1. **Applicant Identification:** Woodland Community Land Trust, a 501(c)(3) non-profit entity, with an address of 469 Roses Creek Road, Clairfield, Tennessee 37715, requests consideration of the following EPA Brownfield Assessment Grant proposal.

2. **Funding Requested:**
   a. **Assessment Grant Type:** Community-wide
   b. **Federal Funds Requested:**
      i. $450,000
      ii. Woodland Community Land Trust is applying for a Community-wide Grant, therefore this section does not apply.

3. **Location:** Clearfork Valley, TN (comprised of portions of Campbell and Claiborne Counties)

4. **Target Area and Priority Site/Property Information:**
   a. **Target Area(s):**
      i. Clearfork Valley, TN (comprised of portions of Census Tracts 9501 (Campbell County) and 9704 (Claiborne County))
   b. **Priority Site(s) Address(es):**
      i. Blue Diamond Coal Camp: 165 Dilly Lane, Eagan, Claiborne County, TN 37730 (Census Tract 9704)
      ii. Huber Coal Settling Pond: Northeast of 664 Old Tracey Branch Road, Clairfield, Claiborne County, TN 37715 (Census Tract 9704)
      iii. White Oak Childcare Center: 4911 White Oak Rd, Duff, Campbell County, TN 37729 (Census Tract 9501)

5. **Contacts**
   a. **Project Director:** Tonia Brookman, Executive Director of Woodland Community Land Trust will serve as the Project Director for this proposal. Ms. Brookman’s contact information is as follows: Phone: (423) 784-5303, Email: wclt1977@gmail.com; Mailing address: 469 Roses Creek Road, Clairfield, TN 37715
   b. **Chief Executive/Highest Ranking Elected Official:** Tonia Brookman also serves as the highest ranking executive official. Ms. Brookman’s contact information is as follows: Phone: (423) 784-5303, Email: wclt1977@gmail.com; Mailing address: 469 Roses Creek Road, Clairfield, TN 37715

6. **Population:**
   a. **Target Area(s) Population:**
      i. Unincorporated Towns
         - Eagan Population: Not Available
         - Clairfield Population: 955 (2000, American Community Survey (ACS))
         - Duff Population: Not Available

Please note; because population data is not available for these unincorporated communities, Census Tract data is provided instead.
ii. Census Tract(s)
   • Census Tract 9501 (Campbell County) Population: 3,484 (2019, ACS)
   • Census Tract 9704 (Claiborne County) Population: 709 (2019, ACS)

iii. Counties
   • Campbell County Population: 39,797 (2019, ACS)
   • Claiborne County Population: 31,732 (2019, ACS)

b. Priority Site(s) Population:
   i. Blue Diamond Coal Camp (Eagan, TN) Population: Not Listed in ACS
   ii. Huber Coal Settling Pond (Clairfield, TN) Population: Not Listed in ACS
   iii. White Oak Childcare Center (Duff, TN) Population: Not Listed in ACS

7. **Other Factors:**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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</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</td>
<td>NA</td>
</tr>
<tr>
<td>United States territory.</td>
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<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>1, 2</td>
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<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of</td>
<td>1</td>
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<tr>
<td>the priority site(s) is contiguous or partially contiguous to the body of</td>
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<tr>
<td>water, or would be contiguous or partially contiguous with a body of water</td>
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<tr>
<td>but for a street, road, or other public thoroughfare separating them).</td>
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<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2</td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from</td>
<td>3</td>
</tr>
<tr>
<td>wind, solar, or geothermal energy.</td>
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<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency</td>
<td>3</td>
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<tr>
<td>measures.</td>
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<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/</td>
<td>9</td>
</tr>
<tr>
<td>area wide planning activities, as described in Section I.A., for priority</td>
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<tr>
<td>site(s) within the target area.</td>
<td></td>
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<tr>
<td>The target area(s) is located within a community in which a coal-fired</td>
<td>NA</td>
</tr>
<tr>
<td>power plant has recently closed (2011 or later) or is closing</td>
<td></td>
</tr>
</tbody>
</table>

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

9. **Releasing Copies of Applications:**
   NA; no portions of the application are confidential.
November 12, 2021

Tonia L. Brookman
Woodland Community Land Trust
469 Roses Creek Road
Clairfield, TN 37715-5108

Re: State Letter of Acknowledgement for the Community Wide Assessment Grant Application

Dear Ms. Brookman,

The Tennessee Department of Environment and Conservation (TDEC) is pleased to acknowledge your efforts to apply for a $450,000 US Environmental Protection Agency (EPA) Brownfields Community Wide Assessment Grant.

Since many brownfields are abandoned, underutilized, and/or contaminated, TDEC is expressly interested in seeing areas in our state take the initiative to return these sites to productive uses. This effort is consistent with our mission to enhance the quality of life for citizens of Tennessee and to be stewards of our natural environment. In cooperation with Region 4 EPA, the TDEC brownfields staff will provide technical support and oversight for your grant.

We greatly appreciate your efforts to address brownfields in the area of the Woodland Community Land Trust!

Sincerely,

Paula Middlebrooks
State of Tennessee Brownfields Redevelopment Program
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Tennessee’s Clearfork Valley spans portions of Claiborne and Campbell Counties, located in the Northeastern corner of the State. The Valley largely consists of unincorporated communities (12 in total), with populations that are geographically separated from each other by tall ridges and deep valleys. Approximately 2,800 people live within the Valley (American Community Survey (ACS)). With a total area of 940 square miles, the area lies within the scenic Cumberland Plateau of the Appalachian Mountains. The development, growth, and decline of the Region has been historically impacted by the harvesting of natural resources, most notably, coal. Coal towns sprung up overnight to house those working in the mines. Roads and railroads were also built to provide direct access to capitalize on these resources.

