcl.org	The UWCL Central empowers community members through access and improvement in education, health, and financial stability. Will serve on the BAC, connect the target community to local resources and programs, assist with community outreach, and contribute to site selection and reuse.
Louisiana Central	Lafe Jones, Executive Director of Industry Relations ljones@louisiana-central.com	Louisiana Central is the economic development entity for the region and serves as a connector between businesses, sites, and the community’s workforce. Will serve on BAC, connect the local community to workforce (training), and connect businesses to brownfield site reuse.
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Our partners also include the Louisiana Department of Environmental Quality’s (LDEQ’s) Brownfield Program, which will provide oversight and support for assessments and cleanup planning activities, EPA Region 6 Brownfields Team, which will provide technical assistance and ensure funds are spent correctly, and Kansas State University’s Technical Assistance to Brownfields Program (KSU TAB –EPA funded technical assistance provider) who will assist with community outreach.

Incorporating Community Input: Community partners and their reach into the community are vital to the brownfield project’s success. RAPC and the City of Pineville have already begun the process of building a brownfield inventory

with input from the community. RAPC established a Brownfields Advisory Committee (BAC) which includes the community partners listed above. The BAC will also be expanded during the grant period as additional partners are identified. The BAC will meet **tri-annually** throughout the project's lifecycle, with meetings open to the public. **Community meetings** will be held **semi-annually at a location inside the target area (i.e.: City Hall, Library, or one of our community partners' facilities)** to **solicit** feedback from the community on proposed projects; provide an opportunity for RAPC, the BAC and the community to **consider** that feedback; and provide a **response** to community member input. In addition, updates on projects will be posted on both the City of Pineville's and RAPC's websites with an opportunity for members of the community to provide feedback electronically. Questions/comments will be reviewed and considered by RAPC staff and BAC members and responses will be provided within 2 weeks of submittal. Community feedback submitted, as well as RAPC's response, will be documented in a summary document, which will be posted online on the City's and RAPC's websites, with a hard copy available at the Martin Public Library in the target area. Grant deliverables, including reports, cleanup plans, and planning activity reports, will also be made available electronically and at the library. RAPC also developed a site nomination form to solicit sites from the community with a scoring matrix that prioritizes sites in the TA and sites that have proposed reuses that align with local land use plans and community priorities. The City of Pineville and RAPC will create pages on their respective websites to include all Brownfield grant communications and effectively communicate progress. This will include meeting notices, engagement opportunities, and copies of all assessments and reuse plans generated during the grant activities for public use. Our staff will keep the community informed about Brownfield grant progress through regular social media and website updates and through involving local news stations in project coverage and information. In addition, our community partners will send out the information through their networks to expand the reach of information. The target community is 97% English-speaking. Translation services for meetings and all project materials will be made available upon request and will take all actions listed in RAPC's Title VI plan, specifically D.7.0, "Language Assistance Measures". We will also offer BAC and community meetings virtually as an alternative to in-person community engagement.

3. EXPENDITURE OF EXISTING GRANT FUNDS

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

4. CONTRACTORS AND NAMED SUBRECIPIENTS

- Contractors: Not Applicable
- Named Subrecipients: Not Applicable