1. **Applicant Identification**
   Downtown Development Authority of Social Circle
   PO Box 310
   166 N Cherokee Road
   Social Circle, Georgia 30025

2. **Funding Requested**
   a. **Assessment Grant Type:** Community-wide
   b. **Federal Funds Requested**
      i. $400,000
      ii. Not Applicable

3. **Location**
   a) City of Social Circle b) Walton County c) Georgia

4. **Target Area and Priority Site/Property Information**
   **Target Area:** City Limits

   **Priority Site 1:** Cotton Mill Site: 148 Cannon Drive (33°39'8.16" N; 83°43'11.02" W)
   **Priority Site 2:** Social Circle Spring Property: Spring Street (33°39'9.02" N; 83°43'8.96" W)
   **Priority Site 3:** Walton Property: No address (33°39'6.92" N; 83°43'2.00" W)

5. **Contacts**
   a. **Project Director**
      Michael Owens, Chairman of Downtown Development Authority
      (678) 712-5012
      mowens.ddasc@socialcirclega.gov
      PO Box 310
      Social Circle, Georgia 30025

   b. **Chief Executive/Highest Ranking Elected Official**
      David Keener, Mayor
      (404) 713-1279
      dkeener@socialcirclega.gov
      PO Box 310
      Social Circle, Georgia 30025

6. **Population**
7. **Other Factors**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>1</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>NA</td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>NA</td>
</tr>
<tr>
<td>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).</td>
<td>NA</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>NA</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>NA</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>3</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>NA</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>NA</td>
</tr>
</tbody>
</table>

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

9. **Releasing Copies of Applications**
   
   Not Applicable
October 8, 2021

VIA ELECTRONIC Mail Amanda.Herrit@terracon.com
Ms. Sara Janovitz, Regional Brownfield Program Contact
US Environmental Protection Agency, Region 4
Atlanta Federal Center
61 Forsyth Street, S.W., 10th Fl
Atlanta, Georgia 30303-8960

RE:  State Acknowledgement Letter – Brownfield Community-Wide Assessment Grant Application
City of Social Circle

Dear Ms. Janovitz:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (“GA EPD”) that the City of Social Circle will be submitting an application to the U.S. Environmental Protection Agency (“EPA”) for funding assistance under the federal Community-Wide Assessment Grant Program to conduct assessment activities. GA EPD understands that the City of Social Circle is applying for $400,000 for the assessment of hazardous substances and petroleum.

EPD would like to take this opportunity to encourage EPA’s positive decision in making a grant award to the City of Social Circle for such assessment. A successful award would greatly assist this community in its redevelopment efforts. Thank you for your consideration.

Sincerely,

Shannon Ridley
Brownfield Coordinator

File: FFY 2022, EPA Grant Applicants, City of Social Circle-Assessment
Downtown Development Authority of Social Circle, GA
FY22 Brownfield Assessment Grant
Narrative
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: The City of Social Circle (population 4,447) is located in north central Georgia, approximately 50 miles to the east of Atlanta in Walton County.1 Social Circle was incorporated as a village in 1832 and in 1845 the Georgia Railroad’s westward advance created the county’s first rail hub in Social Circle. The railroad influenced Social Circle’s development from the mid-1840s until the Civil War when Union General William T. Sherman destroyed the rail lines during his March to the Sea.2 The residents remained resilient following the war, and Social Circle was incorporated as a town in 1869 and designated as a city in 1904. Industry flourished when the Social Circle Cotton Mill opened in 1901 and was the cornerstone of manufacturing and economic growth and was the southern anchor of the downtown for nearly 80 years. During its peak operation, the mill employed 225 workers and produced large cotton sheets. The adjacent mill village, consisting of approximately 30 single-family and duplex dwellings, is a historical neighborhood developed in the 1910s to house mill workers. The Mill was closed in 1982 and after changing hands several times, was acquired by the current owner, Carter Jackson, Inc., in 1987. The closure of the Mill led to several decades of economic decline within the City. The long-term economic impacts of the Mill closure were exacerbated by the Great Recession that lasted from 2007 to 2009. The Great Recession closed many businesses in the community creating vacant storefronts all over the City.