Like much of Central Appalachia, coal was king in the Region until the mid-20th century, when the industry began a multifaceted downturn. Cleaner and cheaper fuels, such as natural gas, increased environmental regulations, and mechanization played their part in reducing the need for mine workers. In fact, 80% of direct coal mining jobs in Tennessee have been eliminated since 1985 (U.S. Bureau of Labor Statistics and U.S. Bureau of Economic Analysis). With little formal education, many left the area following lay-offs, in search of employment. Since 1990, over a quarter of the Region’s citizens have left in search of livable wages and reliable housing, including nearly 14% in the past decade (U.S. Census). Today, stifled communities with ever-shrinking populations fight to remain afloat, since all communities within the Valley are unincorporated, extremely rural, and physically limited by narrow mountain passes. As unincorporated areas are unable to collect and utilize taxes, small county revenue bases hinder economic development in the Valley. Additional financial strain is attributed to the mining industry’s operation and exodus, leaving behind communities burdened by brownfields, including abandoned mine lands (AMLs), coal camps, industrial sites, and long vacated buildings.

In order to revitalize the Clearfork Valley, the Woodland Community Land Trust (“CLT”) was founded by a group of citizens in 1977. The non-profit organization aims to acquire a land base that will allow for diversified housing options, both for low income and elderly populations, sustainable income production, social and educational services, and a cohesive community development effort to rebuild the region’s landscape, economy, and social fabric. As a necessity of survival, the CLT has crafted a revitalization strategy which works to realize these goals. To date, the CLT has acquired 450 acres and provides housing for 18 low-income families. The CLT’s Target Area encompasses the Tennessee Highway 90 Corridor, the primary route through Clearfork Valley which traverses five of the small unincorporated towns. The winding 13-mile Corridor parallels the Clear Fork River, revealing remnants of former coal towns along the way. The Target Area includes Census Tracts 9501 (Campbell County) and 9704 (Claiborne County). Here, the average population median household income is only $34,495, nearly half that of the national income (ACS). Poverty rates range between 17.9%, 29.0%, and 40.5%, for the elderly, general, and youth populations, respectively (ACS). In the Target Area, 22% of the population is elderly, compared to 15% nationally (ACS, EJSCREEN). Brownfield grant will serve as an additional steppingstone to fostering self-sufficiency, economic diversity, and well-being for those residing in Clearfork Valley.

ii. Description of the Priority Brownfield Site(s)

The selected priority sites listed below are part of a larger inventory which includes 38 potential hazardous substances and petroleum brownfields within the Target Area, the majority of which are a direct result of the coal industry remnants. The carefully selected priority brownfield properties are those the CLT believe have the largest economic and environmental impact and potential for redevelopment for this rural and isolated Region.

Blue Diamond Coal Camp (Eagan, Claiborne County): Blue Diamond Coal Camp is bounded by an active railroad to the north, the Clear Fork River to the east, and undeveloped land to the south and west. The Blue Diamond Coal Camp spans 11-acres and was acquired by the CLT in 1997. Once bustling with activity in the early 20th Century, the Camp was slowly abandoned following the coal industry’s decline. The last family residing within the Camp left in 2012 and no buildings remain. The majority of the Camp is now a dumping ground, littered with abandoned vehicles, covered in dense vegetation, and is the location of a suspected methamphetamine lab. The eastern portion of the Camp has been revitalized and is dedicated to the Clearfork Community Institute. Acting as a sister organization to the CLT, the Community Institute operates out of the former Coal Camp school which was renovated by the CLT between 1997 and 2005. The remainder of the property is a priority site due to its proximity to residential homes and the Community Institute. Nearly 120 people live within a mile radius of the site, and nearly 30% are children (EPA Environmental Justice Screen (EJSCREEN)).

Potential environmental issues associated with the property include lead-based paint (LBP) and asbestos containing materials (ACM) from former building structures, volatile organic compounds (VOC) from abandoned vehicles, and additional contamination associated with methamphetamine manufacturing. The drug-making...
process involves various hazardous substances, including flammable and volatile solvents (i.e., methanol, ether, benzene, methylene chloride, trichloroethane, and toluene) and common household chemicals (i.e., muriatic acid, sodium hydroxide, and ammonia). Furthermore, the operating CSX railroad tracks are suspects of additional contamination. Railroad ties are typically soaked in creosote, a known carcinogen, prior to installation in order to preserve the wood (Agency for Toxic Substances & Disease Registry (ASTDR)). Herbicides are applied on the tracks and along the corridor to prevent unwanted vegetation. The possibility stands for nontraditional herbicides such as diesel fuel, leaded gasoline, or waste oil to have been applied to vegetation in a cost-saving measure. These contaminants could easily be transported along the Clear Fork River during a flooding event; the likelihood of which is high as the property is located within Federal Emergency Management Agency (FEMA) Zone AE, designated floodplain.

**Huber Coal Settling Pond (Clairfield, Claiborne County):**

Owned by the Model Valley Economic Development Corporation (MVEDC), the nonprofit received the 20-acre property from Huber Corporation in 2000. Surrounded by residents on three sides, over 470 people live within a mile radius and some residents live less than 100 feet away from the Settling Pond. (EJ SCREEN). Of this population, only 65% have a high school degree or greater and nearly 30% are considered low income (earning less than $25,000 annually) (EJ SCREEN). The Coal Settling Pond was previously used to hold wastewater created by Huber’s nearby strip-mining operations. Such ponds frequently leach acid mine drainage which contains harmful heavy metals such as iron, lead, arsenic, aluminum, and manganese which could contaminate groundwater or drain into Clear Fork River, which is located approximately a mile south. The Huber Coal Settling Pond is a priority site due to its proximity to residents, including several households who utilize it as a source of grey water, causing concern of environmental and human health risks.

