1. Applicant Identification:
City of Dothan, Alabama
126 North Saint Andrews Street
Dothan, Alabama 36303-4838

2. Funding Requested:
a. Grant Type:
Community-Wide Assessment Grant

b. Federal Funds Requested:
i). $390,000
ii). No cost share waiver requested
iii). Contamination: Hazardous Substances and Petroleum Substances

3. Location:
a. City of Dothan
b. Houston County
c. Alabama

4. Target Area and Priority Site/Property Information:
• Columbia Highway Corridor;
• North Oates Street Tracts; and
• City Center Parcels extending east on East Main Street (US Highway 84)

5. Contacts:
a. Project Director:
Robert (Bob) Wilkerson
Senior Planner, Planning and Development
126 North Andrews St.
Dothan, Alabama 36303
bwilkerson@dothan.org
Phone: (334) 615-3415

b. Chief Executive:
Mark Saliba
Mayor of Dothan
126 North Andrews St.
Dothan, Alabama 36303
mayor@dothan.org
Phone: (334) 615-3310
6. **Population:**
   71,072

7. **Other Factors:**
   None of the Other Factors apply to the Proposed Community-Wide Assessment Area.

8. **Letter from the State or Tribal Environmental Authority:**
   A support letter from the Alabama Department of Environmental Management is included as Attachment A, followed by the narrative proposal (Attachment B), and Threshold Criteria (Attachment C). We are confident that our application has been prepared in accordance with your guidelines, and that our project represents an excellent candidate for funding. We look forward to hearing from you soon, and working with you as we continue to build on the success and momentum already established through our existing brownfields program.

9. **Releasing Copies of Applications**
   Not Applicable
ATTACHMENT A

ADEM SUPPORT LETTER
November 4, 2021

Mr. Bob Wilkerson
City of Dothan
Post Office Box 2128
Dothan, Alabama 36302

RE: Brownfields Community-wide Assessment Grant Support Letter

Dear Mr. Wilkerson:

We are pleased to support the City of Dothan in its pursuit of a Brownfields Community-wide Grant from the US Environmental Protection Agency for the Dothan Community.

We understand the City intends to complete assessments along eastern and northern traffic corridors leading into the downtown area. The assessment areas, located along US Highway 231 and Highway 84 include abandoned, vacant industrial sites surrounding East Main Street, former gas stations, dry cleaners, factories, warehouses, automotive repair shops, and vacant properties on and near US Highway 231 and Highway 84. ADEM is aware of the potential threats to human health and the environment posed by these properties and also recognizes their potential for redevelopment of the City center, which will provide compounding benefits to the City of Dothan in the years to come.

The Department's support is not only based on the City's future community revitalization plans but also the City's documented track record in its management of previous EPA Grant funds. This was exemplified recently in the cleanup of the Aunt Katie’s Community Garden property in 2020 (using EPA Cleanup Grant funds). The City acted quickly, providing the Department with all documents needed to facilitate the remediation and closure of this property through the Alabama Voluntary Cleanup Program in less than nine months. This project was a success because of its effective management and execution by the City but, more importantly, the results it achieved. The Garden was able to expand its footprint, new jobs were created and the Garden has grown to become a thriving urban farm in the heart of the City, fostering its mission to serve the needs of the Baptist Bottom community.

It was for these reasons that the Department nominated the Aunt Katie’s Community Garden project for the 2021 National Phoenix Award, one of the more distinguished environmental redevelopment awards in the country. The City’s proactive outreach initiatives and project execution provides a powerful example of excellence, demonstrating what Brownfield redevelopment can achieve: putting a property back into productive use, increasing economic opportunities, and community engagement to create opportunities for future growth.

The Department looks forward to providing further assistance to the City of Dothan in its future endeavors and working with you on this grant, should the City be awarded. We wish you and the residents of the Dothan Community success in the pursuit of these funds. If awarded, the Department looks forward to a continued, productive partnership with the City of Dothan. Please let us know if we can be of further assistance.

Sincerely,

M. Gavin Adams, Chief
Redevelopment Section
ATTACHMENT B

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 Dothan, with a current population of 71,072\(^1\), is located in the Southwest corner of Alabama less than 30 minutes from the Florida and Georgia State lines. Founded on an agricultural economy, the City retains much of that identity today, serving as a hub for the region’s predominantly rural and small-town populations, receiving up to one million visitors per day\(^2\). In 1958, the state of Alabama constructed a bypass around the City, known as the Ross Clark Circle. The intent was to spur economic development and growth. The overall economic impact of Ross Clark Circle has proven positive for the greater Dothan area, but that does not hold true for communities “inside the Circle.” With the Circle came the unintended consequence of drawing development and economic investment away from the core. More than 50 years of suburban sprawl left Dothan’s core with a large volume of abandoned properties, many with suspected liabilities. Accordingly, the core has suffered from the loss of downtown retail and commercial activity, physical decay, and demolition, decreased property values, and devastating impacts upon the once robust residential neighborhoods that clustered around the Downtown District. As a result, those conditions have made life significantly more difficult for underserved populations who are the victims of job losses due to retail and industrial closures inside Dothan’s Circle. In addition, those populations are negatively impacted by diminished property values, excessive crime, and lack of walkable access to basic life-sustaining goods and services.