The target area for this brownfields program, located within the city limits, is the Historic Downtown Mill District. The Mill closure coupled with the Great Recession had long-term negative economic and environmental impacts on the sensitive populations residing in the City. With the closure of the Mill and the economic issues that arose, the City created the Downtown Development Authority (DDA) of Social Circle in 1984 to address the revitalization and redevelopment needs within the City to promote trade, commerce, industry, and public welfare. The DDA, City, and other community groups are working together to restore the target area by attracting new businesses to create an environment for economic success.

ii. Description of the Priority Brownfield Site(s): An initial review of commercial and industrial sites in and around the target area has identified 10 potential brownfield properties, including the former textile mill, properties along the railroad, gas stations, automotive service facilities, and dry cleaners, that pose a significant health risk to the community. Additional sites will be identified and prioritized during a thorough site inventory process including input from target-area residents and project partners. No funds from this grant will be used for the redevelopment of existing residential properties within the Mill Village.

DDA has selected three priority sites as they are adjoining and are all associated with the historic Cotton Mill operations. The three parcels are separately owned but the DDA has site access for future environmental assessment from all three site owners. The redevelopment of these sites (23.62-acres) is essential for the commercial and residential growth of the target area.

The first priority site is the Cotton Mill Site, which is considered the future southern anchor of the historic downtown. The 3.84-acre property has been vacant for at least 14 years. The remaining structures include the main mill building, storage buildings, storage sheds, a water tower, and a cooling and power station building. In 1994, over half of the main mill building was destroyed by a fire, and the remnants of the fire damaged building remain on site. The other site structures are also in various states of disrepair with broken windows, collapsed roofs, water intrusion, mold, rotted timbers, peeling paint, and overgrown vegetation. Leftover mill equipment and piles of

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2 Civil War in Georgia. New Georgia Encyclopedia. https://www.georgiaencyclopedia.org/articles/history-archaeology/civil-war-georgia-overview
demolition debris are scattered throughout the site. The site is enclosed by a fence that has not been maintained and is overgrown with vegetation. Frequent trespassing and unregulated activities and ever worsening conditions at the Mill Site continue to have significant adverse effects on the surrounding community. Redevelopment of the site has been hindered in part by contamination from historical mill operations. Potential contaminants at textile mills include volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and heavy metals. In 1990, approximately 585 gallons of PCB-contaminated oil were spilled near the power station building. An unknown volume of soil was removed to a depth where no oil-stained soil could be observed, and a one-foot buffer of soil was removed from the perimeter of the spill area. An Agency for Toxic Substances and Disease Registry (ATSDR) Health Consultation conducted in 2001 concluded that the Mill Site poses a future public health hazard for people exposed to soil contaminated with arsenic, benzo[a]pyrene, and PCBs. A Targeted Brownfields Assessment completed in 2002 determined that site soils are impacted with heavy metals such as arsenic, PAHs, and PCBs. Furthermore, a former lessee in the 1990s abandoned several thousand containers of mixed hazardous substances primarily procured from the Department of Defense. EPA’s Emergency Response Team removed these containers of hazardous wastes in 2007. Several site structures contain lead-based paint (LBP) and asbestos-containing materials (ACMs). The Mill Site is not on nor is a candidate for the US EPA National Priorities List (NPL).

The DDA recognizes the target sites as top priorities due to their proximity to the historic downtown and residential areas. The presence of historical, former mill buildings that could be preserved and restored, and the readiness of developers to redevelop the sites into mixed-use commercial and residential properties directly aligning with City’s Comprehensive Plan.

b. Revitalization of the Target Area

ii. Reuse Strategy and Alignment with Revitalization Plans: The City updated their Comprehensive Plan in 2017 (amended February 18, 2020) to outline current objectives and goals established for addressing the needs of the community. As part of the Comprehensive Plan, the City envisions the historic downtown (target area) with the redevelopment at the Cotton Mill, Walton, and Springs Priority Sites as the heart of the community with wide sidewalks, a public square, shops, restaurants, a theater, and a variety of affordable housing options. DDA and City leadership recognize that the assessment and redevelopment of the priority brownfield sites is vital to the success of the Comprehensive Plan. The DDA has a local developer ready to redevelop the three priority sites. Therefore, the DDA intends to develop a formal Site Reuse Assessment Plans for the priority sites to determine the best reuse options, such as the rehabilitation of the historic mill buildings (Cotton Mill Site Priority Site 1) into mixed-use commercial and residential units, including an adjacent large green space with springs (Walton and Spring Property Priority Site 2 & 3) to provide pleasing water features and native landscaping in the shadow of downtown. Sidewalks and multi-use recreation trails will allow for connectivity throughout the target area. Redevelopment of the three
properties will create jobs, encourage the reopening of storefronts within the downtown, create commercial opportunities for residents, and fulfill the demand for housing while increasing the desirability of downtown living. The restored historic mill structures (Cotton Mill Site Priority Site 1) and large green space (Walton and Spring Property Priority Site 2 & 3) will also draw tourists and residents to the target area.