**White Oak Former Childcare Center (Duff, Campbell County):**

The 18-acre White Oak Former Childcare Center is widely undeveloped, with the former childcare building and associated playground sitting on a small portion of the northern side of the property. The approximately 1,000 square foot building likely contains Asbestos Containing Materials (ACMs) and Lead Based Paint (LBP) due to the age of construction. The property was previously strip-mined and then developed as a childcare center, operating between 1988 and 1998. The land was later donated to the MVEDC. Due to the mining impact, the topography is widely unstable and prone to extensive flooding. The impaired White Oak Creek runs through the northern portion of the property. Due to the waterway's location, it is potentially transporting mine-related pollution downstream onto the property and beyond. Likely, these contaminants mirror those that are cause for concern at the Huber Coal Settling Pond. The likelihood of White Oak Creek flooding is also high as the majority of the property is located within FEMA Zone A, designated floodplain. To the west is the Mountain Community Parent Resource Center and families still utilize the Childcare Center playground, as such facilities are sparse in the Valley. Additionally, the property is frequently subjected to vandals breaking into the building, damaging the playground, and using or selling illegal drugs on the premises. The property is a health risk to the children playing, an environmental risk to the local flora and fauna, and a business risk, hindering redevelopment. Additionally, the Oak Creek is deemed impaired by sediment, probably resulting from coal mining discharges, impacts from abandoned mine lands, and septic tanks (mywaterway.epa.gov). For these reasons, in addition to the property’s current and proposed future use this site a priority for assessment.

**b. Revitalization of the Target Area**

**i. Reuse Strategy and Alignment with Revitalization Plans**

Local planning efforts include the “Community Asset Mapping” Project, led by the Tennessee Appalachian Community Economics Group. Initiated in June 2018, the Project’s goal was to identify shortcomings within the Valley to develop a strategy to improve the livelihood of residents. Through a door-to-door canvassing technique, the CLT engaged with the public, conducting interviews to better understand the residents’ priorities. Overwhelmingly, citizens indicated that in order to combat the vast loss of jobs from the coal economy, disparities must first be addressed. Residents requested to see safe, healthy places such as A) organized recreation and youth activities, B) services for the elderly, C) new jobs, D) environmental stewardship, and E) sustainable housing. This type of local resident input is what the CLT prioritizes to drive land use and revitalization plans, as it best serves the rural nature of the communities the CLT serves. Assessment and future reuse of the selected priority sites located in the Target Area will aid in achieving each of these goals as further described through the anticipated benefits section below. Furthermore, additional community visioning is planned within the budget to better detail reuse strategies.

**Blue Diamond Coal Camp:** A portion of the 11-acre former Coal Camp will be redeveloped as affordable housing with special attention devoted to senior living. Special consideration will be given to plan around the floodplain. Amenities will include a community garden and a walking trail system for all to use. Despite high poverty rates and large elderly populations (65 years and older), there are no assisted living facilities in the Valley.
and very limited affordable housing stock. This redevelopment aligns with goals B, C, and E by providing quality housing for the elderly, temporary construction jobs, and permanent full-time employment opportunities as caregivers and site managers. Previous housing plans have successfully been realized by the CLT as the nonprofit currently houses 18 low-income families across the 450 acres they hold. The Trust intends to utilize energy efficient building techniques and renewable energy sources throughout the development. Both solar and geothermal energy sources are being considered. **Huber Coal Settling Pond:** Envisioned as a public park with walking trails, playground equipment, picnic tables, and recreational sport courts; the 20-acre property will create a safe place for families to gather. The existing pond could be assessed to determine if there is contaminated sediment and/or water that needs to be remediated. This reuse is supported by goals A and D which identified the need for youth sports and recreation, as well as stewardship of the environment. **White Oak Childcare Center:** Due to the Center’s remote location, narrow access roads, acreage, and tendency to flood, the property is not suited to remain as a commercial operation. Potential redevelopment plans include redeveloping a portion of the parcel as an ATV campground, while avoiding developing in the floodplain. The Region holds the perfect landscape for ATV riders. In fact, numerous similar facilities are located within the Clearfork Valley. The cluster of recreational opportunities will facilitate additional visitors to the future White Oak ATV Campground. This reuse will support goals A, C, and D which identified the Region’s need for organized recreation and youth activities, environmental stewardship, and new, local jobs.

### ii. Outcomes and Benefits of Reuse Strategy

The targeted reuse of each priority site will serve the disadvantaged residents (those that experience high poverty and unemployment rates and low incomes) of the Valley through providing new housing and the creation of park space and jobs.

<table>
<thead>
<tr>
<th>Sustainable Reuse of Structures</th>
<th>Outcomes and Benefits</th>
<th>Alignment with Redevelopment Strategy</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Blue Diamond Coal Camp – Reuse: Affordable Senior Housing</strong></td>
<td>The existing Clearfork Community Institute will retain use. New affordable, senior housing will be constructed on the property.</td>
<td>Support elderly population; clean-up contaminated property; creation of 25 Construction jobs*; 1 permanent job for every two elderly residents**; approx. 10 acres of recreational space, a community garden/access to fresh food*; affordable senior housing; senior resident retention; use of energy efficiency windows and doors; installation of solar renewable energy component</td>
</tr>
<tr>
<td><strong>Huber Coal Settling Pond – Reuse: Community Park and Recreational Space</strong></td>
<td>No buildings remain on the property.</td>
<td>Assess and clean-up contaminated pond; creation of 20 acres of recreational land; provide exercise opportunity and safe youth gathering space reducing exposure to polluted Childcare playground</td>
</tr>
<tr>
<td><strong>Vacant Childcare Center – Reuse: ATV Campground</strong></td>
<td>Building reuse is to be determined.</td>
<td>Clean-up potentially contaminated property; creation of 1–2 jobs; infill development; recreational opportunity</td>
</tr>
</tbody>
</table>

*https://www.eia.gov/consumption/commercial/data/2012/bc/cfm/b2.php*

**National Center for Assisted Living**

### c. Strategy for Leveraging Resources

#### i. Resources Needed for Site Reuse

A readily available inventory of incentives and grants located below will allow the CLT to maximize incentives and encourage business development within the Target Areas.

