1) Applican Identification: Lauderdale County, Mississippi
410 Constitution Avenue, FL 11
Meridian, MS 39301-5161
DUNS: 011013737

2) Funding Requested:
   a. Assessment Grant Type: Community Wide
   b. Federal Funds Requested:
      i) $437,000
      ii) NOT Applicable

3) Location: Lauderdale County, Mississippi
   - City of Meridian, Town of Marion
   - Lauderdale County (Applicant)
   - Mississippi

4) Target Area and Priority Site/Property Information
   - Community-wide Assessment Grant applicants, other than tribes:
     o Target Areas:
       1. 22nd Avenue Corridor (Census Tracts 0600/0700), Meridian, MS
       2. Downtown Historic District (Census Tract 0600), Meridian, MS
       3. Town of Marion (Census Tracts 0201/0202)
     o Addresses of priority site(s):
       1. Sowashee Creek Dump Site, 18th Ave. and Grand Ave., Meridian
       2. Soule’ Steam Feed Works, 1808 4th Street, Meridian
       3. St. Louis Junk Company, 2125 A Street, Meridian
       4. Engell’s Salvage (former), 6169 Dale Drive, Marion
   - Community-wide Assessment Grant for States and Tribes applicants: N/A
   - Site-specific Assessment Grant applicants: N/A
5) Contacts:
   a. Project Director:
      Chris Lafferty, County Administrator
      601.482.9751
      clafferty@lauderdalecounty.org
      410 Constitution Avenue, FL 11, Meridian, MS 39301
   b. Chief Executive/Highest Ranking Official:
      Honorable Kyle Rutledge, Chairman
      Lauderdale County Board of Supervisors
      601.482.9746
      krutledge@lauderdalecounty.org
      410 Constitution Avenue, FL 11, Meridian, MS 39301

6) Population:
   - Lauderdale County – 74,125 (2018)
   - Target Areas #1 & #2 - City of Meridian – 37,325 (2018)
   - Target Area #3 - Town of Marion – 1,522 (2018)

7) Other Factors

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>x</td>
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<td>x p. 1</td>
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<td>x p. 5</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>x</td>
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<td>The priority brownfield site(s) are impacted by mine-scarred land.</td>
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<td>x p. 4</td>
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<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>x</td>
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<td>x p. 4</td>
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<td>The priority site(s) is in a federally designated flood plain.</td>
<td>x</td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
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<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
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<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
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<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td></td>
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</tbody>
</table>
8) **Letter from the State Environmental Authority – See Attached**

9) **Releasing Copies of Application – Not Applicable**
Mr. Kyle Rutledge  
Lauderdale County Board of Supervisors  
410 Constitution Avenue, FL 11  
Meridian, Mississippi 39301-5161

RE: EPA Brownfield Assessment Grant Application Acknowledgement  
104(k) Community Wide Assessment Grant  
Lauderdale County, Mississippi

Dear Mr. Rutledge:

The Mississippi Department of Environmental Quality (MDEQ) hereby acknowledges Lauderdale County’s plans to conduct brownfield activities and plans to apply for federal grant funds through the United States Environmental Protection Agency’s (EPA) Brownfields initiative. MDEQ is excited to see the continued transformation of 22nd Avenue in Meridian and other brownfield sites within the community. The collaboration between MDEQ, the East Central Mississippi Planning and Development District (ECPDD), and Lauderdale County on former Sears building and the former Firestone near the library has given Lauderdale County the necessary experience to turn future assessment and cleanup plans into a reality.

Since many brownfields are abandoned, underutilized, and contaminated, MDEQ is expressly interested in seeing entities like Lauderdale County take the initiative to assess, remediate, and return these sites to productive uses. These efforts are consistent with our mission to safeguard the health, safety, and welfare of present and future generations of Mississippians. We look forward to our continued role in Lauderdale County’s Brownfield Initiative and are available to assist you at any time. Should you have any questions or comments concerning this matter, please contact me at (601) 961-5240.

Sincerely,

Thomas Wallace  
Brownfield Program Coordinator

cc: Chris Lafferty, Lauderdale County (via email)
LAUDERDALE COUNTY, MISSISSIPPI
FY2022 BROWNFIELD COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

a. Target Area & Brownfields

1.a.i. Background & Description of Target Area: Situated on Interstate 20, only 1.5 hours east of Jackson, Mississippi and two hours west of Birmingham, Alabama, sits one of Mississippi’s most interesting and historical counties: Lauderdale County. Lauderdale County was the third of sixteen counties created by the Second Constitution of the Choctaw Cession of December 23, 1833. The County is home to Meridian (pop. 35,052), the eighth largest city in the state, and other smaller towns like Marion (pop. 1,499), Collinsville (pop. 1,506), Toomsuba (pop. 778), Lauderdale (pop. 446), and Dalewood (pop. 720). From its founding in 1833 to around the mid-twentieth century, Lauderdale County was a thriving and prosperous area due to our critical railroad infrastructure. The expansion of the railroad and highway transport systems from 1833 to the 1950s attracted a wide range of manufacturing and industrial enterprises like Peavey Electronics (opened in 1965), a manufacturer of musical instruments, and Soule Steam Works (opened in 1891), a manufacturer of steam engines. Meridian, our county seat, is known as a railroad town and our industrial and cultural heritage is tied to rail, whether it be the rail yards, our Amtrak station, or the fact that Meridian is the birthplace of Jimmy Rodgers, the “Singing Brakeman” and the father of Country Music and well known for his song “Waiting for a Train”. Meridian saw rapid growth linked to rail between 1890 and 1930, and as the county seat, it became the largest city in Mississippi and a leading center for manufacturing and rail distribution in the South.

However, as it goes with most Brownfield stories, our economy began to decline, and as with many rail towns, the legacy of former wood treatment facility (rail ties and poles), railroad refueling stations, and other rail-related industries have left a legacy that we must, as a community address. Starting in the 1950s, these industries began to mature and move abroad – leaving innumerable brownfield challenges in their wake. Since our economic downturn began in the mid-twentieth century, we have experience continuous decline in population and economic prosperity. The numerous shuttered warehouses, abandoned rail spurs, vacant gas stations, and other dilapidated, deteriorating sites spread throughout our county have stifled economic growth and now pose health and safety threats to our largely low-income communities of color. To address the challenges from the area’s numerous brownfields, the Lauderdale County Board of Supervisors (Board) is spearheading a redevelopment renaissance along the 22nd Avenue Corridor (Target Area 1) and gateway into Meridian, in the Historic District of Meridian (Target Area 2), and in our small towns like Marion (Target Area 3).

In the eyes of the Board, brownfields are like elephants, and the only way to eat an elephant is one bite at a time. In 2019, we took our first bite when, after conducting due diligence, we purchased a 39-acre brownfield in Target Area 1. Our “elephant” site included the asbestos-laden former Village Fair Mall, an abandoned Firestone service center, and the unused boarded-up LabCorp facility. The site had lain vacant for nearly three decades, and for these three decades, it became an eyesore and a hub of vagrancy and theft. Redevelopment planning by the Board, city officials, and community leaders identified the property as a critical component for the overall revitalization of the area, so in 2019, Lauderdale County contracted for the asbestos abatement of the former Firestone and the 400,000-square-foot Village Fair Mall. The $2.5M abatement, demolition, and recycling project was completed in June of 2020. The County funded this cleanup project and also contributed in-kind services for concrete crushing and debris cleanup. The former “elephant” site is now the future location for our $50M County Government Complex.