ii. Outcomes and Benefits of Reuse Strategy: The DDA has a local developer ready to redevelop the three priority sites into mixed-use residential and commercial units with a large green space which will provide both economic and non-economic benefits to the sensitive populations living in the target area. Redevelopment of the priority sites will improve property values within the Downtown Mill District; support locally owned businesses; enable new dining, shopping, and lifestyle experiences; provide higher quality affordable housing opportunities; catalyze economic growth; create new jobs; attract new residents and businesses to the downtown; and create an ongoing source of funding for an expandable list of projects within the area. The redevelopment of the priority brownfield sites into mixed-use residential and commercial units with a large green space will also eliminate public hazards and the eyesore of dilapidated and overgrown vacant buildings. Existing contamination on the priority brownfield sites will be remediated to levels that are protective of human health and the environment. Every effort will be made to renovate existing brownfield site buildings to maintain historical charm and limit redevelopment costs by reducing or eliminating demolition and building material acquisition. The developer will be strongly encouraged to incorporate renewable energy sources, energy efficient equipment and materials, sustainable or recycled building materials, water efficiency measures, and waste minimization processes in all of their designs.

The target area residents are a prime example of a disadvantaged community. The residents suffering from low income and high poverty rates are living within a distressed neighborhood caused by the recent outsourcing of the textile industry. With industry being shipped overseas and the massive loss of mill jobs there is a disproportionate environmental stressor burden from past usage causing negative health impacts that are compounding daily as the contamination is not addressed. With a local developer ready to move forward with transforming the three blighted priority sites into affordable housing, greenspace, and commercial space, those living within the target area can break free from the years of environmental and socioeconomic hardships.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: The DDA, as a local government authority, is eligible to apply for county, state, and federal grant funding and intends to leverage private investment opportunities. The DDA is making every effort to secure additional funding to further their redevelopment goals and is currently pursuing and has already discussed or secured the following funding opportunities with agency representatives:

<table>
<thead>
<tr>
<th>Agency</th>
<th>Funding Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>USDA Rural Development</td>
<td>Grant and loan program to provide zero-interest loans to local utilities to create and retain employment in rural areas. (Up to $300,000)</td>
</tr>
<tr>
<td>US EPA Brownfield</td>
<td>Cleanup grant funding for remediation of sites. (Up to $500,000)</td>
</tr>
<tr>
<td>Georgia EPD</td>
<td>Site investigation and cleanup costs incurred while a participant in the Georgia EPD Brownfield Program can be recouped through the abatement of property taxes for up to 10 years. (Max amount to be determined by GE PD on a per-project basis)</td>
</tr>
<tr>
<td>Georgia DOT</td>
<td>Transportation Alternative Program (TAP) grant to provide funding for non-traditional transportation projects such as sidewalks, bike paths, and streetscapes. (Up to $1,000,000)</td>
</tr>
<tr>
<td>Georgia DCA</td>
<td>Community Development Block Grant (CDBG) to fund demolition of blight, housing, public facilities, and economic development for low- and moderate-income persons. (Up to $500,000)</td>
</tr>
</tbody>
</table>
Downtown Development Authority of Social Circle, Georgia
FY2022 US EPA Brownfields Assessment Grant

<table>
<thead>
<tr>
<th>Agency</th>
<th>Funding Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social Circle</td>
<td>Special-purpose local-option sales tax (SPLOST) is an optional 1% sales tax levied by the City for funding the construction of public facilities.</td>
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</tbody>
</table>

ii. Use of Existing Infrastructure: The City intends to use and improve the existing infrastructure within the target area, including roadways, sidewalks, water, sewer, and electric utilities during the redevelopment of the priority sites. The City was recently awarded a CDBG grant for sewer system improvements and a TAP grant for the extension of sidewalks within the target area. If additional infrastructure needs are identified, the DDA and City will work together to apply for additional grant funding.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding: The population of the City of Social Circle is 4,447. City residents suffer from low income as indicated by the per capita income of $23,987 and median household income of $53,538 which are below the state ($31,067/$58,700) and national ($34,103/$62,843) averages. The percentage of all families below the poverty level is 15%, which exceeds the state (11%) and national (10%) averages. The percentage of female head of household (no husband present) families below the poverty level is 52% within the City, significantly higher compared to the national (27%) average.

