Narrative Information Sheet

1. **Applicant Identification**
   North Central Planning and Development District (DUNS: 1062932690000)
   28 Industrial Park Blvd.
   Winona, MS 38967

2. **Funding Requested**
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested
      i. $500,000
      ii. NOT Applicable to Community-Wide Assessment Grant

3. **Location**: The North Central Planning and Development District (NCPDD) serves seven rural counties (Attala, Carroll, Holmes, Grenada, Leflore, Montgomery, and Yalobusha) and their 26 municipalities (Ethel, Kosciusko, McCool, Sallis, Carrollton, North Carrollton, Vaiden, Cruger, Durant, Goodman, Lexington, Pickens, Tchula, West, Grenada, Greenwood, Ittan Bena, Morgan City, Schlater, Sidon, Duck Hill, Kilmichael, Winona, Coffeeville, Oakland, and Water Valley) in the State of Mississippi.

4. **Target Area and Priority Site/Property Information:**
   - **Target Area**
     1. Grenada, MS (Census Tract 9504)
     2. Greenwood, MS (Census Tract 9506)
     3. Water Valley, MS (Census Tract 9502)
   - **Priority Sites:**
     1. Pennaco Site - 1261 Dr. Martin Luther King Jr. Blvd, Grenada, MS
     2. Bain Manufacturing (former) – 2 South Main St., Grenada, MS
     3. Car Dealership (former) – 158 Green Street, Grenada, MS
     4. Lawrence Printing Company – 400 Stribling Avenue, Greenwood, MS
     5. Gulf Service Station – Corner E. Church St. and Main St., Greenwood, MS
     6. Central Street Gas Station #1 – 904 N. Central St, Water Valley, MS
     7. Central Street Gas Station #2 – 906 N. Central St, Water Valley, MS
5. Contacts
   a. Project Director - Steve Russell, Executive Director
      Phone: 662-845-6113
      Email: srussell@ncpdd.org
      Address: 28 Industrial Park Blvd.
               Winona, MS 38967
   b. Chief Executive/Highest Ranking Elected Official - James Young, President
      Phone: 662-739-1268
      Email: 
      Address: 28 Industrial Park Blvd.
               Winona, MS 38967

6. Population
   North Central Planning and Development District: 121,446
   Water Valley: 3,323
   Grenada: 12,863
   Greenwood: 15,205

7. Other Factors

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<th>Other Factors</th>
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<tr>
<td>Community population is 10,000 or less.</td>
<td>Yes, Page 2, Section 1.a.i</td>
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<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>NO</td>
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<td>The priority brownfield site(s) are impacted by mine-scarred land.</td>
<td>NO</td>
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<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>NO</td>
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<td>The priority site(s) is in a federally designated flood plain.</td>
<td>NO</td>
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<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>Yes, P. 4, Section 1.b.i</td>
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<td>30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.</td>
<td>NO</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>NO</td>
</tr>
</tbody>
</table>
8. **Letter from the State or Tribal Environmental Authority**  
   Letter from MDEQ attached on following page

9. **Releasing Copies of Applications**  
   Not Applicable
Mr. Steve Russell  
Executive Director  
North Central Mississippi Planning & Development District  
28 Industrial Park Road  
Winona, MS  38967

RE: EPA Brownfield 104k Assessment Grant Application Acknowledgement  
North Central Mississippi Planning & Development District (NCPDD)

Dear Mr. Russell:

The Mississippi Department of Environmental Quality (MDEQ) hereby acknowledges NCPDD’s plans to assist communities in North Central Mississippi by conducting brownfield activities and plans to apply for federal grant funds through the United States Environmental Protection Agency’s (EPA) Brownfields initiative. Since many brownfields are abandoned, underutilized, and contaminated, MDEQ is expressly interested in seeing entities like the NCPDD 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 the NCPDD’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) 961-5093.