However, even though we addressed that brownfield “elephant”, adjoining and nearby brownfield properties in Meridian and other brownfield properties throughout the County still plague our area, present health and safety challenges for surrounding disadvantaged communities, and deter economic growth. We have shown that we are serious about addressing Brownfield issues, and we ask the EPA to support us by granting our County a Brownfield Community-Wide Assessment Grant so that we can address brownfield concerns and stimulate real change in our three target areas.

Target Area #1: Called the Gateway into downtown Meridian, the 22nd Avenue Corridor (Census Tracts 0600/0700), is described as the approximately 210-acre area within the City of Meridian between Front Street to the northwest, 10th Avenue to the northeast, Interstate 20 to the southeast, and 28th Avenue to the southwest. It includes the former Village Fair Mall and various retail, light industrial, and commercial developments. In 2020, we created a preliminary brownfield inventory and identified 3 former gas stations, 5 vacant lots with visible signs of industrial/commercial use, and 2 industrial buildings that are listed “For Sale.”

Target Area #2: The Meridian Downtown Historic District (Historic District) (Census Tract 0600) is approximately 90 acres and is bordered to the north by 6th Street, to the east by 10th Avenue North, to the south by Front Street, and to the west by 26th Avenue. Saddled with two brownfield corridors (8th Street & 5th Street) within a patchwork of businesses, neighborhoods, and churches, reinvestment in this portion of Meridian is hampered by uncertain asbestos and potential petroleum impacts from pre-1988 leaking underground storage tanks (USTs) and tetrachloroethylene (PERC) impacts from former dry cleaners along the corridors. Our preliminary brownfield inventory includes 2 former dry cleaner, 5 former gas stations, 1 former car dealership with service center, and 3 vacant storefronts in various degrees of disrepair with likely asbestos concerns given their age.

Target Area #3: The nearly 3.7-square-mile town of Marion (Census Tracts 0201/0202) is centered around the intersection of Dale Drive and Lockhead Drive and is bordered to the east and northeast by Highway 45 and equidistant from the intersection to all other directions (agricultural land). In Marion, Mississippi, we have identified 2 former gas stations listed with abandoned tanks in the ground on MDEQ’s abandoned tanks list, 3
underutilized/vacant properties, and one defunct salvage yard that the City of Marion is considering as a potential animal shelter in coordination with the Board.

With a legacy of over 130 years of timber, rail, manufacturing, and other industrial operations, followed by decades of steady economic decline, there are presently at least 50 potential brownfield sites throughout our County jurisdiction, including: salvage yards, unpermitted dump sites; railyards & spurs; manufacturing/timber facilities; former gas stations and auto-related businesses; former dry cleaners; and other vacant or underutilized properties.

1.a.ii. Description of Priority Brownfield Site(s): Starting with MDEQ data and brownfield inventory developed by the East Central Mississippi Planning and Development (ECPDD) during their 2017 Brownfield Community-Wide Assessment Grant, and community feedback over the past twelve months, we have developed a list of priority sites, described as follows:

**TA1: 22nd Avenue Corridor:** This target area has one priority brownfield site, and it’s a big one, yet there are also 3 former gas stations, 5 vacant lots with visible signs of industrial/commercial use, and 2 industrial buildings that are listed “For Sale.” The 80-acre Sowashee Creek Dump Site, located between 18th Avenue and Grand Avenue, is adjacent to the former Village Fair Mall and our future County Government Complex. It is contiguous to Sowashee Creek, which is the main creek running through the City of Meridian. There are no buildings present on the site, and the area is grass-covered with some scattered trees along the creek. The dump site has a history of leaching refuse into Sowashee Creek, and records reviewed at the Mississippi Department of Environmental Quality (MDEQ) revealed that chlorobenzene, xylene, cyanide, lead, and 1,1-dichloroethene were detected in monitoring wells installed at the dump site. The Dump Site has been identified as a priority site because (1) the presence of this Dump Site directly adjoining to new County Government Complex has caused environmental concerns for County employees and nearby citizens, (2) private sector redevelopment of the Dump Site is imminent due to our recent capital investment into the courthouse complex, and (3) there is an opportunity to enhance this area for the benefit of the citizens in the adjacent low income, minority neighborhood. The Mississippi Department of Transportation has awarded $508,000 to be used towards constructing a walking trail in this Target Area and running through this priority site; however, environmental due diligence is essential before the site can be purchased and development can begin.

**TA2: Historic District:** Target Area 2 has two priority brownfield sites, the Soule’ Steam Feed Works (Soule) site (1808 4th Street in Meridian) and the former St. Louis Junk Company at 2125 A Street in Meridian. The Soule site consists of a 3,500-square-foot white brick building adjacent to an unpaved parking area. It is also reported that a gas station once operated on the parking area of the site and a PERC-using dry cleaner is across the street. A Phase II ESA was conducted on the site in October 2018, and findings identified benzene and lead concentrations in shallow groundwater at the site. The site is owned by the Mississippi Industrial Heritage Museum, Inc., a 501(c)(3) non-profit, and because of their limited capital, historic preservation upgrades to Soule were halted in March 2019, when the Mississippi Department of Environmental Quality (MDEQ) issued a letter requiring further assessment activities be conducted at the site in order to further quantify and delineate the extent of the benzene and lead contamination. The Soule’ Steam Feed Works site is a priority because the property serves as the Mississippi Industrial Heritage Museum, retaining much of its original furnishings and equipment and is a reminder of the cultural heritage of Mississippi industry. Americans With Disabilities Act (ADA) improvements are now on hold. The second priority site(s) in Target Area 2 is a former salvage business with a dizzying assortment of drums, canisters, propane bottles, junk cars, and other rubbish and solid waste stuffed into the back yard. The 16,000 square foot one story building on the frontage of the property is located at the foot of the bridge into downtown, and is the epitome of blight which is not an impression we want to convey to visitors crossing the bridge into the Historic District. According to the 1950 Sanborn map, the St. Louis Junk Company was once home to two auto repair shops. As the gateway across the bridge and into our Historic District, we have targeted this property for renovation into retail space. We expect the building to have contaminants of concern like asbestos, lead-based paint, petroleum products (pre-1988 USTs) and chlorinated solvents (parts cleaners).

**TA3: Town of Marion:** We have identified one priority site for Target Area 3 which represents the rural, small communities within our jurisdiction. The former Engell’s Salvage (6169 Dale Drive in Marion) was operated as a salvage and recycling business for over 50 years; however, over the past several years, the owners have removed all visible signs of the former junkyard. Looking to put the property back into productive use, the mayor of Marion requested assistance from the Lauderdale County Board of Supervisors to find a suitable solution. We are interested in moving our animal shelter to this property; however, we are cautious of what might linger underground. The Engell’s salvage site is a priority because (1) we are looking for a win-win situation for both the County and the town of Marion, (2) 50+ years of salvage operations likely have impacted surrounding soil, groundwater, and surface water – thereby impacting the disadvantaged neighborhood represented in this area, and (3) we wish to assist the town of Marion whose small population community does not have programmatic capacity to manage its own grant.