The City’s operations budget is largely composed of four major funds, the General Fund (37%), the Water & Sewer Fund (47%), the Gas Fund (28%), and the Solid Waste Fund (2%). The General Fund primarily consists of Public Safety services (60%), Public Works (15%), and City Council, Administration, and Financial services (32%). The Downtown Program accounts for 2% of general fund expenditures and depends heavily on volunteers and private funds to support downtown improvements and events. The City’s economy has been significantly impacted by both the loss of the textile industry in the 1980s followed by the 2007–2009 Great Recession. Property tax values have shown a flat trend over the past 10 years. Currently, General Fund expenditures are exceeding revenues, and the gap in funding is being supported by transfers from other funds. Furthermore, during the COVID-19 pandemic the City has experienced decreased revenues from taxes, fees, and permits; and many residents struggled paying their utility bills. Raising taxes or fees to fund additional projects is not feasible in the current state of the local economy. The City is in great need of financial assistance to assess the brownfield properties within the target area. Funding assistance from an EPA Brownfield Assessment Grant will pave the way for redevelopment and restoration, address environmental concerns and create much needed jobs for the community.

ii. Threats to Sensitive Populations

1. Health or Welfare of Sensitive Populations: The City’s sensitive populations include minorities and the impoverished. Children under the age of 18 living in poverty with a female head of household make up 62% of the target area population, nearly double the national average of 36%. Non-white minority groups comprise 45% of the population of the city, significantly more than the national (28%) average. African American residents constitute 39% of the city population, far greater than the county (17%), state (32%), and national averages (13%). Latino residents constitute 8% of the City population exceeding the county (4%) average.

The decline of textile manufacturing and the Great Recession have led to long-term unemployment (currently 7% compared to the national average 5%) and poverty for the sensitive populations living in the city. Poverty issues are intensified when the sensitive

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4 City of Social Circle Program of Services Adopted Budget (July 1, 2021–June 30, 2022)
populations are living in a USDA Food Desert with 23% of households receiving SNAP benefits in the past 12 months, nearly double the state (13%) and national (12%) averages. Desperation caused by poverty, as well as lacking a sense of community when properties are left unmanaged and vacant, have also contributed to an increase in crime. The vacant, overgrown, and blighted properties throughout the target area create opportunities for illegal activity and make residents feel unsafe walking through the target area. The chance of becoming a victim of either violent or property crime within the City is 1 in 58. Based on FBI crime data, Social Circle is not one of the safest communities in America and relative to Georgia, has a crime rate that is higher than 51% of the state's cities and towns of all sizes. Redevelopment of the blighted properties will mitigate crime and create an environment that encourages residents to spend more time enjoying the target area as they frequent the downtown, parks, churches, stores, and their places of employment. Furthermore, the identification of contaminants allowing for the redevelopment of potential brownfield sites will reduce threats to the sensitive populations by creating new job opportunities to help them transition out of the cycle of poverty.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The petroleum and hazardous substances on the Cotton Mill, Walton and Spring Priority Sites are a cause for concern, especially when potential contaminants could affect the health of the sensitive populations in the target area. Cancer is the second leading cause of death in Georgia. Every year approximately 45,000 Georgians are diagnosed with invasive cancer and nearly 15,500 die. The Georgia Department of Public Health (DPH) conducted a study of cancer incidence rates in Georgia showing the age-adjusted cancer incidence rate in Walton County for Non-Hispanic Black males (657.5 per 100,000) significantly exceeds the Georgia rate for Non-Hispanic Black males (591.6 per 100,000). The study also found the age-adjusted cancer incidence rate for male (567.9 per 100,000) and female (412.5 per 100,000) residents of Walton County exceed the cancer incidence rate for the state (543.9 per 100,000 male, 410.7 per 100,000 female). City-level and target area level cancer incidence rates were not available from Georgia DPH. The City ranks in the 95th percentile in the EPA region and 95th–100th percentile in the US for cancer risk, which is especially troubling as potential contaminants at the priority sites are known carcinogens, including VOCs, PAHs, PCBs, and heavy metals.

Lead paint and asbestos exposure associated with aging mill structures pose increased health risks to the residents living in mill village. The City ranks in the 64th percentile in the state for lead paint indicators. According to the Centers for Disease Control (CDC), children six years and younger are the most susceptible to the effects of lead, including birth defects, reduced IQ, developmental problems, and behavioral problems. In adults, lead exposure can contribute to cardiovascular effects, decreased kidney function, and reproductive problems. Asbestos exposure increases the risk of developing lung disease (asbestosis) and cancer (mesothelioma).