<table>
<thead>
<tr>
<th>Source/Purpose/Role (Assessment/Remediation/Reuse)</th>
<th>Applicable Priority Site</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Build it With KaBOOM!</strong></td>
<td>Huber Coal Settling Pond, White Oak Childcare Center</td>
</tr>
<tr>
<td><strong>Reuse:</strong> A Build it with KaBOOM! grant would provide new and customizable playground equipment. With direction from a KaBOOM! expert, volunteers help assemble the playground during a 6-hour workday. Total project value is an estimated $50,000. With a rolling deadline, CLT will be eligible to apply for the grant.</td>
<td>Huber Coal Settling Pond</td>
</tr>
<tr>
<td><strong>Rivers, Trails, and Conservation Assistance Program</strong></td>
<td>Huber Coal Settling Pond</td>
</tr>
<tr>
<td><strong>Reuse:</strong> Offered through the National Park Service, this program provides technical assistance to communities to aid in creating a network of interlinking waterways, greenways, and trails to preserve greenspace and the natural environment. With an</td>
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</table>
annual due date of March 1, CLT would use the program to develop portions of the
Huber Coal Settling Pond site.

**Tennessee Housing Development Agency (THDA)**

**Remediation/Reuse:** THDA will help CLT fund affordable housing construction
costs at the Blue Diamond Coal Camp. The competitive grant can allocate up to
$500,000 for the project. Deadlines occur in the fall and spring of each year.

**TDEC Abandoned Mine Land Program**

**Assessment/Remediation:** TDEC would assist in the assessment, removal, and
cleanup of abandoned mine lands, working in partnership with CLT. Once awarded,
a brownfield property can be adopted by TDEC’s AML Program to complete the site
cleanup.

**Community Development Block Grant (CDBG)**

**Reuse:** A CDBG would be used to facilitate necessary sewer and drinking water
infrastructure, as well as potential sidewalk, road, and lighting, improvements within
the Blue Diamond Coal Camp Housing Development. Claiborne County would be
able to apply for up to $600,000 in funding. Applications are due in the spring of each
year.

**Appalachian Regional Commission POWER Grant**

**Reuse:** ARC’s POWER initiative targets federal resources to help regions that have
been affected by job losses in coal and coal-related industries due to the changing
economics of America's energy production. CLT will be able to apply for the POWER
Grant to establish Regional broadband services, to aid in recruiting and retaining
commercial operations and residents, alike. Awarded annually in the fall, the Grant
would provide an estimated $400,000 value to assist with fiber-optic cable
installation along the Hwy-90 corridor, which will support future development.

## ii. Use of Existing Infrastructure

Each priority site has existing utility infrastructure, including public water service, electrical service, and
access roads. As an exception, Blue Diamond Coal Camp will require the installation of sewer infrastructure,
which will be pursued through a CDBG.

### 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

#### a. Community Need

#### i. The Community’s Need for Funding

Since 1987, the U.S. has consumed 25% less coal. In 2016, The United States saw the lowest coal production
levels since 1979 (Energy Information Administration (EIA)). Similar statistics are felt across the economies of
Eastern Tennessee, who has been forced to reinvent themselves to sustain citizen wages and well-being. In total,
Tennessee’s coal production and direct coal mining jobs have decreased an estimated 96% since peak output
and peak employment in 1972 and 1986, respectively ((EIA), Mine Safety and Health Administration (MSHA)).
These production levels translate directly to employment rates. King University estimates that every coal mining
job supports 1.27 jobs in other sectors in the regional economy. Therefore, “the loss of 100 coal mining jobs
would lead to 127 jobs being lost in all other industries, for a total loss of 227 jobs”. Low populations and low
household incomes due to the decline in the coal industry, have resulted in declining County tax bases and stifling
operating budgets. In fact, the average population per square mile within Campbell and Claiborne Counties is
only 76 people, which is half of the state’s average. On average, nearly 30% of Clearfork Valley residents (census
tracts 9704 and 9501) live in poverty; which is approximately twice the state and national levels (ACS). Furthermore, **70% of the Target Area population is considered low-income**, earning less than $25,000 annually
(EJ SCREEN). These factors force local tax revenues to be spread thinner to cover the needs of the sparsely
populated communities. Furthermore, for FY22, Appalachian Regional Commission (ARC) designated Campbell
and Claiborne Counties as economically at-risk, ranking as the 10-15% worst counties in unemployment rates,
per capita market income, and poverty rates. Between the two counties, 13 areas are designated as distressed
areas, areas which rank among the 10 percent most economically distressed counties in the nation (ARC). As for
the CLT, the annual budget is $45,000, which heavily relies on donations and grants. As of recently, the CLT has
received grant funding from the Public Welfare Foundation on an annual basis, which assists with operating
expenses, including salaries for CLT employees. Without this grant, a portion of the rental income from the Trust’s
17 low-income homes would go towards those salaries. Instead, the $90,000 was reinvested into the residents and
corresponding properties, providing repairs and renovations, which included new paint, doors, windows,
weatherization, and insulation. Currently, the budget is already stretched thin to support existing programs and the
Clearfork Valley Community Institute building. Without support from institutional resources, the CLT

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struggles to meet pre-existing responsibilities, yet strives to support wider economic development. As a result, the CLT does not have the financial means to pay for environmental assessments. However, this grant opportunity would allow the CLT to expand upon their established brownfield program, their community assets, and provide redevelopment opportunities to unincorporated rural communities that aren’t able to obtain and manage assessment funds on their own.

ii. Threats to Sensitive Populations
(1) Health or Welfare of Sensitive Populations