**Additional Sites:** Using the MDEQ brownfield inventory and their pre-88 UST list, we have identified at least 50 potential brownfields throughout the rural areas of Lauderdale County and our Target Areas. The priority sites were chosen based on plausibility of redevelopment, impacts on surrounding disadvantaged communities, and developer interest. Should funds remains after the assessments of priority sites are completed, we will use funds
1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy & Alignment with Revitalization Plans: In December 2016, we conducted a Facilities Study\textsuperscript{1} to provide an overview of the County facility existing and future needs. During the development of the needs assessment document, we tracked the department’s current vs. requested space and employment counts along with specialized needs, such as storage, security, efficiencies/adjacencies, private waiting rooms, egress, restroom facilities, parking concerns, and other amenities for citizen service. The redevelopment of the Village Fair Mall, former Firestone, Labcorp facility, and adjacent Sowashee Creek brownfields was one of the options identified in the Facilities Study. Reuse plans further align with our land use and revitalization plans for each target area as detailed in Table 1:

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Priority Site</th>
<th>Proposed Reuse Strategy &amp; Plan Alignment</th>
</tr>
</thead>
<tbody>
<tr>
<td>22nd Avenue Corridor</td>
<td>Sowashee Dump Site</td>
<td>2016 Lauderdale County Facilities Study identified Sowashee Dump Site as a potential area for redevelopment to address County facility needs.</td>
</tr>
<tr>
<td>Meridian Historic District</td>
<td>Soule Steam Feed Works</td>
<td>2018 City of Meridian Downtown Master Plan: Land Use for the Sowashee Dump Site, former Village Fair Mall, and brownfields along 22nd Avenue Corridor align with the City of Meridian’s downtown Master Plan, which includes government, commercial, retail, and greenspace (due to floodplain portion of property) land uses.</td>
</tr>
<tr>
<td>St. Louis Junk</td>
<td></td>
<td>2018 City of Meridian Downtown Master Plan: Preserve Cultural Heritage, increase tourism to museum. Planned upgrades will provide better access to handicapped individuals that cannot access certain areas of this historic heritage industrial museum. Complete assessment and cleanup planning of sites in support of recreational, greenspace, and retail opportunities.</td>
</tr>
<tr>
<td>Town of Marion</td>
<td>Engell’s Salvage</td>
<td>2016 Lauderdale County Facilities Study identified a potential future need for a County animal shelter outside the City limits of Meridian. All appropriate inquiry of salvage yard is needed prior to purchase and to evaluate cleanup alternatives, if any.</td>
</tr>
</tbody>
</table>

1.b.ii. Outcomes & Benefits of Reuse Strategy: Transformation of the priority properties listed above will facilitate a more vibrant corridor with mixed-use activity centers and will provide access to jobs, housing, and commercial/retail opportunities, as well as the likely addition of greenspace. Since the priority sites are either currently vacant or underutilized, redevelopment offers noteworthy opportunity for increasing Lauderdale County’s tax base. Over the three decades that it stood, the abandoned Village Fair Mall depleted the surrounding area in Target Area 1 of much of its economic vitality. However, with the abatement and demolition of the Village Fair Mall, the development of the County Government Complex, and the creation of the Mississippi Children’s Museum Annex at the former location of a Sears auto body shop brownfield – we fully expect Target Area 1 to begin thriving again. Assessing and addressing environmental impacts at the Dump Site priority site will give us the ability to purchase the site and construct the planned, already funded walking trail along Sowashee Creek. This walking trail will improve the aesthetics of the area and will provide the surrounding low-income neighborhood a well-lit paved walking trail along Sowashee Creek to promote health and fitness. By addressing the issues of potential contamination at the Sowashee Creek Dump Site, social inequalities will be reduced for disadvantaged communities living in close proximity to the brownfield sites.\textsuperscript{2} Addressing contamination at the Dump Site will also protect Sowashee Creek, a 303(d) Impaired Water Body and our main body of water running through Meridian and Lauderdale County. Redevelopment of the Dump Site congruently with the Sears and Village Fair Mall sites will serve as a microcosm, acting as a prototype for further improvements in Lauderdale County. Removing uncertainties inherent with redeveloping a "Dump Site" by assessing and developing cleanup cost estimates for the Sowashee Creek Dump Site will help spur economic growth within both the 22nd Avenue Corridor and the Meridian Historic District.

The U.S. Energy Information Administration has found that food service uses average one job per every 567 square feet and retail uses average one job for every 1,200 square feet. Based upon the available nearly 50,000-square-feet

\textsuperscript{1} Lauderdale County Facilities Study, Belinda Stewart Architects, Dec. 28, 2016.  
\textsuperscript{2} Sexton et al. (1993)
of brownfields (¼ retail and ½ food service) in the Historic District (including the St. Louis Junk priority site), this could result in the creation of nearly 45 food service jobs and 20 retail jobs. These additional jobs will have a huge impact on the low-income, community of color living in Target Area 2.

Although assessing and addressing contamination impacts at the Soule Steam Feed Works priority site will likely not generate more revenue for Lauderdale County, it will help to lighten the financial burden on the non-profit organization that runs the museum. The Mississippi Industrial Heritage Museum, Inc. non-profit group has already spent thousands of its limited funds on environmental assessments for the site. Until further assessment to satisfy MDEQ is performed, ADA and energy efficient improvements cannot be made to the museum. Performing more subsurface assessment and a risk-based analysis with grant funds will greatly aid this important non-profit organization. ADA improvements will provide access to our elderly and disabled populations.

Redevelopment of the Engell’s Salvage site into our County Animal Shelter will be a win-win situation for the owner of the property, for the surrounding disadvantaged community, and for us. The current owner is motivated to sell the property but does not have the required money to perform an environmental assessment. Besides, it is our responsibility to conduct due diligence on our own behalf prior to any acquisition. Our current animal shelter in Meridian, is too small, and a new location makes sense when considering the amount of land needed (we shelter anywhere from 3,000 to 4,000 animals annually), and the surrounding disadvantaged community has long been subject to environmental issues and/or stigma associated with the salvage site. We are seeking this mutually beneficial solution for this brownfield in Target Area 3.

Priority sites that are improved with onsite buildings/structures (Soule, St. Louis Junk, and Engell’s Salvage) will be redeveloped with importance placed on sustainably reusing the existing buildings. Due to the historic nature of buildings like Soule, it is of utmost importance to us that these buildings are maintain and sustained. We will also encourage redevelopers to employ energy efficiency techniques in renovations of buildings.