Sincerely,

Thomas L. Wallace, P.E.  
Branch Chief – GARD I  
Mississippi Brownfield Coordinator
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: The North Central Planning and Development District (NCPDD) serves seven rural counties (Attala, Carroll, Holmes, Grenada, Leflore, Montgomery, and Yalobusha) and their 26 municipalities representing the smallest population (121,446 people) in all the Mississippi PDD footprints. NCPDD covers a 4,194-square-mile area of Mississippi, which transitions from the vast Mississippi Delta to the eastern hill country — resulting in a substantial shift from dedicated agricultural practices in to the Delta to a primarily manufacturing base in the Hills. The Mississippi Delta’s legacy in the agricultural industry has evolved into a strong blue-collar workforce who are unfortunately now finding agricultural job opportunities to be scarce due to mechanized labor and technology advancements. Manufacturing jobs in the Hills are also becoming scarce due to the exodus of employers and manufacturers who have opted to move operations overseas for cheaper labor. Because of job loss, our population is steadily decreasing, and projections show that in less than 10 years, the population in our footprint will have declined nearly 10 percent. In fact, the 2020 Census confirms this sad fact: every county in our District declined significantly over the last 10 years. While our population declines, there is a growing number of elderly citizens (65+ years old). In fact, the elderly make up nearly 22 percent of our population — as compared to the national average of 16.5 percent. Population reduction and numbers of abandoned facilities have resulted in lower tax revenue, thereby reducing funds available for education, community enrichment, and environmental assessment and cleanups. The shuttering of manufacturing and agricultural facilities throughout our footprint has not only resulted in large population decreases but has also created environmental hazards. Closed facilities with known or perceived environmental issues plague the counties in our footprint, creating unsafe living conditions for the surrounding population (including our elderly and People of Color populations) and acting as hindrances to economic development.

In 2016, we compiled our 2017-2022 Comprehensive Economic Development Strategy (CEDS). In this CEDS, we specifically prioritized Environmental and Social Quality with an emphasis on revitalizing downtowns throughout the region; protecting the area’s environmental and social quality by balancing development with preservation; supporting existing agricultural and forest management; promoting aging initiatives, including support for healthcare services and support centers; developing and preserving open space and outdoor recreation opportunities including trails and opportunities for youth; supporting expansion of environmentally and socially responsible tourism and recreation facilities; and supporting historical commissions to help revitalize communities. We at NCPDD — along with input from elected officials, residents, local developers, and community planners — also compiled an inventory of brownfields throughout our footprint. Priority sites were selected in the following target areas based on known/perceived environmental impacts, their proximity to disadvantaged communities, and their redevelopment plans and potential.

**Grenada, MS.** Assessments will be performed in Grenada in Census Tract 9504 (1,200 acres), which is bounded to the north by Old Highway 7, to the west by Highway 51, to the south by Golvan Street, and to the east by a series of streets and the Yalobusha River. The City of Grenada (population of 12,863) was founded on July 4, 1836 and was a quiet trading center until the coming of the railroad in 1860. As the junction of two important Mississippi railroads, the city grew in importance as a rail center in the late 19th century. In 1870, Grenada County was formed, and Grenada was named the county seat. From 1880 to 1920, a building boom took place in Grenada, and most of the historic resources remaining in the city are commercial buildings and residences reflecting this time period. In the 1930s, numerous manufacturing facilities were constructed in Grenada, and the City remained a hub of economic activity and boasted a beautiful, bustling downtown area. Grenada’s population and opportunities continued to increase until 2000 when local industries moved jobs overseas, which resulted in a steep population decline. From 2010 to 2020, Grenada experienced a population decrease of 6 percent. The decrease in the manufacturing base has resulted in the abandoning of facilities with serious contamination issues: Rockwell International/Grenada Manufacturing (new Superfund site), Heatcraft, and Koppers Co. The legacy environmental impacts from these facilities weigh on the citizens of Grenada, leaving them concerned about the cumulative impacts of other environmental issues on their health.