The City has responded to address these problems, however. Updated zoning ordinances are in place to invite new businesses back to the center of town. Street improvements and green space are in progress to encourage connection and pedestrian access. The medical center complex has been expanded to include a new medical school intended to cultivate doctors, specialists, and other health-care providers to bring new opportunities and a younger population. **These ongoing efforts are in place to change Dothan into a destination, not a “stop-over point” for travelers and patients passing through.** With a new emphasis on redeveloping its core, the City has empowered its elected leaders and decision makers to focus on creating change that points upward and inward, investing in its inner-city neighborhoods and taking steps to capitalize on what can be grown instead of what has been lost. To that end, our City has undertaken active measures to affect such change, which include two primary components. The first is the implementation of the Highway 84 East Master Plan, intended to provide a better link from the downtown area to active businesses on the Circle, such as our local medical facilities. The second component includes using the Master Plan to connect properties in the City center, many of which are brownfield sites. Our program has included collaboration with EPA, the Alabama Department of Environmental Management (ADEM), and multiple other government/private partnerships. The City successfully used its EPA Community-wide Assessment Grant and Targeted Brownfield Assessment (TBA) funds to address environmental issues on over 15 downtown properties while also using EPA Cleanup Grant funds to complete remediation on an additional property, which is now part of an expanded urban farm.

ii. Description of the Priority Brownfield Sites

Properties along the Highway 231 and Highway 84 (Columbia Highway) corridors (transecting the City center) include numerous abandoned gas stations, dry cleaners, factories, warehouses, automotive repair shops, and vacant properties. In advancing the City’s objectives for “inward and upward” investment, we have identified more than 40 sites in the target area for potential investment through this Community-wide Assessment Grant. However, the City intends to focus its efforts on two gateway points on the northern and southern ends of downtown, each comprising numerous, contiguous parcels planned for future assembly into larger tracts for redevelopment. The City identified these areas to amplify its investments, already underway, on properties surrounding each location. The City’s plan to assemble these parcels into larger tracts presents expanded opportunities for improved amenities and infrastructure while also allowing sufficient flexibility to encourage private sector investment. Finally, the two priority areas targeted for assessment under this grant will enhance the efficiency with which EPA
grant funds can be used by minimizing mobilizations and reducing personnel, subcontractor, and document preparation costs. Finally, the City has already identified each of the property owners and initiated discussions with many owner representatives to facilitate access for future investigations, should this grant be awarded.

The northern gateway point comprises nine contiguous parcels located next to the Foster Street Farmer's Market on the former Dothan Ice Cream Company property (assessed through the 2017 EPA Assessment Grant). Following the assessment of this property, the City provided funds to purchase it in 2019. Since that time, the building has been demolished and progress is underway to open the new location of the Dothan Farmer's Market in 2022. The parcels proposed for assessment under this grant proposal include approximately 11 acres of vacant or underutilized land located immediately north of this development. The City has already completed historical research on this acreage and learned it was formerly occupied by Dothan Oil Company from the early 1900s until the late 1960s. Also present on these parcels are two former gasoline stations, an automobile repair shop, and an auto body shop. With the majority of this acreage already vacant and only four of the nine parcels housing active businesses, this land area presents numerous opportunities, including mixed use development, green space and recreational areas, convenient parking for the adjacent Farmer's Market, or even expansion of the current Farmer's Market to include additional, larger-scale suppliers. Additionally, the City already owns one of the nine parcels, which reduces the number of parcels to be assessed from nine to eight. In effect, this assembled acreage of nine parcels can be treated as one site.

The southern gateway includes 19 contiguous parcels (totaling approximately 10.4 acres) located at the southeastern entry point to the City center. Columbia Highway forms the northern boundary of this target area with the northwestern corner located across from the Dothan municipal complex and at the intersection to be converted into a landscaped roundabout entry point to the City center. Three of the 19 parcels within this target area (Robert Rivers parcels) were assessed during the 2017 Assessment Grant and resulted in the removal of former underground storage tanks and petroleum-affected soil following the investigation activities. A fourth parcel (former Malone Auto facility), located on the southwestern boundary of this target area, has been enrolled into the Alabama Voluntary Cleanup Program for future conversion into a multi-family development. If awarded, the City would use EPA grant funds to assess up to six parcels within this target area. Those parcels include one former dry cleaner (Hazelhurst Cleaners), two former gasoline stations (located on the northwestern corner and along Columbia Highway), and one former automobile repair shop (also located along Columbia Highway). Similar to the northern gateway target area, this contiguous acreage presents unique redevelopment opportunities for the City while also connecting properties which have already been assessed or where assessment and remediation is already underway. Equally important, this assembly of acreage would link the proposed multi-family development (former Malone Auto) to other potential mixed-use developments while retaining ample acreage to leverage these improvements into other compounding assets for the City.