Children (18 years and younger), elderly (65 years and older), low-income, and individuals with pre-existing health conditions have been identified as sensitive populations. Specifically, within a mile of priority sites, an average of 22% of the population are children or elderly (EJ SCREEN). Within the Target Area, 41% of children experience poverty; a rate nearly 2.5 times greater than the national rate (ACS). Poverty is more concentrated in the Clearfork Valley than in corresponding counties, states, and nationally (Tennessee Department of Health). The average poverty rate for the Target Area (29%) is more than double the State of Tennessee’s rate (ACS). Additionally, within a 5-mile radius of the priority sites, 70% of the population is considered low-income, earning less than $25,000 annually (EJ SCREEN). Prohibitive costs often force low-income individuals to go without necessities such as groceries and healthcare or seek cost savings through the use of potentially contaminated waters. For the two Counties, the overall average rate of food insecure citizens is 21%, 34% greater than the national rate (Kids Count). As for healthcare, 10% of the affected Counties’ population lives without health insurance (ACS). Regardless of means, healthcare providers and exercise opportunities are few and far between. Additionally, nearly 35% of the population does not have access to local exercise opportunities, exacerbating current health conditions (County Health Rankings). Redevelopment of the priority sites following assessment will create a community garden providing added access to local foods and create a total of approximately 30 acres of recreational spaces, the use of which will assist in reducing compounded health conditions. Assessing the Blue Diamond Coal Camp will provide affordable housing for the sensitive elderly population, allowing them to remain in the community. Jobs associated with this housing development will boost the overall economy, providing communities with added financial resources to care for sensitive populations.

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

In general, health outcomes are low for the Clearfork Valley Region of Tennessee, especially for youth populations. According to the March of Dimes 2020 Premature Birth Report Card, the state of Tennessee received a grade of “D-” with a premature birth rate of 11.2%. Preterm birth rates have been linked to exposure of heavy metals such as aluminum, copper, zinc, and mercury, which can be passed onto a developing fetus through the mother’s placenta after contaminants enter her body through ingestion or dermal contact (US National Library of Medicine; National Institutes of Health). Heavy metal pollutants are released during coal mining operations and are suspected contaminants in nearby waterways, Huber Pond included. This is reason for concern as the Pond is used as gray water in several neighboring homes. In fact, EPA My Waterways reports mercury to be present in local streams. Additionally, these pollutants may play a role in the high cancer and cardiovascular disease statistics present in the Valley. According to numerous studies published in the National Library of Medicine, Appalachian mountain top removal mining communities experience significantly higher rates of cancer, cardiovascular disease, and kidney disease when compared to non-mining Appalachian communities. The average rate for all cancer incidences in the Region is 524.9 per 100,000, which is approximately 17% greater than the U.S. rate (CDC/NIH State Cancer Profiles). In addition, exposure to priority sites could contribute to the incidence rate of cardiovascular disease. According to the CDC, the total cardiovascular deaths in the Region are almost 68% higher than the national average and ischemic heart disease deaths are more than twice as high (CDC). Furthermore, Lung and Bronchus cancer deaths are particularly high in the Region, with an average rate 93.5% higher than the U.S. rate (CDC/NIH State Cancer Profiles). By remediating pollution at the priority sites, exposure to contaminants associated with coal mining will be limited, thus aiding in alleviating associated health complications.

(3) Promoting Environmental Justice

The Valley’s population disproportionately shares the negative environmental consequences resulting from the coal industry’s natural resource exploitation. Governmental policies, in combination with economic factors have made coal mining within the United States nearly irrelevant. The industry’s swift exodus from the Valley Region has left rural populations with the burden of environmental and economic issues and is the primary contributing factor resulting in 70% of the population’s low income status. Many of these challenges, such as poverty rates and unhealthy environmental exposures, are directly related to the mining industry’s practices. Furthermore, the Region’s geographic isolation, in combination with limited resources at the County level and beyond, has pushed local organizations, such as the CLT, to work independently toward alleviating these injustices. The grant will provide an opportunity to assess sites that are directly impacting the health, welfare, and

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environment for residents, resulting in knowledge critical for remediation efforts. The development of community resources will also aid in easing harsh conditions for sensitive populations.