**Greenwood, MS.** Assessments will be performed in Greenwood in Census Tract 9506 (3,000 acres), which is bounded to the north by Highway 7, the east by Mississippi Highway 51, to the south by Golvan Street, and to the west by the Yazoo River, which feeds into the Mississippi River. The City of Greenwood, MS (population of 15,205) is the county seat of Leflore County. Greenwood lies along the Yazoo River and was originally incorporated under the name of Williams Landing in 1844. Greenwood was named for the Choctaw chieftain Greenwood Leflore, and for years, Greenwood thrived as a shipping point for cotton on its way down the Yazoo and Mississippi rivers to New Orleans. The City’s cotton market is also supplemented by manufacturing operations and other agricultural operations like catfish farming. Despite its rich economic history, today Greenwood’s economy is bleak when compared to the rest of the nation. Greenwood has an unemployment rate of 9.5 percent as compared to the national average of 6 percent, and the City has experienced a job market decrease of 1.7 percent over the last year alone. The City of Greenwood received a US EPA Brownfield grant in 2016 and performed several environmental assessments of local assets, which allowed Greenwood to compile a “Rehabit Downtown” Redevelopment Portfolio. The momentum built from Greenwood’s previous grant has drawn the interest of developers who seek to revitalize dilapidated Brownfield sites in the heart of historic Downtown Greenwood. However, more environmental hindrances stand in the way of finalizing purchases of properties by interested developers.
Water Valley, MS. The downtown area -- approximately 475 acres bounded to the north by Lafayette Street, to the east by Thornton Street, to the south by Blackmur Drive and Dupuy Street, and to the west by a series of streets including Panola Street -- will be the focus of assessments. The small town of Water Valley, MS (population of only 3,323), home of the annual Watermelon Carnival, is a quaint town that has seen growth in developer interest due to its close proximity to the larger college town of Oxford, MS (home to the University of Mississippi). Water Valley was officially incorporated in 1858, and in 1860, the Mississippi Central Railroad was headquartered in Water Valley. By 1871, there were nearly 100 businesses in Water Valley, supported by the railroad shops and new large industries, which were coming to the area. Water Valley continued to enjoy economic prosperity until the town experienced an economic downturn in the late 1920s and early 1930s, coinciding with the Great Depression and the loss of the railroads. The worst-hit occurred in 1927, when the Illinois Central Railroad moved the train yards from Water Valley to Kentucky. Water Valley lost 500 families nearly overnight, and by 1930, all of the railroad shops and yards were gone. The population of Water Valley steadily declined following the railroad closure, and the last train to ever come through Water Valley left in 1982, and all of the remaining rail-lines were removed and sold in 1984, ending Water Valley’s 120-year relationship with the railroad. However, shuttered industries and Brownfields were left in the wake of the railroad. Brownfield grant funds will allow us to fund environmental assessments of these abandoned brownfield sites.

I.a.ii. Description of the Priority Brownfield Site(s):

After compiling a Brownfield inventory and identifying environmental challenges to disadvantaged communities in the target areas, the following priority sites were selected for assessment through this Brownfield grant.

**Grenada, MS Target Area:** Based on our compiled Brownfield inventory and a review of the Mississippi Department of Environmental Quality’s (MDEQ) Brownfield and Uncontrolled Sites inventory, Grenada (specifically Census Tract 9504) has at least one Brownfield site per 20 acres. When accounting for blighted and underutilized properties, which have the potential to be Brownfields, this number increases to one Brownfield site per 5 to 10 acres. Brownfield sites in Grenada are comprised of abandoned manufacturing facilities, gas stations, dry cleaners, and automobile repair facilities. In collaboration with Grenada stakeholders, we have identified three priority sites in Grenada:

- **The Pennaco site** (1261 Dr. Martin Luther King Jr. Blvd) historically functioned as a hosiery textile operation. The site consists of remnants of the dilapidated, abandoned 80,000-square-foot building on 6 acres of land located in the heart of Grenada. The site is one block from the main intersection of MS Hwy 51 and MS Hwy 8 - two essential business corridors. The site is also in close proximity to impoverished, People of Color residential areas that have limited access to vehicular transportation. Therefore, the City’s most economically-disadvantaged citizens regularly walk by this blighted site to visit the nearest grocery store (located miles away) and to get to work. MDEQ’s database also shows an out-of-service underground storage tank (UST) on site. COCs associated with Pennaco are asbestos, total petroleum hydrocarbons (TPH), volatile organic compounds (VOC), and semi-volatile organic compounds (SVOCs). This site was identified for assessment and reuse because of its environmental issues, its proximity to disadvantaged residents, and its prime location for a grocery story.

- **The Bain Manufacturing Co., Inc. (Bain Manufacturing)** site (2 South Main Street) is a former fish lure manufacturing operation located in Downtown Grenada. Downtown Grenada consists of 15 city blocks of primarily retail, office space, and government facilities, many of which, like Bain Manufacturing, are standing shuttered awaiting a new purpose. Bain Manufacturing, like the other Downtown buildings, was constructed in the early- to mid-1900’s, making lead-based paint (LBP) and asbestos contaminants of concern (COC). Also, concerns exist regarding storage and use of solvents for molds used in past operations. This site was identified for assessment and reuse because of its environmental issues/stigma, its proximity to disadvantaged residents, and its prime location Downtown, which we anticipate will spur further redevelopment and reuse.

- **The 158 Green Street** priority site is located near Bain Manufacturing in Downtown Grenada and was built in the early to mid-1900s – making LBP and asbestos COCs. The 158 Green Street site was historically utilized as a car dealership with a service center for auto repairs and then was used as a printing operation for the local newspaper. Therefore, additional COCs are TPHs, VOCs, and SVOCs. This site was identified for assessment and reuse because of its environmental issues/stigma, its proximity to disadvantaged residents, and its prime location Downtown, which we anticipate will spur further redevelopment and reuse.