b. Revitalization of the Target Areas
i. Reuse Strategy and Alignment with Revitalization Plans

The City's master planning actions, community engagement, and significant monetary investments already underway, were undertaken to enhance connection, improve access, and elevate the quality of life for the current population while also setting the stage for future growth. The two target areas identified in this Assessment Grant Application are intended to be "Community-wide", connecting the influx of new medical students and instructors coming to Dothan and providing the amenities for new housing and retail development to serve this population. Likewise, the Houston County Courthouse consistently retains a full docket of cases which bring out-of-town legal representation to the downtown area. With no updated hotels or new restaurants in this area, those visitors, often staying for weeks at a time, have no lodging or dining options except those available along the Circle. Each target area selected for evaluation under this grant proposal is within walking distance to the courthouse and within biking distance of less than ten minutes to the nearby medical school complex.

More specifically, the City already has plans to acquire the former gasoline station property located at the northwest corner of the southern target area based on its location relative to the footprint of a planned landscaped
roundabout circle which would provide a new aesthetic feature to the east entrance of downtown. In addition, parts of this property will be converted into a **biking path and walking trail that will be linked, not only to the medical community** (which includes Southeast Health, located on the eastern side of the Ross Clark Circle), but also to the nearby Vaughn Towers (Dothan Affordable Housing, LLC, located less than one block west), which serves as a care facility for the local indigent, elderly population.

Further connecting the proposed multi-family development (former Malone Auto), located one block south of the new roundabout, the **Former Hazelhurst Dry Cleaners**, located on the eastern side of the southern target area, has already garnered interest from local corporate entities as an ideal location for new office space. The City plans to retain the mid-century architecture of the building while updating the interior, preserving one of the oldest buildings near the east gateway to downtown.

Regarding the northern target area, the City’s primary focus is on maintaining maximum flexibility for current and future uses. Given its proximity to the adjacent rail line, new residential development is not likely; however, its configuration provides multiple options for commercial redevelopment, expanded elements of the Farmer’s Market (e.g., larger-scale produce suppliers, a butcher shop, or a bakery), farm-to-table dining, and retail/office developments. Additionally, with the potential acreage available for redevelopment, green space and walking/biking trails could provide attractive infill opportunities.

These revitalization efforts, among others, will further bolster goals, learned through years of in-depth community input obtained by the City in advancing many of the objectives set forth in the **Highway 84 East Master Plan**, which include: 1.) **Investment in “destination developments” drawing people from the city and beach traffic into the core of Dothan;** 2.) **Upgrading existing parks and developing “new opportunities to develop neighborhood parks;”** 3.) **Providing convenient access and mobility; Creating a more family-friendly community; and encouraging pedestrian- and bicycle-friendly development, separating these areas from heavy industry or other manufacturing or industrial areas to create quiet, clean, and accessible green space for our citizens.**

The Dothan **Highway 84 East Master Plan**, awarded the “2019 Outstanding Planning Award” for the State of Alabama, further focuses on the eastern downtown corridor to achieve three primary objectives: 1. Create an environment that invites citizens and visitors alike into the City center, 2. Reconfiguring the street design to “bring beauty and harmonious character to the corridor” and improving access for all segments of the population; and 3. Providing a cultural link from the City’s largest employer (Southeast Health) and associated businesses to our downtown. With improved amenities, enhanced art/aesthetics, and pedestrian and biking trails better linking our City center to its citizens, the plan facilitates connection to support healthy, sustainable, and long-term, compounding growth and investment.

**ii. Outcomes and Benefits of Reuse Strategy**

Redevelopment of portions of the **Former Gas Station** into the **landscaped roundabout, with biking and walking trails** to extend to the Ross Clark Circle will: 1) improve the perception of Dothan at the entrance to downtown; 2) provide a more walkable community; 3) lower the fear of crime based upon community input from the development of the **Highway 84 East Master Plan**; 4) increase access to walkable trails by elderly residents living in nearby care facilities; and 5.) **reduce obesity rates and improve overall health due to greater physical activity.**

Combined with the other redevelopment underway, the conversion of the **Former Hazelhurst Dry Cleaners** into future **office space** is estimated to create **75-100 jobs.** This will serve as a catalyst, inviting future redevelopment of the adjacent acreage available in this target area while increasing overall, long-term tax revenues.

The redevelopment of the **Former Women’s Apparel Factory** into an **Arts Incubator** will help further the goals of transforming the Highway 84 Corridor into a **cultural arts trail.** Not only do arts incubators want to create a platform for artists and organizations to experiment and create, but they do so with the intention to spawn cultural movements, build local economies, and improve their communities.