b. Community Engagement

i. Project Involvement and Project Roles

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

<table>
<thead>
<tr>
<th>Organization &amp; Contact</th>
<th>Role &amp; Commitments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Model Valley Economic Development Corporation (MVEDC)</strong> Charles Higginbotham, President (423) 784-7039 <a href="mailto:modelvalley1970@gmail.com">modelvalley1970@gmail.com</a></td>
<td>MVEDC is a non-profit that aims to combat economic deterioration, promote social welfare, and improve the delivery of social services to the families of Clearfork Valley. MVEDC has committed to share information regarding the brownfield project via word of mouth and fliers to their clients and customers through their thrift store endeavor. Additionally, MVEDC will provide site access to two priority sites.</td>
</tr>
<tr>
<td><strong>Clearfork Community Institute (CCI)</strong> Marie Webster, Executive Director (423) 784-0095</td>
<td>CCI is a women-led organization who exists to establish and exercise community involvement that suits rural Appalachia's needs. CCI is the only public space in the valley available to residents and visitors. CCI will provide information to residents about the grant via announcements during community meetings/activities, having handouts available to hand out at CCI, with contact information to provide input on the grant. CCI will also assist in the site selection process, redevelopment efforts, and will provide space for public meetings.</td>
</tr>
<tr>
<td><strong>Statewide Organizing for Community Empowerment (SOCM)</strong> Ann League, Executive Director (865) 249-7488 <a href="mailto:ann@socm.org">ann@socm.org</a></td>
<td>SOCM works to identify abandoned mine lands within the Clearfork Valley for redevelopment and economic transition on these lands. SOCM will partner with the CLT to provide opportunities for brownfield and leveraging resources, help identify abandoned mine lands, and contacting local landowners for consideration in the secondary inventory.</td>
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<tr>
<td><strong>Eagan Market</strong> Jane Maiden, Owner/Operator 423-784-9902</td>
<td>Located 0.2 miles from the Blue Diamond Coal Camp/Clearfork Community Institute, Eagan Market is a local store and community gathering place. Eagan Market owners have agreed to distribute project fliers to aid in outreach to residents.</td>
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<tr>
<td><strong>Mountain Community Parent Resource Center</strong> Dawn Ivey, Executive Director (423) 784-7858 <a href="mailto:iveydawn@aol.com">iveydawn@aol.com</a></td>
<td>Serving sensitive populations (child-bearing females and young families), the Parent Resource Center is located directly next door to the White Oak Childcare Center. The Parent Resource Center will convey information and opportunities regarding the brownfield project occurring at the Childcare Center to their clients via flyer distribution, which will detail input opportunities and processes.</td>
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<tr>
<td><strong>New Freedom Community Baptist Church (NFCB)</strong> Adam Gulley, Pastor (423) 784-3413</td>
<td>Located within the Target Area, NFCB Church is highly active in community outreach, gathering with about 30 to 35 people weekly. The Church has committed to assist with grant outreach by making announcements on grant activities during worship services and providing fliers for upcoming public meetings. This will create opportunity for residents to provide input in the decision making process of the grant.</td>
</tr>
<tr>
<td><strong>Tennessee Appalachian Community Economics (TNACE) Group</strong> Morgan Pennington, Clearfork Valley Resident (256) 690-9153</td>
<td>TNACE is a local coalition who led the Community Asset Mapping project and will continue to support the brownfield grant by coordinating community outreach through phone banking, door to door canvassing, and flier distribution; methods which have proved successful in the Community Asset Mapping project. As the group holds regular meetings at CCI, the CLT will utilize these meetings as a time and space to share updates, communicate how TNACE can further support the grant, and garner input.</td>
</tr>
<tr>
<td><strong>East Tennessee Development District (ETDD)</strong> Mitchell Loomis, Economic &amp; Community Development Director</td>
<td>Located in the mid-east region of Tennessee, the ETDD provides sixteen counties with planning and development services. The ETDD frequently applies for and administers awarded grants on behalf of local governments. They have worked on several EPA grants in the</td>
</tr>
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</table>
The EPA, Tennessee Department of Environment and Conservation (TDEC), and County health departments are established partners and/or will be involved throughout the grant cycle and following each in their own capacity.

iii. Incorporating Community Input

Following this grant’s award, a project kick-off meeting will be held. The kick-off meeting will outline the goals of the grant, how to provide public input, and what the funds would mean to the community, ensuring an educated public and allowing for additional community involvement. Ongoing communication throughout the life of the grant will be conducted in a variety of ways, including regularly held public meetings and events at CCI in conjunction with their monthly meetings with the TNACE. Due to a lack of reliable phone and internet service, the CLT will advertise public meetings by phone banking, door to door canvassing, and distributing flyers to local businesses and community organizations. These methods have proven effective for our residents. Additionally, utilizing the already established meeting schedule will assist in improving meeting attendance. To accommodate COVID-19, meetings will be held at outdoor space at the Clearfork Community Institute whenever possible, to facilitate social distancing. Meetings will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Commentary will be captured and documented from affected parties’ by distributing and collecting commentary cards during Meetings, recording oral conversations, and emailing with the project manager. These insights will then be used during decision making, including when selecting and prioritizing sites. Additional communication regarding grant updates and opportunities will be conducted in a variety of ways. Updates will also include press releases with local newspapers, such as the LaFollette Press and the Claiborne Progress (online and in print). Brownfield related announcements will also be featured on local news stations and websites for CLT partners. All announcements and flyers that will be generated will include the project manager’s contact information to facilitate ongoing community input and response opportunities, which will be discussed at each of the monthly community meetings. The following Facebook pages and/or websites will be used as well: Woodland Community Land Trust; Clearfork Community Institute; Visit Campbell County, Campbell County Chamber of Commerce; Campbell County, TN; LaFollette Press; Claiborne Progress; and Claiborne County Mayor, reaching over 38,000 followers.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Outputs

Task 1: Cooperative Agreement Oversight

i. Project Implementation: General grant management; develop Brownfields Advisory Committee (BAC); Qualified Environmental Consultant (QEC) selection based on a competitive bid process (per 40 CFR 30); meeting facilitation with the BAC, TDEC, and EPA; required reporting; budget reconciliation.

ii. Schedule: Quarters 1-12: The BAC will be developed within 1 month of funding and meetings will be held at regular intervals throughout the project. A QEC will be selected within 2 months of funding. Quarterly and MBE/WBE reports will be submitted on a quarterly basis as needed. ACRES will be updated throughout the grant period.

iii. Task Lead: The CLT will oversee this task, with assistance from the BAC, selected QEC, and Eastern Tennessee Development District (ETDD)


Task 2: Inventory and Community Outreach

i. Project Implementation: Develop marketing materials, which will be available online and in hard copy; notify the community of site-specific public information meetings and assessment schedules; advertise for public meeting through online and in-person methods; hold public meetings to solicit input, inform, educate, and update the community regarding assessment and redevelopment activities; provide updates as necessary at local development council meetings. An inventory of 38 sites, including the three priority sites, has already been established, however, the secondary brownfield inventory will continue to grow through community input. The CLT will also attend various brownfield conferences.

ii. Schedule: Quarters 1-12: Community outreach will be performed for the duration of the grant period; the first public meeting will be held within 3 months; the 2nd public meeting will be held after the first round of assessments have been completed; and the 3rd public meeting will be held when assessments are nearing completion and reuse planning begins.
iii. Task Lead: The CLT will oversee this task, with assistance from the BAC, TDEC, QEC, and community partners.

iv. Outputs: Public meeting advertisements; press releases and project update reports; educational materials to support public meetings (PowerPoint presentations and handouts); kick-off meeting; 3-12 public meetings; one-on-one meetings with property owners, as needed; updated brownfield inventory; attend various brownfield conferences, including two EPA Region 4 Conferences and the National Brownfield Conference.