**Greenwood, MS Target Area:** The City of Greenwood received a Brownfield Assessment Grant in 2016 and found that they had generated interest and identified priority sites for assessment beyond what they were able to fund under their 2016 award. Their Brownfield Coordinator has since taken a job in a different town, leaving Greenwood without the capacity to re-apply for a new grant. A portion of the NCPDD funds would be utilized to perform assessments that would “close the loop” for efforts begun under the previous grant. Based on our compiled Brownfield inventory and a review of the MDEQ’s Brownfield and Uncontrolled Sites inventory, the City of Greenwood (specifically Census Tract 9506) has at least one Brownfield site per 30 acres. When taking into account blighted and underutilized properties, which have the potential to be Brownfields, this number increases to one Brownfield site per 10 acres. Brownfield sites in Greenwood are comprised of abandoned manufacturing facilities, gas stations, dry cleaners, and automobile repair facilities. In collaboration with Greenwood stakeholders, we have identified two priority sites in Greenwood. Priority sites identified in Greenwood are below. Site access has already been granted for all of the priority sites in Greenwood.
1.b. Revitalization of the Target Area

residences, and its prime location near the coding academy and in Downtown Water Valley. was identified for assessment and reuse because of its environmental issues/stigma, its proximity to disadvantaged residences, and its prime location adjoining the developing arts complex in Greenwood – making it ideal to incorporate into the arts complex planning.

The Gulf Service Station (northwest corner of E. Church St. and Main St.) site sits across from the Greenwood City Hall and beside the Viking Cooking School. This property has historically been utilized as a fueling and service station as well as a dry cleaner operation, and the site was tax-forfeited to the City. A Phase I Environmental Site Assessment (ESAs) of this priority site was conducted during Greenwood’s previous Brownfield Grant, but funds were fully expended before the recommended Phase II ESA could be performed. Based on historical operations, COCs include TPH, VOCs, LBP and asbestos. This site was identified for assessment and reuse because of its environmental issues/stigma, its proximity to disadvantaged residences, and its prime location Downtown, which we anticipate will spur further redevelopment and reuse.

Water Valley, MS Target Area: Based on our compiled Brownfield inventory and a review of the MDEQ’s Brownfield and Uncontrolled Sites inventory, the City of Water Valley (specifically Census Tract 9502) has at least one Brownfield site per 20 acres. When taking into account blighted and underutilized properties, which have the potential to be Brownfield sites, this number likely increases to one Brownfield site per 5 to 10 acres. Brownfield sites in Water Valley are comprised of abandoned manufacturing facilities, gas stations, dry cleaners, and automobile repair facilities. In collaboration with Water Valley leadership, we have identified two priority sites in Water Valley, which have been combined as one for discussion purposes in this grant.