The City ranks in the 80th percentile in the EPA region for particulate matter. High levels of particulates in the air are associated with lung disease (including asthma), heart disease, and premature death. Between 2012 and 2014, the asthma prevalence rate for adults within the Public Health District of the target area was between 8% and 9%, which is within range of Georgia’s adult asthma prevalence rate of 8%. However, asthma prevalence rates in Georgia are higher for sensitive populations, including children (10%), and low-income populations (13%). Particulate

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5 US Census: American Community Survey 2015-2019
6 https://www.neighborhoodscout.com/ga/social-circle/crime#description
8 EPA EJ Screen Report
matter is generally associated with increased symptoms of respiratory distress, lowered lung function, and increased use of asthma medications.\textsuperscript{10} VOCs are common contaminants found in the soil and groundwater at textile mill sites. These vapor forming chemicals have the potential to migrate and accumulate into overlying buildings, which can cause both acute and chronic health issues for sensitive populations of the target area, especially the residents living in the mill village adjacent to the three priority sites. The redevelopment of priority sites with the help of EPA Brownfield grant funding will reduce potential exposure of heavy metals, PAHs, and PCBs lead paint, high rates of particulate matter and mitigate potential sources of contaminant vapor intrusion within the target area, thereby reducing the risk of cancer, lung disease, premature death, and illnesses for sensitive populations within the City.

(3) Promoting Environmental Justice: The EPA Environmental Justice Screening Report shows the City is in the \textit{63rd percentile on the demographic index of minority population and the 54th percentile for low-income population in the nation}. Due to the negative environmental consequences caused by the abandoned cotton mill, the sensitive populations of the minorities and impoverished have not experienced the economic growth and vitality from which the rest of the City has benefited. Derelict properties throughout the target area generate a ripple effect of negative consequences including \textit{decreased taxable revenue, decreased property values, and reduced ability to market properties for redevelopment}. Environmental concerns associated with historical mill operations also disproportionately impact the sensitive populations, resulting in \textit{disproportionate environmental stressor burden and high cumulative impacts}. Known contaminants on the \textbf{Cotton Mill, Walton and Spring Priority Sites} have the potential to migrate off-site through groundwater, soil vapor, surface water runoff, and/or windblown particulate matter, and can cause serious adverse health conditions for the target area’s sensitive populations.

Residential and commercial development will not flourish in an area of town where there are perceived environmental issues, continuing the cycle of suffering as sensitive populations face \textit{limited employment options resulting in low incomes}. Assessment and remediation of the priority mill sites made possible by the EPA Brownfield funding will impact the target area by lessening the environmental justice issues and slowly reverse the negative environmental and socioeconomic effects, bringing job opportunities and prosperity back to the City, drastically changing the lives of residents.

\textbf{b. Community Engagement} i. Project Involvement & ii. Project Roles: Several organizations throughout the community have expressed interest in being a project partner to assist in the process of site selection, prioritization, cleanup, and future redevelopment of the priority brownfield sites.

\begin{center}
\begin{tabular}{|l|l|l|}
\hline
Name of Organization & Point of Contact & Specific involvement in the project \\
\hline
Social Circle Development Authority & Hal Dally, Chair & Local organization was created to promote and assist with economic and industrial development in the City and will assist with \textit{site identification and prioritization and outreach}. \\
\hline
Main Street Commission & Amber McKibben / Downtown Manager amckibben@socialcirclega.gov & Local organization focused on the preservation, promotion and growth of Social Circle’s Downtown Business District and will assist with \textit{site selection and outreach}. \\
\hline
Social Circle United Methodist Church & Reverend Kathy Morris revkathymorris@yahoo.com & Local church will assist with community \textit{outreach} and dissemination of information to target area residents. \\
\hline
Social Circle Historic Preservation Society & Tim Haney thaney@axisrisk.com & Local, volunteer grassroots organization that preserves community heritage through education and conservation of city historic resources will assist with \textit{cleanup and future reuse planning} and outreach. \\
\hline
\end{tabular}
\end{center}

iii. Incorporating Community Input: The DDA recognizes the importance of informing and gathering public input when making changes within a community. Target-area residents and local organizations are a knowledgeable resource and will be able to help with site identification and information disbursement. The DDA will develop a Community Involvement Plan (CIP) to describe planned community engagement activities, scheduling, project background, and key players. The CIP will be available for review and comment at City Hall, City website, and on social media.