Benefits, both tangible and perceptual, will accompany each redevelopment opportunity described above to benefit the City of Dothan: 1.) **Increased property values;** 2.) **Stimulation to the downtown economy;** 3.) **Enhanced**
visibility to private equity investment; 4.) A restoration of community pride. Portions of the Highway 231 Corridor are also within an Opportunity Zone. Although Highway 84 is not within an Opportunity Zone, its proximity to the downtown area Opportunity Zone could only benefit the residents and businesses in this area.

c. Strategy for Leveraging Resources
   i. Resources Needed for Site Reuse
   The City has identified several resources to leverage reuse along the Highway 231 and Highway 84 corridors in addition to the ongoing City investments to leverage and advance these goals. These include: 1) Continued City budget allocations for roads and infrastructure improvements along the corridors (more than $2.8 Million invested on completed projects or projects already underway since 2018) and approximately $1 Million invested in outside consulting services (since 2019) for area-wide green space and planning initiatives; 2) The Dothan Downtown Redevelopment Authority for recruitment of investors and developers to downtown properties; 3) The Wiregrass Foundation, a frequent funding partner with City initiatives for future investment in the target area; and 4); A recently passed resolution approving a Commercial Development Incentive Program (CDIP) to encourage redevelopment of idle, shuttered, underutilized, and brownfield properties.

   ii. Use of Existing Infrastructure
   Since the highway corridors entering downtown are the same corridors that have been in existence for over 100 years, all of the needed infrastructure is already in place. Our City will continue to improve and maintain this infrastructure throughout the entire target area.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
   a. Community Need
      i. The Community’s Need for Funding
   Prior to 1980, major industrial, manufacturing, and distribution companies such as DOMCO, Inc., Flowers Baking Company, Dothan Oil Company, and Meadow Gold operated on hundreds of acres surrounding the City center, employing thousands of local residents. These corporations (and supporting retail/commercial businesses) provided generational employment to the surrounding population, many of whom lived within walking distance of their jobs. With the closure of these local industries since that time, many of which moved their operations offshore to cut labor costs, the City’s economy and those left behind suffered, resulting in the current economic state of affairs, dramatically impacting Dothan’s ability to draw sufficient tax revenue:

<table>
<thead>
<tr>
<th>Economic Indicators: Dothan Target Area</th>
<th>Economic Indicators: State-wide (AL)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Below Poverty Line</td>
<td>45.7%</td>
</tr>
<tr>
<td>Household Income</td>
<td>$30,283</td>
</tr>
<tr>
<td>On Government Assistance</td>
<td>56.8%</td>
</tr>
<tr>
<td>Workforce Population Decline (since 2019)</td>
<td>-0.4%</td>
</tr>
</tbody>
</table>

(* Enumerated citations included in this Section are listed at the end of this Application Narrative)

   ii. Threats to Sensitive Populations
   (1) Health or Welfare of Sensitive Populations
   As demonstrated in the table below, EPA’s EJSCREEN Report (2020 data) documents a significantly higher percentage of sensitive populations living within the target area relative to overall state and Dothan metropolitan averages.
<table>
<thead>
<tr>
<th>Sensitive Populations: Dothan Target Area</th>
<th>Sensitive Populations: State/Area-wide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minority Population</td>
<td>Minority Population</td>
</tr>
<tr>
<td>72.6%</td>
<td>32.4%</td>
</tr>
<tr>
<td>Elderly Population (&gt;60 years)</td>
<td>Elderly Population (&gt;60 years)</td>
</tr>
<tr>
<td>59.8%</td>
<td>17.3%</td>
</tr>
<tr>
<td>Population with Disabilities</td>
<td>Population with Disabilities</td>
</tr>
<tr>
<td>23.6%</td>
<td>15.9%</td>
</tr>
<tr>
<td>Child (Age 0 to 4) Population</td>
<td>Child (Age 0 to 4) Population</td>
</tr>
<tr>
<td>8.1%</td>
<td>6%</td>
</tr>
</tbody>
</table>

These data further support the economic decline resulting from the years-long transition away from the City center. A critical element of the *Highway 84 East Master Plan* includes providing public amenities which invite a younger population into the City center, advancing both employment and housing opportunities to reverse these trends.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions
Likewise, certain key health statistics illustrate a high incidence of disease and adverse health conditions in the target area, much of which is consistent with state and national averages. These data are limited to the overall City or county area, however, and may not reflect the health conditions of those in the target area communities.