1.c. Strategy for Leveraging Resources
1.c.i. Resources Needed for Site Reuse: There are many incentives offered that we can employ or can promote to investors and business owners that will advance priority sites toward full assessment, cleanup, and reuse. Several resources have also already been leveraged to assist in our redevelopment goals for the Target Areas:

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<th>Table 2</th>
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<tbody>
<tr>
<td><strong>Leveraged Resources</strong></td>
</tr>
<tr>
<td><strong>Village Fair Cleanup Costs</strong></td>
</tr>
<tr>
<td><strong>County Government Complex</strong></td>
</tr>
<tr>
<td><strong>MDOT Walking Trails Funding</strong></td>
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<tr>
<td><strong>Mississippi Children’s Museum</strong></td>
</tr>
<tr>
<td><strong>ECPDD EPA Brownfield Assessment Grant</strong></td>
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These existing leveraged resources that have been used in Target Areas 1 and 2 have created momentum, and the funding from this assessment grant that we are requesting would help to further stimulate and make available many of the following sources of funding to advance the redevelopment of the priority sites:

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<th>Table 3</th>
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<tbody>
<tr>
<td><strong>Leveraging Resource</strong></td>
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<tr>
<td><strong>Mississippi Economic Redevelopment Act (MERA)</strong></td>
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</table>
LAUDERDALE COUNTY, MISSISSIPPI
FY2022 BROWNFIELD COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION

Table 3

<table>
<thead>
<tr>
<th>Leveraging Resource</th>
<th>Description</th>
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<tr>
<td>Historic Preservation Tax Incentives Programs</td>
<td>Private developers are eligible for the Historic Tax Credit program, and eligible priority sites include the old filling station. The programs offers a 20% state tax credit and 25% federal tax credit for the rehabilitation of historic structures used for residential or business purposes. A project must exceed $5,000 or 50% of the total basis of the building.</td>
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<tr>
<td>Advantage Jobs Incentive Program</td>
<td>Provides for a rebate of a percentage of Mississippi payrolls to qualified employers for a period of up to 10 years. Available to businesses that promise significant expansion of the economy through the creation of jobs. All priority sites are eligible; however, gaming, retail, and certain professional services end uses are not eligible.</td>
</tr>
<tr>
<td>Brownfield Voluntary Cleanup &amp; Redevelopment Incentives</td>
<td>Provides an income tax credit for a property owner equal to 25% of the costs of remediating a brownfields property. In lieu of the state income tax credit, a job tax credit for each new job created can be claimed. Provisions for liability protection through the State Brownfield Program exist for public and private entities. All priority sites can use the program to assist with assessment, remediation, and monitoring costs.</td>
</tr>
<tr>
<td>Brownfield Clean-Up Grant</td>
<td>Funding for cleanup activities at specific sites; up to $500,000/grant with one or multiple sites included within the application and award. All priority sites are eligible, though the applicant must own the property and meet eligibility requirements set forth in the annual guidelines.</td>
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1.c.ii. Use of Existing Infrastructure: All Target Areas have existing infrastructure to accommodate the needs of redevelopment. Each priority site is already connected to utilities like electrical, natural gas, water, and sewer – with the exception of the Dump Site. Buildings in the Historic District, including the museum are on the historic registry, and the Mississippi Department of Archives and History will require renovation of buildings (under strict guidance) instead of demolition.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT (35 POINTS)

2.a. Community Need

2.a.i. The Community’s Need for Funding: We have committed $50M to building the County Government Complex and we have already spent additional $2.5M for the cleanup of the Village Fair Mall. Initial estimates for cleanup and recycling ranged from $700,000 to $1.75M; however, we instead received bids between $2.5M to $4.5M in November 2019. Though significantly higher than initial cleanup estimates, we remained committed to cleaning up that elephant of a brownfield. We also assisted the Mississippi Children’s Museum Foundation (non-profit) by using county manpower and equipment to cleanup, demolish and recycle brick/concrete at the former Sears building (another brownfield) on 22nd Avenue (Target Area 1) in December 2018. The Board has been dedicated to mitigating and redeveloping Brownfields throughout our County; however, our recent investments and commitments have put a significant strain on our ability to fund the additional assessments needed on priority sites. Additionally, we would like to assist entities like non-profits and our smaller communities (i.e., Marion) that have limited funds and in-house capacity within our jurisdiction. The MS Industrial Heritage Museum, Inc. has reached out to us for assistance after they have already expended nearly $30K in Phase I and II assessment dollars for the Soule Steam Works property. They still require additional assessment to satisfy the MDEQ. The museum’s ADA improvements are also unfortunately on hold until the MDEQ issues a No Further Action (NFA) status for the Soule priority site. Finally, the small community of Marion (pop. 1,499) does not currently have the manpower or tax revenue to carry out assessment, remediation or subsequent redevelopment for Engell’s Salvage or other brownfields; therefore, we plan to provide assistance to spur redevelopment in this small community.

With a poverty rate of 48% compared to the national average of 14.5%, Target Areas 1 and 2 have been experiencing persistent poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates. Our ability to draw on funds from the surrounding population is also very limited due to the already-accessed tax funds for the cleanup of the Village Fair Mall Brownfield and construction of the Government Complex and due to rampant poverty in the Target Areas and throughout the County (as shown in Table 4).

Table 4

<table>
<thead>
<tr>
<th>Community Need Matrix</th>
<th>Target Area 1</th>
<th>Target Area 2</th>
<th>Target Area 3</th>
<th>Lauderdale County</th>
<th>Mississippi</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>HH Income &lt; $15k</td>
<td>50%</td>
<td>34%</td>
<td>12%</td>
<td>17%</td>
<td>18%</td>
<td>12%</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$6,658</td>
<td>$16,835</td>
<td>$24,494</td>
<td>$21,400</td>
<td>$24,353</td>
<td>$31,006</td>
</tr>
<tr>
<td>Adults Not in Work Force</td>
<td>50%</td>
<td>39%</td>
<td>8%</td>
<td>13%</td>
<td>12%</td>
<td>8%</td>
</tr>
</tbody>
</table>

Source: American Community Survey, U.S. Census Bureau.

2.a.ii. Threats to Sensitive Populations

March 18, 2019 Letter from Robert Huckaby, MDEQ to Farrol Hollomon, Holloman Architecture.
2.a.ii.(1) Health or Welfare of Sensitive Populations:
A number of sensitive populations are located in our target areas. Within the target area census tracts for Meridian, 61% to 66% of the population in the three target areas are People of Color and 89% of Children (Age 0-17) in the target area live below 200% of the Federal Poverty Level.\(^5\) Compared to the average household income for the U.S. ($81,283), households in Target Area #1 and #2 have an average income of only $27,103. Research suggests that, on average, families need an income of about twice the federal poverty threshold to meet their most basic needs. Children living in families with incomes below this level—$48,678 for a family of four with two children in 2016—are referred to as low income.\(^6\) There is over 32% of the population under 18 who are living in poverty in Lauderdale County. This percentage is much higher for those living near the target areas based on EPA’s EJScreen Reports. The teen birth rate (per 1,000 population) for Lauderdale County is 58 which is more than 60% higher than the national rate. Childbearing adolescents are susceptible to a myriad of health-related problems. For these youth, health-related problems include both physiological and psychological disease states that negatively impact both their own and their children’s lives.\(^7\) Rampant poverty is best solved by providing more job opportunities like those that will be provided by retail and restaurant businesses on the St. Louis Junk Company in Target Area 2. These types of jobs are also well-suited for teenage mothers who have not yet received their high school diploma or GED.