Task 3: Environmental Site Assessments (ESAs)

i. Project Implementation: ASTM-compliant Phase I ESAs; Phase II ESAs; TDEC and EPA reviewed Generic Quality Assurance Project Plan (GQAPP) and Site-Specific Quality Assurance Project Plans (SSQAPPS); Hazardous Material (Haz Mat) Surveys. Costs for these activities include contractual consulting and reporting expenses, and printing.

ii. Schedule: Quarters 1-10: A QAPP will be completed within 1 month of selection. Once approved by TDEC/EPA, site-specific assessment activities will begin within 1 month. Assessment and reporting will occur throughout the grant period, with the goal of completing assessment activities by quarter 10.

iii. Task Lead: The QEC will oversee this task, with assistance from the CLT and BAC.

iv. Outputs: Priority Sites: 3 Phase I ESAs (3 Haz), 3 Phase II ESAs (3 Haz), 2 Haz Mat Surveys; Additional Sites: 9 Phase I ESAs (5 Haz and 4 Petro), 5 Phase II ESAs (3 Haz and 2 Petro), 2 Haz Mat Surveys

Task 4: Cleanup Planning and Planning Activities

i. Project Implementation: Creation of cleanup plans and implementation strategies for developing and utilizing resources; development of Analysis of Brownfield Cleanup Alternatives (ABCAs) for priority sites that require remediation based on Phase II ESA data. The ABCAs will include remedial actions for each identified regulated contaminant that exceeds applicable guidelines. Remedial actions will be compared based metrics such as cost, feasibility, and effectiveness in protecting human health and the environment. ABCAs will be developed through considering the potential reuse scenario(s) for each site. A public meeting will be held during this reuse planning period to solicit input from the public and community partners; we envision this meeting as a design charrette to encourage public participation. The total estimated budget for this task includes travel to attend meetings with stakeholders related to redevelopment plans, which will incorporate community input, market data, feasibility analysis for various reuse scenarios. The Plans will provide financial projections/estimates, potential leveraging opportunities, incorporate project partners, stakeholders, and community member input, and respond to the surrounding market and environmental conditions and challenges.

ii. Schedule: Quarters 5-10: ABCAs will be completed within 3-6 months of finalizing the Phase II ESA reports. The public meeting/design charrette will be held after the draft ABCAs are complete, but before they are finalized.

iii. Task Lead: The QEC will oversee the completion of ABCAs. The CLT will oversee the public meeting/design charrettes with assistance from the QEC and BAC.

iv. Outputs: 3 ABCA reports; 1-3 public meeting/design charrette (and associated outreach/presentation materials); and 3 EPA-approved Site Reuse Vision Plans

b. Cost Estimates

All task costs were determined appropriate through input from a qualified consultant and other applicable grant management experience, applicable cost per units is included below.

Task 1: Cooperative Agreement Oversight

- Personnel: 70 hours at an average rate of $80/hour = $5,625 for programmatic costs such as financial and performance reporting.
- Supplies: Office supplies will include copies, maps, mailers, and handouts. Estimated cost: $250
- Contractual: 100 hours at an average rate of $100/hour = $10,000 to assist in reporting needs throughout the grant’s lifecycle.

Task 2: Inventory and Community Outreach

- Personnel: 70 hours at an average rate of $80/hour = $5,625 for personnel to conduct outreach and inventory development directly related to the grant.
- Travel: Estimating two staff members traveling for three conferences averaging three days each; $250/round trip flight, $200/hotel room per night (assuming 3 nights each) and $50/day per diem/person (totaling $6,000).
- Supplies: Office supplies will include a projector, copies, maps, mailers, and handouts. Estimated cost: $1,250
- Contractual: 100 hours at an average rate of $100/hour = $10,000 to assist in both information gathering for growth of the inventory and community engagement presentations.
Task 3: Environmental Site Assessments (ESAs)
- Personnel: 70 hours at an average rate of $80/hour = $5,625 for programmatic costs such as financial and performance reporting for each site assessment that occurs and oversight of assessment activities.
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost: $250
- Contractual: $272,000 (60% of budget)
  - Priority Sites: $101,000
    - 3 Phase I ESAs: estimated cost of $4,000 per ESA = $12,000
    - 3 Phase II ESAs: estimated cost of $23,000 per ESA = $69,000
    - 2 Hazardous Materials Surveys: estimated cost $10,000 per survey = $20,000
  - Secondary Sites: $171,000
    - 9 Phase I ESAs: average estimated cost of $4,000 per ESA = $36,000
    - 5 Phase II ESAs: average estimated cost of $23,000 per ESA = $115,000
    - 2 Hazardous Materials Surveys: estimated cost $10,000 per survey = $20,000

Task 4: Site Specific Cleanup Planning and Planning Activities
- Personnel: 70 hours at an average rate of $80/hour = $5,625 for programmatic expenses associated with cleanup planning, review of reports and meetings.
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost: $250
- Contractual: $27,500
  - 3 ABCAs: average estimated cost of $4,000/ABCA = $12,000
  - 3 Site Reuse Vision Plans: average estimated cost of $5,167/Plan = $15,500

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<tr>
<th>Budget Categories</th>
<th>Task 1: Cooperative Agreement Oversight</th>
<th>Task 2: Inventory and Community Outreach</th>
<th>Task 3: Environmental Site Assessments</th>
<th>Task 4: Cleanup Planning and Planning Activities</th>
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4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
   a. Programmatic Capability
      i., ii., iii. Organizational Capacity, Structure, and Key Staff
The CLT’s Executive Director, Tonia Brookman, will be the project manager for this grant overseeing the day-to-day communication, organizing community engagement activities, and ensuring reporting and deliverables are completed on time. With over 25 years of experience in economic development, community outreach, and grant management, Ms. Brookman secures funding for the non-profit on a regular basis. Through CLT programs, Ms. Brookman teaches the fundamentals of home ownership, food preservation techniques, entrepreneurship, and coordinates the development of new housing infrastructure, traveling medical clinics, and the compilation of the Valley’s brownfield inventory. Ms. Brookman will be assisted by the CLT’s Treasurer, Mr. Harry Chase. Mr. Chase is a retired corporate executive who has worked in the Valley for over 20 years. He will act as the backup grant manager and monitor all fund expenditures. With a passion for improving the quality of life for the youth population, Mr. Chase is committed to redeveloping brownfields within the Region. Both members of the CLT recognize the importance of this assessment grant and its potential to improve the quality of life for Clearfork Valley residents. Additional management support will be provided by East Tennessee Development District (ETDD). Mr. Mitchell Loomis, the Community Development Grants Manager will be the main point of contact with the ETDD, providing support as requested. Mr. Loomis has been employed with the ETDD since 1993 and works primarily in project administration. He specializes in project planning, grant administration, project coordination, and financial management, all of which will be vital skills in ensuring a successful assessment grant.