<table>
<thead>
<tr>
<th>Disease/Health Conditions: Target Area</th>
<th>Disease/Health Conditions: State/National</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diabetes</td>
<td>Diabetes</td>
</tr>
<tr>
<td>30%</td>
<td>30%/27%</td>
</tr>
<tr>
<td>High Blood Pressure</td>
<td>High Blood Pressure</td>
</tr>
<tr>
<td>67%</td>
<td>67%/58%</td>
</tr>
<tr>
<td>Low Birth Weights</td>
<td>Low Birth Weights</td>
</tr>
<tr>
<td>10.7%</td>
<td>10.7%</td>
</tr>
<tr>
<td>Overall Cancer Rates</td>
<td>Overall Cancer Rates</td>
</tr>
<tr>
<td>207/100,000</td>
<td>10,000/100,000</td>
</tr>
</tbody>
</table>

Certainly, the assessment grant funding will help provide a more walkable environment through the addition of the walking and biking trails along the Highway 84 Corridor, which will set the table for improved health statistics and increased overall physical activity.

(3) Promoting Environmental Justice
As discussed in earlier sections and summarized below, the target area houses a disproportionate amount of minority and low income populations experiencing abnormally high hardships relative to the rest of the state of Alabama with respect to housing, standard of living, and overall quality of life (among others).

<table>
<thead>
<tr>
<th>Environmental Justice Items: Target Area</th>
<th>Environmental Justice Items: State (AL)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant Housing</td>
<td>Vacant Housing</td>
</tr>
<tr>
<td>32%</td>
<td>17%</td>
</tr>
<tr>
<td>No Access to Transportation</td>
<td>No Access to Transportation</td>
</tr>
<tr>
<td>32%</td>
<td>6%</td>
</tr>
<tr>
<td>Housing Value &lt;$50,000</td>
<td>Housing Value &lt;$50,000</td>
</tr>
<tr>
<td>34%</td>
<td>18.5%</td>
</tr>
<tr>
<td>Proximity to Hazardous Waste Sites (within 1 mile)-factor</td>
<td>Proximity to Hazardous Waste Sites (within 1 mile)-factor</td>
</tr>
<tr>
<td>1.6</td>
<td>0.82</td>
</tr>
</tbody>
</table>
Redevelopment of the priority sites spurred by brownfield funding will help change the perception of the community, create job opportunities for the disproportionately impacted populations, raise property values, and create greater foot/bicycle access while incorporating appropriate vehicular traffic controls into the downtown area, making it a more inviting space. In addition, with the new Farmer’s Market property development adjacent to the northern target area, the local community will have more access to fresh, locally-grown food (see Section 4 regarding Programmatic Capability and Past Performance).

b. Community Engagement

i. & ii. Project Involvement and Project Roles

The following community partners will be actively involved with Dothan on this project:

<table>
<thead>
<tr>
<th>Name of Organization/Entity/Group and Point of Contact (name, email, &amp; phone)</th>
<th>Specific involvement in the project or assistance provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southeast Regional Planning &amp; Development Commission (Scott Farmer) <a href="mailto:scfarmer@searpcdc.org">scfarmer@searpcdc.org</a> 334-794-4093</td>
<td>Economic development department working to bring potential manufacturing businesses to Dothan and the region and drawing potential new businesses to locate at brownfield sites.</td>
</tr>
<tr>
<td>Downtown Dothan Redevelopment Authority (DDRA) (Jamie Bienvenu) <a href="mailto:jamie@dothandowntown.org">jamie@dothandowntown.org</a> 334-699-8118</td>
<td>A catalyst for Dothan’s redevelopment efforts to streamline the processes for private development/investment in the Dothan Downtown district.</td>
</tr>
<tr>
<td>Houston County Health Department (Corey Kirkland) <a href="mailto:corey.kirkland@adph.state.al.us">corey.kirkland@adph.state.al.us</a> 334-792-9070</td>
<td>Offers clinical, environmental, and home health services to the public. Provides health monitoring and statistics for the areas surrounding brownfield sites.</td>
</tr>
<tr>
<td>The Dothan Area Chamber of Commerce (Matt Parker) 334-792-5138</td>
<td>Will commit to supporting the grant by attracting new businesses to brownfield properties and will assist in obtaining access agreements.</td>
</tr>
<tr>
<td>Houston County Commission (Mark Culver, Chairman) <a href="mailto:mculver@houstoncounty.org">mculver@houstoncounty.org</a> 334-677-4740</td>
<td>Assisting the City with tax incentives for future redevelopment of brownfield properties.</td>
</tr>
<tr>
<td>The Wiregrass Foundation (Trey Fountain) <a href="mailto:trey@wiregrassfoundation.org">trey@wiregrassfoundation.org</a> 334-699-1031</td>
<td>A financial stakeholder working with the City of Dothan to offer input and potentially leverage funding.</td>
</tr>
<tr>
<td>The Cultural Arts Center (Ann Cotton) <a href="mailto:ann@theculturalartscenter.org">ann@theculturalartscenter.org</a> 334-699-2787</td>
<td>A non-profit organization established in May 2002 to connect the Arts to our community. The CAC has pledged to provide meeting space for community outreach events.</td>
</tr>
</tbody>
</table>