Also, the percent of population for the Meridian target areas with a disability is over 33%, which is over twice the state rate of 16.3% and nearly 2.6 times the national rate. Lauderdale County’s rate is 19.6%.\(^8\) ADA updates to the Mississippi Industrial Heritage Museum, which can only occur with a NFA from the MDEQ, will allow a large portion of our population the ability to visit and enjoy this important, historic museum.

A very notable observation is that Target Areas 1 and 2, and Meridian as a whole, have a significant shortage of female citizens. Only 37% (Target Area 1) and 38% (Target Area 2) of the population are female as compared to the national average of 51%. We believe these areas’ low female population is due to crime in the area and the fear of living in these brownfield and blighted areas. In fact, in 2019, Meridian was named the most dangerous city in Mississippi. Meridian (Target Areas 1 and 2) has a violent crime rate of 500 incidents per year. When a local was asked about the crime rate, she stated, “I try to get [my daughter] to walk and she won’t even walk around the block.” We believe this fear lives in the hearts of women in our community, which is a consequence of crime that is affecting our population, property tax revenue, and sales tax revenue. Abandoned properties like those near St. Louis Junk site often attract vagrants and crime (like the Village Fair Mall brownfield site once did). Assessing, addressing, and redeveloping these brownfield sites will reduce the number of abandoned/vacant properties where criminal activity often occurs.

Because of the blighting effect of Brownfields within the target areas and lack of access improvements and revitalization in the Sowashee Creek neighborhood (Target Area 1) next to the Dump Site, the neighborhood continues to decline. Reuse and revitalization of the priority sites in Target Areas 1 and 2 will improve both a gateway and corridor into these target areas, reinstate the community’s pride in a property that has long been avoided because of the stigma of a “dump site”, and create new opportunities for neighborhood stabilization. In addition, any environmental issues will be addressed during the redevelopment process of these sites such as asbestos removal from decaying buildings (e.g., St. Louis Junk Site), which will also benefit the surrounding community. Cleanup of the salvage yard in Marion will reduce the threat of heavy metals migrating through the groundwater and stormwater draining into local water bodies.

2.a.ii.(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: Mississippi has the highest rate in the nation (50\(^{th}\) out of 50 states) of cardiovascular deaths, is 48\(^{th}\) in cancer death rate, is 49\(^{th}\) in diabetes rate, and 50\(^{th}\) in infant mortality rate. Heart disease and cancer are the leading causes of death in Mississippi with an average rate of 240 deaths per 1,000 for heart disease (compared to 165.5 for the U.S. average) and 226 deaths per 1,000 for cancer (compared to 155.8 for the U.S. average).\(^9\) Death by coronary heart disease in Lauderdale County is almost twice as high as the national average (134.06 vs. 70.04). Mississippi also scores much higher than the U.S. average for chronic lower respiratory diseases and Alzheimer’s disease. Inhalation of contaminants such as friable asbestos, VOCs, PAHs, and heavy metals, which are related to the identified brownfield priority sites, increase the likelihood of respiratory ailments and lung cancer. Contaminants which are associated with the brownfield properties identified within the target areas such as VOCs, asbestos, chlorinated solvents, and petroleum compounds have been linked to complications in reproductive health and fetal development, which are likely contributing to these statistics.\(^10\) The successful identification of contaminants will contribute to identifying and mitigating causes of elevated cancers, asthma, and premature death, leading to long-term public health improvements. Redevelopment of the Sowashee Creek Dump Site into walking trails adjacent to the new County Complex would certainly promote better health by reducing the incidence of heart disease, obesity and diabetes, based on studies.

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\(^5\) Vulnerable Populations Footprint, ACS 2013-17
\(^8\) Cares Engagement Network. 2019
\(^9\) CDC National Center for Health Stats
\(^10\) Agency for Toxic Substances & Disease Registry
We are hopeful that remote community meetings will be limited. The County Administrator will take the lead in we believe it is the best course of action to keep everyone safe during this pandemic while still receiving public input.

While a remote meeting through the Internet is not ideal for some impoverished citizens, recommendations. Community meetings can be held via Zoom or similar virtual platform, which has the capacity to COVID-19 restrictions, we will utilize alternate meeting platforms and remote meetings as needed to follow CDC Property owners of priority sites or adjoining sites will be personally invited to community meetings. To address community input and buy-in. Year 2 and 3 community meetings will be held in a central location for each community

- this will ensure that community members who do not have access to a vehicle can walk to the meeting. Community meetings will be announced through the County’s website and social media and will be published in the Meridian – this will ensure that community members who do not have access to a vehicle can walk to the meeting. Community meetings will be announced through the County’s website and social media and will be published in the Meridian Star and on their social media. The Meridian Star is a highly active, popular newspaper and news source for the community. Therefore, its reach will be significant in obtaining community input throughout Lauderdale County. Property owners of priority sites or adjoining sites will be personally invited to community meetings. To address COVID-19 restrictions, we will utilize alternate meeting platforms and remote meetings as needed to follow CDC recommendations. Community meetings can be held via Zoom or similar virtual platform, which has the capacity to allow many attendees. While a remote meeting through the Internet is not ideal for some impoverished citizens, we believe it is the best course of action to keep everyone safe during this pandemic while still receiving public input. We are hopeful that remote community meetings will be limited. The County Administrator will take the lead in organizing community input and forwarding it to appropriate project partners, BAC members, or other specialists for action and response. The County Administrator will also ensure responses are sent back, via appropriate channels, and in a timely manner.

### 2.b.ii. Promoting Environmental Justice

The populations in the Target Areas disproportionately share the negative environmental consequences resulting from industrial, governmental and commercial operations and policies. For instance, when the Sowashee Creek Dump Sites were discovered in the 1990s, it is unclear what policies were followed by the U.S. Army Corps of Engineers when they installed permanent monitoring wells; and it is unclear whether post-closure monitoring of the dump site was completed according to solid waste policies and/or regulations. The 3-foot high metal groundwater monitoring well shrouds remain visible today. Sowashee Creek, which bisects Target Area 1 is classified as an Impaired Water Body – likely due to sites like the Dump Site. Addressing the contaminants in these areas will also help to reduce the environmental justice issues facing the low income, People of Color living next to the Sowashee Creek Dump Site. Additionally, on average, nearly one-third of housing units in these three Target Areas were built prior to the 1950s, which means asbestos-containing building materials and lead-based paint are present in many of the homes and other buildings in these Target Areas. Inhalation of asbestos has been linked to lung cancer and asbestosis, and lead exposure is proven to cause cancer, low birth rates, and reproductive issues. Addressing brownfield sites like the St. Louis Junk Company will ensure that asbestos and lead-based paint issues are addressed in these older structures, and will help decrease our Target Areas’ lead paint indicator of 0.52 (as compared to 0.16, 0.15, and 0.28 for the State, EPA Region 4, and the nation, respectively) significantly, thereby increasing the safety of our most disadvantaged communities.