In 2008 the MDEQ identified issues in groundwater near a Brownfield site known as the Big Yank facility. Since this discovery, the non-profit organization Base Camp Coding Academy (Base Camp) has redeveloped the Big Yank site into a coding academy with some limited site uses. The Base Camp non-profit organization teaches high-school graduates technology coding and business culture skills. Students are typically at-risk youth who attend class 40 hours per week for one year. Upon graduation, 100% of Base Camp students receive multiple job offers. Big Yank also includes workplace workspace so those instructors and others in the community can use onsite resources. To foster the development of new businesses in the area, Big Yank also includes Business Incubator space. Although Big Yank has been redeveloped, surrounding properties and known contamination off-site still need to be assessed. In the 2008 Targeted Brownfield Assessment (TBA), MDEQ identified petroleum contaminants at the northwestern corner of the Big Yank site. The source was determined to be two gas stations (Central Street gas station priority sites) located at 904 and 906 North Central Street, one block to the north on Central Street. MDEQ’s UST database lists several USTs at both stations that are potentially still in the ground. MDEQ reported that further assessment was needed to identify the extent of the known contaminant plumes. COCs associated with the Central Street gas station priority sites are TPH, VOCs, and SVOCs. This site was identified for assessment and reuse because of its environmental issues/stigma, its proximity to disadvantaged residences, and its prime location near the coding academy and in Downtown Water Valley.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: This grant offers the opportunity to build on the our regional CEDS and the individual target area strategic action plans, like Greenwood’s “Rehabit Downtown” Redevelopment Portfolio. In Grenada, redevelopment of the Pennaco property was postponed due to unquantified environmental risk concerns. Once proposed assessments with grant funds are finalized, demolition of the remnants of the structure can be completed, and new construction of a new supermarket on the site can finally occur. The new locally-owned supermarket will fill a desperate need for Grenada to provide a walkable grocery store location for nearby impoverished People of Color. The redevelopment of Pennaco into a grocery store also satisfies the strategy of “protecting the area’s environmental and social quality by balancing development with preservation” outlined in NCPDD’s CEDS. Downtown Grenada has seen a resurgence in the past five years. In 2014, the National Register of Historic Places added 90 downtown buildings and named the area the Grenada Downtown Historic District, which enables their owners to qualify for historic tax credits (HTCs) should they renovate in accordance with the Secretary of the Interior’s principles of restoration. Utility providers Entergy and Atmos have also significantly strengthened their infrastructure in Downtown Grenada in the last two years. C Spire has installed fiber optic cable, and Sparklight has provided WiFi service to the Grenada Square outdoors. More than 30 buildings have changed ownership, and 38 new businesses have opened. Private investors are renovating buildings, restaurants, offices, retailers, recreational space, and loft apartments, establishing services to draw visitors of nearby Grenada Lake (1.2 million tourists annually) and Chalckheim Swamp hiking trails/kayak launches to Downtown Grenada. Blight, however, is still a problem in Downtown Grenada. Catalyst priority sites like Bain Manufacturing and the 158 Green Street property are part of the redevelopment plan focus and will spur more revitalization efforts of blighted downtown properties. The former Bain Manufacturing building, one block from Grenada Square, is being evaluated for use as a local brewery and eatery. The 158 Green Street property is targeted by a local developer to become a restaurant. The transformation of these sites is very important and will help us to succeed in the following priorities outlined in our CEDS: revitalizing downtowns throughout the region, protecting the area’s environmental/social quality, supporting expansion of environmentally and socially responsible tourism and recreation facilities; and
Downtown Greenwood has experienced growth and improvement since the City received its previous Brownfield Assessment Grant, which funded some environmental assessments necessary for the redevelopment of a block of buildings (corner of West Washington Street and Cotton Street) into an arts complex. The City of Greenwood, Main Street Greenwood, Greenwood Little Theater, and ArtPlace Mississippi are pursuing the creation of an arts, theater, and convention space on this block. A Feasibility Study of this plan was funded partially by a grant from the Mississippi Dept. of Archives and History, and this plan was completed in the Fall of 2020. The project has the full support of all four community groups, and each has committed time, energy, and financial resources into the project creation. The Lawrence Printing Company Building, at 13,950 square feet, is a part of this art complex and will be used as a local convention center with space for 250 people and may also be the host location of the Greenwood Little Theater. This new meeting space will increase tourism for Greenwood by providing the currently unavailable ability to host meetings and conventions. The expansion of the community arts program with the relocation of the Greenwood Little Theater will increase performance attendance and membership within the theater (one of the oldest in the State of Mississippi) and facilitate growth of the surrounding downtown Greenwood economy through the creation of destination programming (visitors can experience art and culture while supporting local restaurants, hotels, and shops). The reuse of the Lawrence Printing Company Building as a local convention center will help us at NCPDD succeed in the following priorities outlined in our CEDS: revitalizing downtowns throughout the region, protecting the area’s environmental/social quality by balancing developing with preservation, and supporting expansion of environmentally and socially responsible tourism and recreation facilities. The City of Greenwood and Main Street Greenwood have also worked together to complete “Rehabit Downtown”, a portfolio of their key downtown brownfield redevelopment opportunities. Using these resources, they have identified a prospective purchaser for the Gulf Service Station. The purchaser intends to use the building for retail space, which would satisfy the following priorities from our CEDS: revitalizing downtowns throughout the region and protecting the area’s environmental/social quality by balancing development with preservation.

In Water Valley, the Central St. gas station priority sites’ legacy impacts have a residual effect on the adjoining Base Camp Coding Academy (non-profit organization) site because contaminant plumes from the gas stations are located under the coding school site. Grant funds through this proposed Brownfield grant will provide the capital to perform necessary environmental assessments of the Central St. gas station priority sites in order to determine the best path forward for cleanup. Assessing and addressing environmental impacts associated with the Central St. gas station priority sites will also help to remove the restricted use requirements for the Base Camp site – thereby helping a non-profit by not only improving the surrounding environment but also by increasing property value of the Base Camp site. Additionally, addressing environmental conditions associated with the gas stations will provide information necessary to proceed with acquisitions and redevelopment – potentially expanding the footprint of the coding academy or redeveloping these sites into commercial businesses or retail. Assessing known impacts from the Central St. gas station priority sites will satisfy the following strategies in NCPDD’s CEDS: revitalizing downtowns throughout the regions and protecting the area’s environmental/social quality by balancing development with preservation.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The NCPDD CEDS includes several goals that will be addressed in the outcomes and benefits of its brownfields project. Priority properties in target areas have lost opportunities due to the potential risk of environmental contaminants and represent the locations of greatest impact to support the surrounding disadvantaged communities through availability and diversity of jobs. Redevelopment of the sites would not only provide employment opportunities but would create new businesses, creating new tax revenue for the communities to invest in future opportunities and improve the quality of life of citizens. The assessment of these sites will also create a mechanism for the mitigation or removal of the risk of exposure to contaminants, eliminating further impact to human health and the environment.