iii. Incorporating Community Input

Our City already has an active Brownfields Advisory Committee (BAC), formed after the award of the Community-wide Assessment Grant in 2017. The committee primarily comprises the partners listed above and most of these partners are also on the Steering Committee for our City. The public has been involved from the beginning since ADEM held the first Visioning event in 2015. Their input and involvement has continued through 2021 with their partnership in facilitating the cleanup of Aunt Katie’s Garden, including our most recent Community Outreach meeting held on November 13, 2020. Discussions have and will continue to occur at these meetings on
which sites are of priority to them and what redevelopments they want to see. We will continue to have meetings at least twice a year to discuss the progress of the Grant and gain input from our partners. The community will also be informed by communication through community outreach events held at least twice a year. We will advertise these meetings on our website and social media and they will be published in the local newspaper. Our City plans to also solicit input by spreading the word through our BAC and other partnerships.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS
   a. Description of Tasks/Activities and Outputs
      i. Project Implementation
      The tasks to be implemented through this Community-wide Assessment Grant will include Phase I Environmental Site Assessments (ESAs) on up to 20 parcels with subsequent Phase II ESAs completed on up to 12 parcels. Assessments will focus on the priority areas identified in Section 1 of this Application with additional assessments likely on parcels outside the northern and southern priority gateway areas.

      Beyond the Phase I/Phase II ESAs described above, the City will prepare a Cooperative Agreement Work Plan (CAWP), select a Qualified Environmental Consultant (QEC), maintain compliance with the signed Cooperative Agreement, obtain signed Access Agreements from property owners, prepare EPA Quarterly Reports, provide updates to ACRES Database, maintain the existing document repository for public review, and hold a project kickoff meeting. A site inventory (site selection) and ranking process will also be developed to prioritize the order in which properties are assessed. This will include ongoing community engagement, site-specific cleanup planning, and coordination with the local health agency on health monitoring activities as warranted. Planning tasks/activities may also include reuse planning, the development of an area-wide plan, market feasibility studies, and evaluating infrastructure needs to compliment the overall planning objectives of the City.

      ii. Anticipated Project Schedule
      QEC selection and Work Plan development will occur before the commencement of the Grant period. A Project Kickoff meeting will be held within 60 days after the Grant period begins. Quarterly Reports and updates to the ACRES database will be completed quarterly. The document repository is already in place and compliance with the EPA Cooperative Agreement (including executed access agreements for each site) throughout the three-year grant period. While three years are allocated for the implementation of this Community-wide Assessment Grant, the City hopes to complete assessment of all properties within two years while providing regular input to the community, EPA, ADEM, and all other applicable stakeholders throughout the process. More specifically, the City intends for its QEC to provide all pre-assessment documentation (Quality Assurance Project Plan [QAPP], Community Involvement Plan [CIP], and Health & Safety Plan [HASP]) within six weeks following the commencement of the grant cycle. As such, the City would like to be in the process of completing Phase I ESAs within two to three weeks following EPA approval of all initial documentation. For sites requiring Phase II ESAs, the City’s QEP will provide Site-Specific QAPPs (SSQAPPs) and HASPs (SSHASPs) for each property and obtain approval from EPA in advance of initiating additional assessment on those properties. However, if recognized environmental conditions (RECs) are identified during the completion of the initial Phase I ESAs, the City would like to be completing Phase II ESAs within three months (or less) following the identification of such RECs.

      iii. Task/Activity Lead
      Mr. Bob Wilkerson with the City of Dothan will be the Project lead and will obtain assistance as needed from the QEC. Following selection, the City will assign certain technical, administrative, and communication roles in the project to the QEC, which will include the preparation of all technical plans and reports (e.g. QAPP, CIP, HASP, SSQAPPs, SSHASPs, quarterly reports, ACRES updates, etc.) and submittal of those documents to EPA following review and approval by the City. Considering the technical nature of the environmental assessment process and the skills required to complete certain grant-related tasks, the City feels it is appropriate to have such tasks
completed by the QEC with the results of those investigation efforts delivered to the City for review upon completion and before delivery to EPA. Finally, should health monitoring activities be required, the City will involve local, relevant health agencies, depending on the type and form of such monitoring work.

iv. Outputs
The City will, at a minimum, provide the following outputs during the course of the Community-wide Assessment Grant:
- Identification of brownfield sites in the target area and inventory/prioritization of sites to be assessed;
- Up to 20 Phase I ESAs
- Up to 12 Phase II ESAs
- Development of an area-wide plan for subsequent redevelopment;
- Up to four community meetings: Kickoff and one per year.

b. Cost Estimates

<table>
<thead>
<tr>
<th>BUDGET CATEGORIES</th>
<th>PROJECT TASKS ($)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
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<td>Personnel (Note 1)</td>
<td>Travel</td>
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Note 1: No costs are anticipated for “Personnel” or “Fringe Benefits”. City Staff are paid to carry out brownfields tasks as a part of job functions. The City prefers to utilize all grant funds for project tasks.