### 2.b. Community Engagement (CE)

#### 2.b.i. Project Involvement & 2.b.ii Project Roles

A key component to the success of the grant is the role the Brownfield Advisory Committee (BAC) plays. Made up of our staff and community stakeholders, the BAC serves as the eyes, ears, and voice for the community. Their relationships with residents, leaders, and state/federal partners serve to strengthen trust that the grant is a good thing, not a “gotcha” program. CE tasks are further elaborated in Sec. 3.a. and are inextricably linked to inventory, outreach, and site access.

<table>
<thead>
<tr>
<th>Name of Organization/Entity/Group</th>
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<th>Specific Involvement in the Project Or Assistance Provided (how partner is involved in making decisions)</th>
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<td>City of Meridian</td>
<td>David Hodge, Pub. Works Dir. 601.616.2251 <a href="mailto:davidhodge@meridianms.org">davidhodge@meridianms.org</a></td>
<td>For Target Areas #1 and #2 assist with site selection, establish future reuse options according to City codes, approve MERA sales tax rebate for cleanup, and BAC.</td>
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<td>Mississippi Industrial Heritage Museum, Inc.</td>
<td>Greg Hatcher, Exec. Dir.</td>
<td>Owns a site in Target Area #2, needs Phase II, ABCA, CAP &amp; will decide best cleanup, use of facility for CE, and BAC.</td>
</tr>
<tr>
<td>East Mississippi Business Development Corp.</td>
<td>Bill Hannah, Pres./CEO 717-877-4416 <a href="mailto:bhannah@embdc.org">bhannah@embdc.org</a></td>
<td>For All Target Areas, assist with site selection, commercial/industrial recruitment, identify public/private financing, BAC.</td>
</tr>
<tr>
<td>Wechsler School Foundation</td>
<td>Ed Lynch, CEO</td>
<td>For Target Area #1 and #2, communicate with residents for Community Engagement, aid in site selection, and serve on the BAC.</td>
</tr>
<tr>
<td>Town of Marion</td>
<td>Larry Gill, Mayor 601.483.9573 <a href="mailto:mayorlg@yahoo.com">mayorlg@yahoo.com</a></td>
<td>For Target Area #3, assist with site access agreement, communicate with residents, serve on BAC, establish cleanup &amp; future reuse requirements according to City codes, and approve MERA sales tax rebate for cleanup.</td>
</tr>
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#### 2.b.iii. Incorporating Community Input

Community input will be used to prioritize sites, guide redevelopment plans, and facilitate redevelopment projects. Project partners identified in Table 5 will have a significant role in identifying opportunities, sharing information, and understanding challenges within the Target Areas. BAC meetings will be held three times a year with the first one at the Mississippi Industrial Heritage Museum (one of the priority sites), starting in November 2022, and an annual public community meeting will be held to share progress and to solicit community input and buy-in. Year 2 and 3 community meetings will be held in a central location for each community – this will ensure that community members who do not have access to a vehicle can walk to the meeting. Community meetings will be announced through the County’s website and social media and will be published in the Meridian Star and on their social media. The Meridian Star is a highly active, popular newspaper and news source for the community; therefore, its reach will be significant in obtaining community input throughout Lauderdale County. Property owners of priority sites or adjoining sites will be personally invited to community meetings. To address COVID-19 restrictions, we will utilize alternate meeting platforms and remote meetings as needed to follow CDC recommendations. Community meetings can be held via Zoom or similar virtual platform, which has the capacity to allow many attendees. While a remote meeting through the Internet is not ideal for some impoverished citizens, we believe it is the best course of action to keep everyone safe during this pandemic while still receiving public input. We are hopeful that remote community meetings will be limited. The County Administrator will take the lead in organizing community input and forwarding it to appropriate project partners, BAC members, or other specialists for action and response. The County Administrator will also ensure responses are sent back, via appropriate channels, and in a timely manner.
3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS

3.a. Description of Tasks and Activities

<table>
<thead>
<tr>
<th>Task/Activity 1: Program Management &amp; Reporting</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>i. Project Implementation:</strong> We have a plan in place to easily manage and complete the assessment grant within the required three-year time frame. Everything is in place for us to start immediately upon notification of award of the grant. With an inventory of sites already constructed and with signed site access agreements in hand for the priority sites, the County will be able to immediately start upon the selection of a qualified Brownfield environmental professional, and associated subcontractors (Consultant). The selection process will be completed before award notification so tasks can also begin immediately in October 2022. We will establish a contract with the Consultant following a qualifications-based procurement process per 2 CFR Part 200 and 2 CFR Part 1500. The County will be responsible for oversight of all grant activities and reports including financial and disadvantaged-business enterprise (DBE) reports; ACRES database reports, quarterly reports, correspondence with EPA, Work Plan development, and budget drawdowns. Some of our duties will be assigned to our Consultant; however, we will maintain oversight of the Consultant and review all work products for accuracy prior to submittal. Other activities associated with this task quarterly reporting, annual reporting, and ACRES maintenance.</td>
</tr>
<tr>
<td><strong>ii. Anticipated Project Schedule:</strong> Cooperative Agreement (CA) &amp; Work Plan – July 2022; Kickoff meeting – October 2022; Quarterly reports – January 30, April 30, July 30, and October 30 for preceding quarter; DBE Reports – October 30 annually; Federal Financial Reports (FFR) – December 30 annually; Final Performance Report – end of grant; ACRES Updates – continuously, following the completion of any site assessments.</td>
</tr>
<tr>
<td><strong>iii. Task/Activity Lead(s):</strong> Chris Lafferty, Lauderdale County Administrator, will perform this Program Management task along with assistance from the Consultant.</td>
</tr>
<tr>
<td><strong>iv. Output(s):</strong> Cooperative Agreement, Work Plan, Quarterly Reports, DBE Reports, FFRs, final report, ACRES updates.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task/Activity 2: Community Engagement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>i. Project Implementation:</strong> The Board and our citizens are already very proactive and involved in environmental brownfield activities; therefore, this task will focus on coordinating existing efforts with this grant, rather than trying to re-invent the wheel, so to speak. Community outreach will play a major role in the implementation of this assessment grant. The BAC and local community members will be heavily involved in the site ranking process and will be informed of progress continuously throughout the grant. The BAC will apply a scoring/ranking system for priority sites based on environmental justice impacts, redevelopment potential, benefits to residents, economic potential, public health threats, environmental impacts, community plans, landowner willingness, degree of blight/underutilization, and parcel size. The BAC will review the highest scoring sites to confirm the most strategic are prioritized for assessment/planning activities. Additional community partners will be encouraged to participate as members of the BAC. We will put on our website a form for concerned citizens to nominate brownfield sites and ask project-related questions where the responses will be answered and posted on the website and on our social media. Other outreach tasks will include: updating of site inventory, notifying residents of meetings; development and distribution of informational handouts and brochures; meeting with the community to hear concerns and obtain input for prioritizing sites for assessment; and providing education opportunities about the potential benefits of the brownfield program to the community. EPA funding will be used to coordinate community outreach efforts and to cover the costs associated with meeting notifications and materials. BAC and community meetings will occur jointly and three times per year throughout the grant period. Travel to conferences has been included in the community outreach budget.</td>
</tr>
<tr>
<td><strong>ii. Anticipated Project Schedule:</strong> The site inventory will be developed during quarter 1 of the grant. This inventory will be updated after every BAC meeting – as other brownfield sites are identified. BAC meetings will be held three times per year and community meetings will be held following each BAC meeting. Outreach/engagement will be conducted continuously throughout the grant.</td>
</tr>
<tr>
<td><strong>iii. Task/Activity Lead(s):</strong> Chris Lafferty, County Administrator, will lead this task along with assistance from the Consultant and the BAC. Specifically, the County will oversee outreach efforts while the Consultant will be tasked with all material preparations and repository updates.</td>
</tr>
<tr>
<td><strong>iv. Output(s):</strong> Site inventory, BAC and community meetings agendas &amp; minutes, Access Agreements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task/Activity 3: Environmental Assessments</th>
</tr>
</thead>
</table>
| **i. Project Implementation:** A Generic QAPP will be prepared in the first quarter of the grant and submitted to MDEQ and the EPA for approval. Project Assessments will be conducted by our Consultant and its selected, qualified subcontractors. Digital copies of reports will be placed on a secure online account for easy access, and information obtained from assessments will be uploaded to the EPA ACRES database. Priority sites: First, we (with assistance from our Consultant) will reaffirm with property owners the signed site access agreements. Before any on-site activities begin, a Site Eligibility Determination Outline will be submitted to the EPA and the MDEQ for approval. For the priority sites, we have developed estimates on Phase I & Phase II Environmental Site Assessments (ESAs) based on their size, historical use, and suspected environmental issues. This task will also include Site Specific Quality Assurance Project Plans (SSQAPPs) and Health and Safety