iv. Acquiring Additional Resources

The CLT, along with ETDD, have extensive experience managing grant funds and thus will begin the contractor procurement process immediately following work plan and cooperative agreement approval with the EPA. The desired consultant will be experienced in brownfield programs including the following services: assisting with Community Brownfield Inventories and Outreach, Phase I and II ESAs, ABCAs, and working with state regulators regarding brownfield assessment redevelopment planning and remediation. Additionally, the consultant will be expected to prepare the Generic Quality Assurance Project Plan (GQAPP) within the first 60 days of the grant so that proposed assessments and activities are not delayed. These services will be secured in accordance with the EPA’s selection protocol. ETDD requires that a Request for Proposal (RFP) be published for response by qualified firms, an approach that is agreed upon by the CLT. Firms will be allotted guidelines with a deadline for submissions. All submissions will be available as public record. Following receipt of proposals, each application will be reviewed by Ms. Brookman, Mr. Chase, and received bids will be opened publicly, with the award of contract based upon recognized competence and integrity.

b. Past Performance and Accomplishments

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

(1) Purpose and Accomplishments

The CLT commonly uses grant funding to acquire land in the Valley, as well as to renovate and improve the buildings and homes located on land they own. Lucille S. Family Foundation Grant: The CLT received $50,000 in 2004 to renovate the former school that now serves as the Clearfork Community Institute. When acquired, the building remained as only a shell of the former school that was abandoned 10 years prior. This grant funded a second story addition and new roof for the building. An additional $50,000 was leveraged from the Bonner Foundation to do additional work on the building. Renovations ranged from windows, doors, and walls, to plumbing, electrical, and mechanical systems. The Institute now functions as a vital community center, administering social services in one of the only meeting places in the Valley. World Servants: Beginning in 2009, the CLT has been annually awarded funding from the World Servants. For 2021, World Servants will be providing a $30,000 grant which will fund materials and repairs on local homes and provide the labor and human power to assist with those repairs. The World Servants will visit the Clearfork Valley three times in 2021, providing services for select sites. Public Welfare Foundation: The CLT is a three-time recipient of a $30,000 grant ($90,000 in total) that assisted with operating expenses, including salary expenses for CLT employees. Without this grant, a portion of the rental income from the Trust’s 17 low-income homes would go towards those salaries. Instead, the $90,000 was reinvested into the residents and corresponding properties, providing repairs and renovations which included new paint, doors, windows, weatherization, and insulation.

(2) Compliance with Grant Requirements

As shown through the CLT’s record of no audit findings and benchmark compliance, goals on each grant have been met. Goals included the renovation of the Clearfork Community Institute and local homes, as well as the successful operation of the CLT as a non-profit entity. Required annual reporting was conducted on time and serves as an integral part of maintaining the grants’ timely implementation. As a result of successful grant management, the CLT will continue to pursue all opportunities that support the community.
Threshold Criteria – Clearfork Valley, TN

1. **Applicant Eligibility:**
   Woodland Community Land Trust is a non-profit with status as tax-exempt under section 501(c)(3) of the Internal Revenue Service.

   Please see the attached applicant eligibility documentation.

2. **Community Involvement:**
   Following this grant’s award, a project kick-off meeting will be held. The kick-off meeting will outline the goals of the grant, how to provide public input, and what the funds would mean to the community, ensuring an educated public and allowing for additional community involvement. Ongoing communication throughout the life of the grant will be conducted in a variety of ways, including regularly held public meetings and events at the Clearfork Community Institute in conjunction with their monthly meetings with the Tennessee Appalachian Community Economics (TNACE) Group. Due to a lack of reliable phone and internet service, the Community Land Trust will advertise public meetings by distributing fliers through phone banking, door to door canvassing, local businesses, and community organizations. These methods have proven effective for our residents. Additionally, utilizing the already established meeting schedule will assist in improving meeting attendance. To accommodate COVID-19, meetings will be held at outdoor space at the Clearfork Community Institute whenever possible, to facilitate social distancing. Meetings will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Commentary will be captured and documented from affected parties’ by distributing and collecting commentary cards during Meetings, recording oral conversations, and emailing with the project manager. These insights will then be used during decision making, including when selecting and prioritizing sites. Additional communication regarding grant updates and opportunities will be conducted in a variety of ways. Updates will also include press releases with local newspapers, such as the LaFollette Press and the Claiborne Progress (online and in print). Brownfield related announcements will also be featured on local news stations and websites for Community Land Trust partners. All announcements and flyers that will be generated will include the project manager’s contact information to facilitate ongoing community input and response opportunities, which will be discussed at each of the monthly community meetings. The following Facebook pages and/or websites will be used as well: Clearfork Community Institute; Visit Campbell County, Campbell County Chamber of Commerce; Campbell County, TN; LaFollette Press; Claiborne Progress; and Claiborne County Mayor, reaching over 38,000 followers.

3. **Named Contractors and Subrecipients:**
   NA; The Woodland Community Land Trust has not selected a contractor nor subrecipient.

4. **Expenditure of Existing Grant Funds:**
   NA; the Woodland Community Land Trust does not have an existing EPA Brownfield Grant.