Note 2: No costs anticipated for “Equipment” and “Other” categories. “Suppliers” will be part of the contractual budget with the QEC, for the benefit of outreach and public relations related to the brownfield project activities.

The estimated contractual cost for each item above is further detailed below.

- **Programmatic/Task Management** services (excluding travel): will be budgeted for contractual assistance for overall program management, preparation of initial documents, and project tracking throughout the Grant period ($15,000 budgeted);
- **Travel**: The City estimates a travel budget of $10,000 to attend up to three conferences (one national, one regional, and one state) at an average cost of $1,500 per conference ($4,500.00 total);
  - Airfare for one conference (with two attendees) is estimated to total $2,000;
  - Lodging for four nights (two attendees) is estimated to cost $1,200.00;
  - Transportation (including mileage fees) is budgeted at $1,500.00; and
  - Per diem (four days) is estimated to be $400. The remaining $400 would be for registration costs and incidentals.
• **Community Involvement:** We anticipate $25,000 allocated to our QEC to complete a kickoff event and up to three community meetings, and conduct ongoing community engagement throughout the Grant period ($25,000 budgeted);

• **Phase I ESAs:** The City anticipates an average cost of $3,500 per Phase I ESA ($70,000 budgeted);

• **Phase II ESAs:** Five sites are estimated to require more in-depth evaluation and have been allocated a budget of $25,000 per site (each including the SSQAPPS). The remaining sites are estimated to encompass smaller-scale scopes and have been allocated a budget of $15,000 per site ($230,000 budgeted);

• **Project/Cleanup Planning/Analysis of Brownfield Cleanup Alternatives (ABCA) preparation:** $20,000 is estimated for the QEC to conduct cleanup planning and complete up to five ABCAs ($4,000/ABCA). The remaining $20,000 is budgeted for cleanup planning activities based on the assessment results obtained ($40,000 budgeted).

As indicated in the table above, **$380,000 of the $390,000 grant budget (more than 94%) is directly associated with outreach, assessment work (Phase I and Phase II ESAs) and site-specific cleanup planning.**

   c. **Measuring Environmental Results**

The city will carefully track all outputs and outcomes required in EPA Order 5700.A to ensure the grant funds are expended in a timely and efficient manner. Upon award, the results to be achieved in this grant will be clearly identified in the project Work Plan and documented in quarterly progress reports (and concurrent updating of the ACRES database) submitted to the EPA Project Officer. The tracking mechanisms to document demonstrable progress in achieving the grant objectives, outcomes, and deliverables will include a milestone schedule, prepared in advance of the kick-off meeting, which itemizes all project components and presents delivery and/or projected completion dates for each. The City and its QEC will meet (via phone or in-person) on a monthly basis to evaluate project progress relative to this milestone schedule and make changes as needed. If the milestone schedule is changed, a revised copy will be provided to the EPA Project Officer with an accompanying explanation regarding the basis and/or need for the change. With quarterly reporting and updates to the ACRES database, the City and its QEC will document the accomplishments from each period while laying out the defined tasks for completion and objectives for the upcoming quarter(s). The City and its QEC will communicate on a weekly basis (at a minimum) via email, phone, and/or review of technical data/assessment results to aid in future decision-making. The City, as the project lead, will take corrective actions, if warranted, to ensure all project objectives are met and all outcomes proposed under this grant application are on track for completion.

4. **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

   a. **Programmatic Capability**

   i. to iii. **Organizational Capacity, Structure, & Description of Key Staff**

City of Dothan staff have in-depth experience with the EPA Brownfield Program. Bob Wilkerson, a landscape architect/planner with the Planning & Development Department, has over 35 years of professional experience in the disciplines of banking, planning, and urban design and has overseen numerous successful EPA Brownfield Grant projects (Cordova, AL; Freshwater Land Trust - Jefferson County, AL; Regional Planning Commission of Greater Birmingham, former Trinity Industries, Inc. facility - Birmingham, AL), the successfully completed Dothan Community-wide Assessment Grant (awarded in 2017), and the cleanup for the Aunt Katie’s Community Garden expansion (2021). He is experienced in all aspects of grant management and effective community engagement. Todd McDonald, the City’s Director of Planning & Development, has over 30 years of planning and management experience and is responsible for directing and coordinating activities in all phases of City planning and development. While Mr. Wilkerson has been designated to administer the grant, the experience and expertise of Mr. McDonald, and other City of Dothan staff and leaders with whom they will collaborate, will ensure the project remains on track and managed according to all grant compliance requirements.

   iv. **Acquiring Additional Resources**

The City retained QECs for both the 2017 Community-wide Assessment Grant and the 2020 Cleanup Grant. Other outside professionals have been retained, as needed, in other arenas (e.g., legal, engineering, planning, and
real estate development, among others) to further the revitalization objectives in the City center. Likewise, during the cleanup of Aunt Katie’s Community Garden (2020 and 2021), more than 30% of the grant budget was used in contracting a Disadvantaged Business Enterprise (DBE) to execute the remediation process. Dothan is familiar with all aspects of the EPA contractor solicitation process and has employed those procurement procedures during the previously awarded assessment and cleanup grants.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

In 2017, Dothan was awarded a $300,000 Community-wide Assessment Grant for hazardous and petroleum sites (BF-00D58117) and successfully completed all proposed outputs contained in its grant application. The City is also in the final stages of the $297,000 Cleanup Grant (BF-01D11020-0), awarded in 2020 for the remediation of Aunt Katie’s Community Garden with all remediation complete and regulatory concurrence/closure obtained in September 2021.