**Reuse Plan: Pennaco (Grenada)** demolished and new grocery store built.

**Outcomes and Benefits:** Access to a grocery store will be provided to the largely impoverished People of Color surrounding the site. Currently, many of these neighborhood citizens do not have vehicles; therefore, they are required to walk far to buy groceries. The blighted property is also a common location for crime, which deters some citizens from risking walking by the site. A newly constructed grocery store will utilize energy-efficient fluorescent ballasts. The construction of a new grocery store will also create more job opportunities to help decrease Grenada’s high unemployment rate (over 9 percent). The average supermarket/grocery store in the United States employs approximately 43 to 45 employees. Therefore, the redevelopment of this site could provide approximately 43 to 45 new jobs for the citizens of Grenada and remove the food desert that USDA has identified in this area.

**Reuse Plan: Bain Manufacturing (Grenada)** redeveloped into brewery/restaurant, and **158 Green Street (Grenada)** redeveloped into a restaurant

**Outcomes and Benefits:** Assessing environmental impacts and/or stigma associated with the Bain Manufacturing site and the 158 Green Street site will open the doors for redevelopment and reuse. The buildings will be redeveloped per historical society standards – thereby resulting in sustainable redevelopement. According
North Central Planning & Development District (NCPDD)  
Community-Wide Brownfield Assessment Grant Application

to the American Nightlife Association’s Market Summary: *Nightlife Industry Overview*, an average of 5.52 people are employed per nightlife establishment. Nightlife establishments include restaurants and bars/lounges. Based on this information, a new brewery/restaurant and a new restaurant would result in approximately 10 to 12 new jobs for the surrounding disadvantaged community. The brewery and restaurant additions would provide entertainment for our existing elderly community, would attract younger people to live in Grenada, and would improve tourism to Grenada – thereby improving sales for nearby businesses, resulting in the creation of even more supporting jobs. Both establishments will utilize energy efficient lights and appliances.

### Reuse Plan: Lawrence Printing Company Building (Greenwood) redeveloped into convention center

**Outcomes and Benefits:** Assessing environmental impacts and/or stigma associated with the Lawrence Printing Company site will open the doors for redevelopment and reuse. The building will be renovated – thereby resulting in sustainable redevelopment. A new convention center will attract tourists and visitors – thereby encouraging spending in Greenwood. This will result in increased sales tax revenue and increased business for local entrepreneurs and employees. Reuse of this building is also essential to furthering the arts complex growth, and the use of the building for theater programs will also provide important arts education for the surrounding disadvantaged community and will also provide for our large elderly population. The convention center will utilize energy efficient fluorescent ballasts and energy efficient appliances in the on-site kitchen.

### Reuse Plan: Gulf Service Station (Greenwood) and Central St. Gas Station Priority Sites (Water Valley) redeveloped into retail space

**Outcomes and Benefits:** Assessing and addressing environmental impacts and/or stigma associated with the Gulf Service Station site (Greenwood) and the Central St. Gas Station sites (Water Valley) will open the doors for redevelopment and reuse. The buildings will be renovated – thereby resulting in sustainable redevelopment. The U.S. Energy Information Administration has found that retail uses average one job for every 1,200 square feet. The use of the 7,300-square-foot Gulf Service Station building for retail space could result in the creation of approximately six new jobs in the small City of Greenwood. The use of the combined 19,000 square feet of the Central St. Gas Station sites could result in the creation of approximately 16 new jobs in the very small town of Water Valley. Redevelopment outcomes can work to reverse economic effects impacting the surrounding impoverished People of Color, by providing the local populations with additional job opportunities, raising wages, and providing additional opportunities. Retails spaces will have upgraded lighting and HVAC systems and energy-efficient appliances and windows.