On September 21, 2021, the City Council approved a resolution in support of the DDA reapplying for an EPA Brownfield Assessment grant as an integral component in the redevelopment of blighted properties within the target area. The DDA will continue to solicit assistance in site identification and reuse planning throughout the community during regularly scheduled City Council, DDA, and Mill District neighborhood meetings. Public meetings (either in person with social distancing guidelines in place or online during the COVID pandemic) will also be conducted throughout the duration of this grant to educate target-area residents, project partners, and stakeholders on project progress, successes, and challenges. The DDA will use the input and information gathered from community meetings and project partner meetings to advance the DDA’s Brownfield Program. Comments received from the community will be reviewed during quarterly brownfield project team meetings and responses will be issued during the next community meeting.

The DDA realizes using multiple forms of media for communication is vital to success, especially during the time of COVID-19. The DDA will distribute grant-related information through multiple social media platforms, including Facebook, Instagram, and Twitter. The City’s website will have a dedicated Brownfield Program section with up-to-date information on project and community meetings. Grant information and updates will also be included in the “Around the Well” newsletter that is distributed monthly to all City utility customers. The DDA will continue to conduct virtual meetings and has recently moved to larger facilities to accommodate public attendance at meetings while allowing for social distancing, with temperature checks required prior to entry. In addition, a brochure explaining the project will be shared throughout the community and strategically posted at City offices, recreational facilities, and the drive-through window at City Hall. DDA will also announce updates during recorded City Council meetings available through YouTube and Facebook. In the event there are non-English speaking individuals present at events, a translator will be made available.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS
a. Description of Tasks/Activities and Outputs: The Social Circle DDA is requesting a US EPA Brownfields Grant in the amount of $400,000 for community-wide assessment.

<table>
<thead>
<tr>
<th>Task 1: Outreach</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation: The DDA’s Project Director with assistance from the selected environmental consultant (consultant) will develop a Community Involvement Plan (CIP), outreach materials, brownfield project website, and social media posts. DDA staff with assistance from the selected consultant will lead community meetings (virtual/online during COVID-19 and in-person post COVID-19) 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.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: CIP created within three months of award (upon completion a more specific schedule will follow). Community Meetings will be held 1st, 3rd, 6th, and 9th quarters. Website and Outreach Materials will be created in the 1st quarter and posted monthly throughout the grant project.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: DDA: Mr. Michael Owens – Chairman/Brownfield Project Director.</td>
</tr>
<tr>
<td>iv. Outputs: CIP, Brownfield Website, 4 Community Meetings, Brochures/Handouts, Social Media Posts, Community Meeting sign-in sheets, minutes, and handouts.</td>
</tr>
</tbody>
</table>
Task 2: Site Inventory

i. **Project Implementation:** The DDA’s Brownfields Project Director will work with target-area residents during community meetings to create a thorough site inventory for assessment. Although ten potential brownfield sites have been identified, additional abandoned and underutilized properties identified by residents will be researched further by DDA staff using the property appraiser’s website and publicly available information. Once a list is compiled, the consultant will work with DDA staff to create an evaluation ranking tool to determine with the help of residents the order in which the sites will be addressed.

ii. **Anticipated Project Schedule:** Community meeting held in 1st quarter will continue the preliminary inventory process that began with this application. The evaluation ranking process will take place in the 3rd quarter & continue throughout the grant project.

iii. **Task/Activity Lead:** DDA: Mr. Michael Owens – Chairman/Brownfield Project Director.

iv. **Outputs:** Evaluation Ranking Tool, Site Inventory List.

Task 3: Assessment

i. **Project Implementation:** The consultant 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 that will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.

ii. **Anticipated Project Schedule:** Activities to begin in the 2nd quarter and will continue throughout the grant project.

iii. **Task/Activity Lead:** The consultant will implement the technical aspects of the project with oversight from the DDA’s Mr. Michael Owens – Chairman/Brownfield Project Director.

iv. **Outputs:** 11 Phase I ESAs, 1 Generic QAPP, 8 Phase II ESAs including SS-QAPP, Site Access Agreements, and Property Eligibility Determinations.