(1) Accomplishments

The 2017 assessment grant project was successful in all areas of performance including the number of properties assessed, reporting/documentation requirements, budget allocation, community outreach, and closeout actions. As a result, EPA invited the Dothan Planning staff to present at the EPA Region 4 New Grantees Brownfields Conference in 2018. Successful outputs from the 2017 assessment grant included: completing an updated and prioritized site inventory list; ten Phase I ESAs, four Phase II ESAs, two Phase III ESAs, and one tank closure. Use of assessment grant funds to then complete redevelopment through an EPA Cleanup Grant is one of the ultimate indicators of success. The 2017 assessment grant project achieved that success with the assessment and cleanup planning completed on a parcel adjacent to Aunt Katie’s Community Garden. This resulted in EPA awarding the City’s cleanup grant application for the remediation of this site in May 2020. The City acted quickly, obtaining an ADEM-approved cleanup plan in January 2021, completing remediation in March 2021, and obtaining regulatory closure through the ADEM Voluntary Cleanup Program on September 7, 2021. The cleanup, completed in less than one year and under the allocated grant budget, was so successful, in fact, that ADEM nominated this project for the 2021 EPA National Phoenix Award for excellence in advancing brownfield redevelopment.

(2) Compliance with Grant Requirements

The City has a documented track record of compliance with all work plans, completing tasks on schedule and under budget, and operating in full compliance with the terms and conditions of current and previous cooperative agreements. Likewise, all assessment reports, cleanup plans, and associated regulatory documentation have been submitted in a timely manner to ADEM, resulting in the recent Letter of Concurrence (regulatory closure) for the Aunt Katie’s Community Garden property in September 2021. The City has continued to engage EPA, ADEM, and all other local and community stakeholders on a regular basis regarding the progress of each project undertaken, achieving or exceeding the expected results in each of the last two cooperative agreements, meeting all milestones and deadlines. If awarded, the City is committed to furthering its successful track record as good stewards of EPA grant funds and will use these funds to advance its ongoing efforts to revitalize and enhance its community for the benefit of its citizens.

Reference Citations enumerated below:

1 https://www.census.gov/quickfacts/fact/table/dothancityalabama/POP010220
2 https://www.southeasthealth.org/our-community-med-pro/
5 https://data.census.gov
ATTACHMENT C
THRESHOLD CRITERIA
THRESHOLD CRITERIA

I. Applicant Eligibility

The City of Dothan eligible as an Applicant as it meets the definition of a Local government pursuant to 2 CFR § 200.1, which states a Local government is defined as follows: “a county, municipality, city, town, township, local public authority (including any public and Indian housing agency under the United States Housing Act of 1937), school district, special district, intrastate district, council of governments (whether or not incorporated as a nonprofit corporation under state law), any other regional or interstate government entity, or any agency or instrumentality of a local government.”

II. Documentation of Applicant Eligibility if other than a city, county, state, or tribe; e.g., resolutions, statutes, documentation of 501(c)3 tax-exempt status or qualified community development entity

Not Applicable.

III. Description of Community Involvement

The City of Dothan will prepare a Community Involvement Plan (CIP) which will include Community Outreach meetings to provide regular updates (annually at a minimum) to inform the public while also obtaining supplemental input concerning site inventory additions, site prioritization, environmental concerns, and proposed redevelopment initiatives. Handouts, meeting agendas, flyers and other informational materials will be prepared as needed for each community outreach meeting. Additionally, Brownfield Advisory Committee meetings will be held for ongoing input and feedback from existing partners (identified in Section 2.b(i and ii) of this Application Narrative.

IV. Discussion on named contractors and subrecipients; or an affirmative statement that a contractor/subrecipient has not been procured/named

Not Applicable (Contractors): The City of Dothan has not named nor procured contractors in connection with this grant application.

Not Applicable (Subrecipients): The City of Dothan has not named nor procured sub recipients in connection with this grant application.

Should this application result in the award of an EPA cooperative agreement, the City of Dothan will fully comply with the requirements set forth in 2 CFR § 200.319(b).

V. Documentation of the available balance on each open Assessment Grant and Multipurpose Grant; or an affirmative statement that the applicant does not have an open Assessment Grant or Multipurpose Grant

The City of Dothan does not have an open Assessment Grant or Multipurpose Grant.