### 1.c.i. Strategy for Leveraging Resources

1.c.i. **Resources Needed for Site Reuse:** As a state-ordered Planning District, NCPDD is eligible for state and federal assistance. We also coordinate with local governments and non-profit development groups to identify other leveraging resources. We will engage private investors as a major funding source for redevelopment projects in its brownfields plan. About 60% of the District is New Market Tax Center qualified through Community Development Financial Institution Funds eligibility. Other areas are qualified for Historic Tax Credits (HTC). Owners of the properties within Downtown Grenada (like Bain Manufacturing and 158 Green Street) are eligible for 20% federal HTCs and 25% state tax credits. Also, the Grenada Community Foundation does grassroots fundraising and distributes grants to individuals for development projects. Funds from this grant will stimulate the availability of additional funds for additional environmental assessments, remediation, and/or reuse for the priority sites in the following ways:

<table>
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<tr>
<th>Priority Site</th>
<th>Subsequent Assessments, Remediation, and/or Reuse Funding</th>
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<tr>
<td>Pennaco, Bain Manufacturing, 158 Green Street, Gulf Service Station, and Central St. Gas Stations</td>
<td>Assessments funded through this grant will provide environmental information needed for a private developer to get a Brownfield designation from the MDEQ, allowing for the application to the Mississippi Economic Redevelopment Act (MERA) tax incentive, which can be used to assist with clean-up costs. Through the MERA tax incentive, all sales, income, and franchise taxes collected from businesses located in a designated redevelopment project area are deposited into a special fund that is used to reimburse developers for cleanup costs. Reimbursement to developers is made semi-annually for a period of up to 15 years, with a maximum distribution to the developer of up to 2.5 times the site’s remediation cost.</td>
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<tr>
<td>Lawrence Printing Co.</td>
<td>Following completion of Phase I and II ESAs and the Evaluation of Market Viability study (funded by this grant), Main Street Greenwood will be able to submit a National Endowment for the Arts (NEA) Our Town Grant application for the creation of architectural plans for this priority site, hold fundraising events, and begin construction. In addition, the City of Greenwood, Main Street Greenwood, Greenwood Little Theater, and ArtPlace Mississippi have agreed to commit financial support to the Downtown Greenwood arts complex project following necessary environmental assessments. The EPA has also contributed financial support to the arts complex project through Greenwood’s previous Brownfield Community-Wide-Assessment Grant; therefore, furthering this mission will further leverage EPA’s previous funding.</td>
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There are also other incentives offered (following table) that we can combine with Brownfield funds in order to promote priority sites to private investors for the purpose of advancing these sites toward full assessment, cleanup, and reuse.
private developers are eligible for the Historic Tax Credit program, and eligible priority sites include Bain Manufacturing, 158 Green Street, and Gulf Service Station. The program offers a 25% 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.

The Advantage Jobs Incentive Program provides for a rebate of a percentage of Mississippi payroll taxes to qualified employers for a period of up to 10 years. This incentive is available to businesses that promise expansion of the economy through the creation of jobs. Pennaco, Bain Manufacturing, 158 Green Street, and Lawrence Printing Company priority sites are all eligible.

Provides an income tax credit for a property owner equal to 25% of the costs of remediating a brownfields property, with the annual credit capped at $40,000, and the total credit not to exceed $150,000. Any unused portion of the tax credit may be carried over into succeeding tax years. In lieu of the state income tax credit, the property owner may claim a job tax credit for each new employee created as a result of the cleanup and redevelopment of a brownfield site. Private developers are eligible to utilize the program and all priority sites are eligible.

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.

1.c.ii. Use of Existing Infrastructure: All priority sites except Pennaco have buildings that are in good condition, and redevelopment plans of these sites include the renovation and reuse of these buildings. All priority sites have access along city/town street networks to municipal potable water, sewer, electrical, natural gas, and garbage pickup; therefore, these projects will facilitate the use of existing infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Unless otherwise cited, data provided in Section 2 was obtained from EJ Screen and the U.S. Census Bureau.

2.a. Community Need

2.a.ii. Threats to Sensitive Populations

2.a.ii.1 Health or Welfare of Sensitive Populations: According to EPA’s EJ Screen, within a 1-mile radius of the priority sites, the rates of People of Color, Low Income Population, and Population with Less Than High School Education are some of the most severe in the Region. Education and income issues are more prevalent in the African American population in the target areas. In our footprint, people of color are twice as likely as whites to not have a high school diploma. In the District, 87.4% of children qualify for Free or Reduced Lunch. Projects like the development of the Greenwood Arts Complex and Convention Center (Lawrence Printing Company priority site) will provide educational opportunities and activities for nearby impoverished People of Color. Low income issues would also be addressed through the creation of a grocery store (more jobs) at the former Pennaco property and business expansion in Grenada. Healthy food access at the new supermarket on the Pennaco site would provide a safe, accessible grocery store for the surrounding disadvantaged populations in the City of Grenada, which is identified by the USDA Economic Research Service as being a food desert.