Task 4: Remediation/Reuse Planning

i. **Project Implementation:** 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 and/or reuse planning to reduce health/environmental risks. The consultant will assist the City in hosting charrettes/visioning sessions (virtual or in-person depending on COVID restrictions) for key properties. A planning consultant will assist in creating a Brownfield Revitalization Plan and Site Reuse Assessments to assist in the brownfield redevelopment efforts.

ii. **Anticipated Project Schedule:** Plans & charrettes will begin in the 6th quarter and will continue throughout the grant project. Brownfield Revitalization Plan and Site Reuse Assessments will begin in the 3rd quarter.

iii. **Task/Activity Lead:** The consultant will implement the technical aspects of the project with oversight from the DDA’s Mr. Michael Owens – Chairman/Brownfield Project Director.

iv. **Outputs:** 2 ABCAs, 2 Site Reuse Assessments, 2 Vision Sessions/Charrettes, 1 Brownfield Rev. Plan

Task 5: Programmatic Support

i. **Project Implementation:** The DDA will procure an environmental consultant to assist with the technical portions of the brownfield project. The DDA’s Brownfields Project Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The consultant will assist the DDA in completing ACRES Database Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the three-year term of the grant. The DDA travel budget allows for two staff to attend two national/regional/grantee brownfield training conferences/workshops.

ii. **Anticipated Project Schedule:** ACRES Reporting begins in the 1st quarter & Quarterly Reporting begins in the 2nd quarter and continues throughout the grant project. Annual Reporting and Forms created in 5th quarter, 9th quarter, and during final closeout.

iii. **Task/Activity Lead:** DDA: Mr. Michael Owens – Chairman/Brownfield Project Director.
iv. Outputs: ACRES Database Reporting, 3 Annual Financial Reports, 12 Quarterly Reports, 3 MBE/WBE Forms, Programmatic Support for the three-year grant period. Two staff to attend two conferences.

b. Cost Estimates: Below are the anticipated cost estimates for this project based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks. The budget for this project includes travel, supplies, and contractual costs only. DDA commits to spending 60% of the budget on Assessment Activities.

Task 1 Outreach: Contractual: Community Involvement Plan $5,000 (50hrs x $100), Brownfield Website, Outreach Brochure/Handouts, Social Media Posts $2,000 (20hrs x $100), 4 Community Education Meetings $8,000 ($2,000/meeting). Supplies: Paper ($14/pack), Ink ($29/cartridge), Post-it Notes ($5/pack) Color printouts ($1 each) $2,000.

Task 2 Site Inventory: Contractual: Brownfield Site Inventory and Evaluation Ranking Tool $10,000 (80hrs x $125).

Task 3 Assessment: Contractual: 11 Phase I ESAs (to include site eligibility/access agreements) at $3,500 each for a total of $38,500. 1 Generic QAPP $5,500. 8 Phase II ESAs including SS-QAPP at $25,000 each for a total of $200,000.

Task 4 Remediation/Reuse Planning: Contractual: 2 ABCAs at $6,000 each for a total of $12,000. 2 Site Reuse Assessment Plans at $15,000 each for a total of $30,000 (240hrs x $125). 2 Vision Sessions/Charrettes $7,000 ($3,500/meeting). 1 Brownfields Revitalization Plan at $50,000 (Planner: 130hrs x $150; Market Analysts: 112hrs x $125, Environmental Professional: 110hrs x $150).

Task 5 Programmatic Support: Contractual: ACRES Database Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period $25,000 (200hrs x $125). Travel: 2 staff to attend two conferences $5,000 (flights at $750, 3 nights in hotel at $350, incidentals and per diem at $150 x 2 attendees).

c. Measuring Environmental Results: To ensure this EPA Brownfield Project is on schedule, the DDA Brownfields Project Team, which will include the selected consultant, 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 project schedule to ensure the grant project will be completed within the three-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 achieved in an efficient manner, the DDA’s Brownfields Team has countermeasures in place to address this problem. The DDA’s Brownfields Team will make monthly calls to their EPA Project Officer and if needed will create a Corrective Action Plan to help the project to get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Capacity, ii. Organizational Structure, & iii.
Description of Key Staff: The Downtown Development Authority has been charged with the task to meet the revitalization and redevelopment needs of the central business district of the City of Social Circle to promote trade, commerce, industry, and public welfare. The Board is made up of local citizen, developers, and entrepreneurs, who are well versed in successful business ventures and are more than capable to see this Brownfield Assessment Project through to completion. The Brownfield Project Team responsible for implementing the project will be made up of DDA Board Members. The Chairman of the DDA, Mr. Michael Owens, will be responsible for the day-to-day activities, timely and successful expenditure of funds, and completion of administrative and financial requirements of the project as the Brownfield Project Director. Mr. Owens has over 20 years of management experience in the private sector. As a DDA board member since 2012, he has been instrumental in working with various public and private entities to plan, fund, and complete multiple projects within the downtown district. He will be assisted by Ms. Susan Roper, the City Clerk and DDA Secretary. She will serve as the Financial Director and will be responsible for managing the finances for this grant. She has over 30 years of experience in municipal government and has served as the City Clerk since 2005 and was recognized in 2013 as Finance Officer of the Year for Georgia by the Municipal Clerks and Finance Officers Association. She will be responsible for all financial grant management and ASAP.gov drawdowns. A qualified environmental consultant will assist with the technical portions of the brownfield project.