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LAUDERDALE COUNTY, MISSISSIPPI
FY2022 BROWNFIELD COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION

Plans (HASPs) for each site where Phase IIs will be conducted. All Phase Is will be conducted in accordance with EPA’s standard for All Appropriate Inquiries and the practices in ASTM standard E1527-13. Non-priority sites: In addition to the assessments conducted at the identified priority sites, the County may perform additional Phase Is or IIs at other brownfield sites if funds remain after assessments of priority sites are completed. Sites will be selected by considering leveraging sources and developer interest. These non-priority site ESAs will also include HASPs, SAPs and site access agreements. For any petroleum sites, we will request a petroleum site eligibility determination from the MDEQ.

II. Anticipated Project Schedule: 4 Phase I ESAs (Dump Site, Soule Steam Works, and Engell’s Salvage) from Quarter 1 to 4; One SSQAPP for the Dump Site developed in Quarter 5. Phase II activity for Dump Site completed by Quarter 7. Phase I ESAs for SSQAPPs for the other Sites will be completed in Quarters 3-5 and associated Phase II ESAs will be completed in Quarters 5-10.

iii. Task/Activity Lead(s): This task will primarily be conducted by the Consultant. The County will review all reports and findings before submittal to the MDEQ or the EPA. County will complete All Appropriate Inquiry Checklists for each Phase I ESA to ensure that ASTM procedures have been followed.

iv. Output(s): 1 Generic QAPP; 10 Phase I ESAs, 6 Phase II ESAs (including SSQAPPs), 4 Asbestos Surveys

Task/Activity 4: Site Specific Cleanup Plans and “Eligible Planning Activities”

TABLE 4

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1 PM &amp; Reporting</th>
<th>Task 2 Community Engagement</th>
<th>Task 3 Environmental Assessments</th>
<th>Task 4 Cleanup Plans &amp; Eligible Planning Activities</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Personnel</td>
<td>$20,000</td>
<td>$20,000</td>
<td>-</td>
<td>$2,000</td>
<td>$42,000</td>
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<tr>
<td>Travel</td>
<td>$5,400</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$5,400</td>
</tr>
<tr>
<td>Equipment</td>
<td>-</td>
<td>$1,600</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Supplies</td>
<td>-</td>
<td>$12,000</td>
<td>$300,000</td>
<td>$64,000</td>
<td>$388,000</td>
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<tr>
<td>Contractual</td>
<td>-</td>
<td>$12,000</td>
<td>$300,000</td>
<td>$66,000</td>
<td>$437,000</td>
</tr>
<tr>
<td>Other</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Direct</td>
<td>$37,400</td>
<td>$33,600</td>
<td>$300,000</td>
<td>$66,000</td>
<td>$437,000</td>
</tr>
<tr>
<td>Adm. (Indirect)</td>
<td>-</td>
<td>-</td>
<td>-</td>
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</tr>
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<td>TOTAL BUDGET</td>
<td>$37,400</td>
<td>$33,600</td>
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</tr>
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</table>

Cost estimates were calculated from our experience acquired over the years and during the assessment and cleanup of the former Sears building and the Village Fair Mall properties and reviewed by the MDEQ Brownfield Coordinator.

In November 2021, ICMA EPA TAB Provider assisted us with developing costs for the Site Reuse Vision, ABCAs and Conference travel costs.

**TASK 1 - Program Management Cost Breakdown:** Personnel: $20,000 budgeted at 400 hrs. x $50/hr; Travel: $5,400 budgeted for two personnel to attend two conferences: Conference registration at $200/conference x 2 people x 2 conferences = $800; Airfare at $600/flight x 2 people x 2 conferences = $2,400; Hotels at $100/night x 3 nights x 2 people x 2 conferences = $1,200; Per Diem at ~$83/night x 3 nights x 2 people x 2 conferences = $900. Contractual: $12,000 budgeted for an average professional rate of $150/hour x 80 hours; Total $37,400

**TASK 2 - Community Outreach Cost Breakdown:** Personnel: $20,000 budgeted at 400 hrs. x $50/hr; Supplies estimated at $1,600 (breakdown below); Contractual - $12,000 ($150/hour x 80 hours); Total $33,600.

Supplies- $1,600, 1000 postcards @ $0.73 each = $730. Six 40” by 60” poster display boards @ $75 each, one per public meeting = $450; 500 tri-fold brownfield project brochures @ $0.72 each = $360; 50 property owner brownfields program brochures @ $1.20 each = $60.
4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

4.a.i. Organizational Structure and 4.a.ii Description of Key Staff Lauderdale County has the internal capability to handle grant administration for this Brownfield assessment grant. Chris Lafferty, County Administrator, will serve as the Lauderdale County Project Director for this grant. Chris has championed the brownfield & concrete/brick recycling cleanups of the former Sears, Firestone, and Village Fair Mall for us and has practical knowledge of federal/state procurement & environmental requirements and administration of grant-funded programs. In addition to his 20 years of military experience, he holds an MA in Executive Leadership from Liberty University. Christen Shepherd, Administrative Assistant for the Board, will provide additional support (backup Project Director). She holds an AA in General Arts. Christen is a recent graduate of Leadership Lauderdale and has 8 years of experience with the County in community planning. Linda Posey, Comptroller for the County, will provide support with task orders, logistics, and financial processing. Linda Posey has over 40 years of accounting experience with nearly 17 years as the Comptroller with Lauderdale County. Stephanie Jackson, Purchasing Clerk, has over 10 years of purchasing experience. Stephanie is a Certified Purchasing Agent for the State of Mississippi. These team members along with other County staff have a total of nearly 50 years of experience in grant-related work, governmental/public accounting, and government project management experience. Our collective experience will ensure the timely, successful expenditure of funds and completion of grant requirements.

4.a.iii. Acquiring Additional Resources Lauderdale County has established procedures to acquire any additional expertise and resources should key staff or Consultant resources become unavailable. As mentioned above, Ms. Shepherd will serve as backup to Chris Lafferty for this grant. Also, we will also establish a contract with a Multi-Disciplinary Consulting Team (Consultant), including Qualified Environmental Professionals, that has followed a qualifications-based procurement process per 2 CFR Part 200 and 2 CFR Part 1500. Disadvantaged Business Enterprises (DBE) will be given a fair opportunity to compete for contracting/subcontracting work. Early procurement is essential in reducing lag-time associated with the contracting process and allows for expedited project kick-off upon execution of the Cooperative Agreement (CA).

4.b. Past Performance and Accomplishments

4.b.i. Has Not Received an EPA Brownfield Grant but has Received Other Federal or Non-Federal Assistance Agreements: Lauderdale County has successfully managed many assistance agreements similar in size and scope to EPA Brownfields Grants.

4.b.ii (1). Purpose and Accomplishments: CDBG Public Facilities ADA Program (Ongoing): $600,000 matching grant to provide ADA accessibility to the Lauderdale County Courthouse. This program will provide low- and moderate-income individuals access to county services. Outcomes: 1 ADA accessible ramp and 3 sets of ADA accessible doors.

MDOT Sowashee Creek Trail (2016-Ongoing): Mississippi Department of Transportation grant awarded to Lauderdale County to cover $508,000 of an estimated $708,000 walking trail. The Sowashee Creek Trail will provide a low-income area a lighted and paved walking trail along the Sowashee Creek to promote health and fitness. Outcomes: Over $708,000 invested in health and fitness of low-income neighborhoods along the Sowashee Creek.

Mississippi Development Authority Premier Industrial Site Grant (2019) - $250,000 industrial site development grant used to assist in the development of a 360-acre industrial site. The total site development was over $4,000,000. Outcome: Assisted in the development of a 360-acre industrial site for the East Central Mississippi region. Outputs: 1 Phase I ESA, 1 endangered species assessment and 1 wetland delineation at an industrial site.

4.b.ii(2). Compliance with Grant Requirements: Lauderdale County has successfully complied with the workplan, schedule, and terms and conditions under all its current and past assistance agreements. Progress reports have been submitted as required, following all requirements and timelines of the awarding entities. Lauderdale County has never had any compliance warnings or violations.
## Threshold Criteria for Assessment Grant

### 1. Applicant Eligibility
Lauderdale County is a General Purpose Unit of Local Government as stated under 2 CFR 200.1. This allows Lauderdale County to be eligible to apply for an EPA Assessment Grant.

### 2. Community Involvement
A key component to the success of the grant is the role the Brownfield Advisory Committee (BAC) plays. Made up of our staff and community stakeholders, the BAC serves as the eyes, ears, and voice for the community. Their relationships with residents, leaders, and state/federal partners serve to strengthen trust that the grant is a good thing, not a “gotcha” program. CE tasks are inextricably linked to inventory, outreach, and site access.

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<td>Mississippi Industrial Heritage Museum, Inc.</td>
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<td>For Target Area #1 and #2, communicate with residents for Community Engagement, aid in site selection, and serve on the BAC.</td>
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<td>Town of Marion</td>
<td>Larry Gill, Mayor 601.483.9573 <a href="mailto:mayorlg@yahoo.com">mayorlg@yahoo.com</a></td>
<td>For Target Area #3, assist with site access agreement, communicate with residents, serve on BAC, establish cleanup &amp; future reuse requirements according to City codes, and approve MERA sales tax rebate for cleanup.</td>
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</table>

Community input will be used to prioritize sites, guide redevelopment plans, and facilitate redevelopment projects. Project partners identified in Table 5 will have a significant role in identifying opportunities, sharing information, and understanding challenges within the Target Areas. BAC meetings will be held three times a year with the first one at the Mississippi Industrial Heritage Museum (one of the priority sites), starting in November 2022, and an annual public community meeting will be held to share progress and to solicit community input and buy-in. Year 2 and 3 community meetings will be held in a central location for each community – this will ensure that community members who do not have access to a vehicle can walk to the meeting. Community meetings will be announced through the County’s website and social media and will be published in the Meridian Star and on their social media. The Meridian Star is a highly active,
popular newspaper and news source for the community; therefore, its reach will be significant in obtaining community input throughout Lauderdale County. Property owners of priority sites or adjoining sites will be personally invited to community meetings. To address COVID-19 restrictions, we will utilize alternate meeting platforms and remote meetings as needed to follow CDC recommendations. Community meetings can be held via Zoom or similar virtual platform, which has the capacity to allow many attendees. While a remote meeting through the Internet is not ideal for some impoverished citizens, we believe it is the best course of action to keep everyone safe during this pandemic while still receiving public input. We are hopeful that remote community meetings will be limited. The County Administrator will take the lead in organizing community input and forwarding it to appropriate project partners, BAC members, or other specialists for action and response. The County Administrator will also ensure responses are sent back, via appropriate channels, and in a timely manner.

3. Named Contractors and Subrecipients: Not Applicable

4. Expenditure of Assessment Grant Funds:

Lauderdale County has not received an EPA Assessment Grant before, therefore not applicable.
Application for Federal Assistance SF-424

16. Congressional Districts Of:
* a. Applicant  MS-003  
* b. Program/Project  MS-003  

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
* a. Start Date: 10/01/2022  
* b. End Date: 09/30/2025  

18. Estimated Funding ($):
* a. Federal  437,000.00  
* b. Applicant  0.00  
* c. State  0.00  
* d. Local  0.00  
* e. Other  0.00  
* f. Program Income  0.00  
* g. TOTAL  437,000.00  

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
☐ a. This application was made available to the State under the Executive Order 12372 Process for review on  
☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.  
☒ c. Program is not covered by E.O. 12372.  

* 20. Is the Applicant Delinquent On Any Federal Debt?  (If "Yes," provide explanation in attachment.)  
☐ Yes  ☒ No  
If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)
☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.  

Authorized Representative:

Prefix:  
* First Name: Linda  
Middle Name:  
* Last Name: Posey  
Suffix:  
* Title: Comptroller  
* Telephone Number: 601-482-9746  
Fax Number:  
* Email: lposey@lauderdalecounty.org  
* Signature of Authorized Representative: Melissa Schick  
* Date Signed: 12/01/2021