iv. Acquiring Additional Resources: Using local contracting requirements and procurement process, the DDA will procure a qualified environmental consultant 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.

b. Past Performance and Accomplishments: The DDA recently secured and executed two USDA Rural Development Enterprise Grants for development of a downtown park known as Friendship Park. The first USDA grant provided a $99,000 portion of the $362,335 funding required to complete Phase I of the development of Friendship Park. Phase I included asphalt removal; construction of walking paths, seated areas, sidewalks, parking areas, and a stage; installation of electrical service and lighting; and installation of signage, sod, and landscaping. The DDA leveraged funds and in-kind services of the City’s Public Works Department and other community partners to complete Phase I in December 2019. In 2019, the DDA secured a second USDA Rural Development grant of $49,000 for completion of Phase II construction of Friendship Park. The second USDA grant was successfully used for the construction of a solar powered, shade shelter pavilion and hardscape amenities for additional seating within the park. Other funding sources included $25,000 from DDA, $50,000 donation from Facebook, a $10,000 gift from Georgia Power, $70,000 in City construction funds, and City in-kind services of the Public Works Department and utility support. Friendship Park is now complete and open to the public. (2) Compliance with Grant Requirements: The two USDA grants were handled properly regarding compliance with grant work plans, schedules, and terms and conditions. Both USDA grant awards were fully expended within the agreed upon time frame. The DDA is on schedule with all active grants and has an excellent history of timely reporting with all award agencies. Mr. Owens is skilled in project management and is personally monitoring all grant activities to ensure compliance with all financial and reporting requirements. He and Ms. Roper will be able to use the EPA ACRES system as they currently track all grant progress in-house.
Downtown Development Authority of Social Circle, GA
FY22 Brownfield Assessment Grant
Threshold
Threshold Criteria

1. **Applicant Eligibility**
The Downtown Development Authority (DDA) of Social Circle, Georgia, is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a local public authority defined under 2 CFR § 200.64. The Mayor and City Council created the DDA by resolution in 1984 pursuant to the Downtown Development Authority Law (1981 GA. Laws p.1744). The DDA works to meet the revitalization and redevelopment needs of the central business district to promote trade, commerce, industry, and public welfare. See attached resolution.

2. **Community Involvement**
The DDA will develop a Community Involvement Plan (CIP) to describe planned community engagement activities, schedule, project background, and key players. The CIP will be available for review and public comment at City Hall, the City’s website, and on social media.

On September 21, 2021, the City Council approved a resolution in support of the DDA reapplying for an EPA Brownfield Assessment grant as an integral component in the redevelopment of blighted properties within the Mill District target area. The DDA will continue to solicit assistance in site identification and reuse planning throughout the community during regularly, monthly scheduled City Council, DDA, and Mill District neighborhood meetings. Public meetings (either in person with social distancing guidelines in place or online during the COVID pandemic) will also be conducted throughout the duration of this grant to educate target-area residents, project partners, and stakeholders on project progress, successes, and challenges. The DDA will use the input and information gathered from community meetings and project partner meetings to advance the DDA’s Brownfield Program. Comments received from the community will be reviewed during quarterly brownfield project team meetings and responses will be issued during the next community meeting.

The DDA realizes using multiple forms of media for communication is vital to success, especially during the time of COVID-19. The DDA will distribute grant-related information through multiple social media platforms, including Facebook, Instagram, and Twitter. The City of Social Circle website will develop a dedicated Brownfield Program section with up-to-date information on the project and community meetings. Grant information and updates will also be included in the “Around the Well” newsletter that is distributed monthly to all City utility customers. The DDA will continue to conduct virtual meetings and has recently moved to larger facilities to accommodate public attendance at meetings while allowing for social distancing, with temperature checks required prior to entering public meetings. In addition, a brochure explaining the project will be shared throughout the community and strategically posted at City offices, recreational facilities, and the drive-through window at City Hall. DDA will also announce updates during recorded City Council meetings available through YouTube and Facebook. In the event there are non-English speaking individuals present at events, a translator will be made available.

3. **Named Contractors and Subrecipients**
Not Applicable

4. **Expenditure of Existing Grant Funds**
The DDA affirms that they do not have an active EPA Brownfields Assessment or Multipurpose Grant.