<table>
<thead>
<tr>
<th>Target Areas</th>
<th>Water Valley</th>
<th>Grenada</th>
<th>Greenwood</th>
<th>MS</th>
<th>US</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>3,323</td>
<td>12,219</td>
<td>13,561</td>
<td>2,976,149</td>
<td>328,239,523</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$41,464</td>
<td>$33,226</td>
<td>$26,965</td>
<td>$45,081</td>
<td>$62,843</td>
</tr>
<tr>
<td>Poverty Rate</td>
<td>24.4%</td>
<td>28.2%</td>
<td>36.6%</td>
<td>19.6%</td>
<td>11.4%</td>
</tr>
</tbody>
</table>

2.a.ii.2 Use of Existing Infrastructure: All priority sites except Pennaco have buildings that are in good condition, and redevelopment plans of these sites include the renovation and reuse of these buildings. All priority sites have access along city/town street networks to municipal potable water, sewer, electrical, natural gas, and garbage pickup; therefore, these projects will facilitate the use of existing infrastructure.

<table>
<thead>
<tr>
<th>Target Areas</th>
<th>Water Valley</th>
<th>Grenada</th>
<th>Greenwood</th>
<th>State</th>
<th>US</th>
</tr>
</thead>
<tbody>
<tr>
<td>% Minority (People of Color)</td>
<td>41%</td>
<td>57%</td>
<td>75%</td>
<td>41%</td>
<td>24%</td>
</tr>
<tr>
<td>% Black</td>
<td>39%</td>
<td>57%</td>
<td>73%</td>
<td>38%</td>
<td>13%</td>
</tr>
<tr>
<td>% Under Age 5</td>
<td>6%</td>
<td>9%</td>
<td>9%</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>% Over Age 65</td>
<td>21%</td>
<td>16%</td>
<td>13%</td>
<td>16%</td>
<td>17%</td>
</tr>
<tr>
<td>% Disabled (under age 65)</td>
<td>12%</td>
<td>7%</td>
<td>16%</td>
<td>12%</td>
<td>9%</td>
</tr>
</tbody>
</table>
2.a.ii.2 Greater Than Normal Incidence of Disease and Adverse Health Conditions: Cancer, diabetes, and obesity are problems District-wide. Yalobusha County (Water Valley) has the highest cancer incidence and the highest diabetes rate in the state. Sites like the Central Street gas stations in Water Valley (Yalobusha County) have known benzene, naphthalene, PCE, and TCE contamination and could be contributing to this elevated cancer incidence. The adjoining Base Camp Coding Academy students in Water Valley are primarily young, black women. Benzene, TCE, and PCE are known carcinogens in the plume underneath and near the coding academy site and can pass from a mother’s blood to the fetus. The source of this plume appears to be the Central Street gas station priority sites. Greenwood’s infant mortality rate of 10.7 deaths per 1,000 births is 65% higher than the national average. COCs like TCE (Lawrence Printing Company) can result in low birth weights and infant mortality. Assessing these COCs and concerns associated with blighted/brownfield properties in the target areas and at priority sites will be a step forward in the right direction to improving the health of our District’s population. As the priority sites such as Pennaco and those in Downtown Grenada and Greenwood are made safer through redevelopment, this will promote walkability, thereby reducing obesity and diabetes rates.

<table>
<thead>
<tr>
<th>Target Areas</th>
<th>Yalobusha Co.</th>
<th>Grenada County</th>
<th>Leflore County</th>
<th>MS</th>
<th>US</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cancer Incidence (per 100k)</td>
<td>578.6</td>
<td>508.1</td>
<td>406.6</td>
<td>461.6</td>
<td>441.2</td>
</tr>
<tr>
<td>Diabetes Rate</td>
<td>18.2%</td>
<td>14.5%</td>
<td>14.0%</td>
<td>12.0%</td>
<td>9.3%</td>
</tr>
<tr>
<td>Obesity Rate</td>
<td>38.6%</td>
<td>38.9%</td>
<td>36.9%</td>
<td>35.1%</td>
<td>27.2%</td>
</tr>
</tbody>
</table>

2.a.ii.3 Promoting Environmental Justice: All but one of the counties in the NCPPD footprint, Carroll County, are Persistent Poverty Counties, which is defined as a county in which 20 percent or more of the population has lived in poverty for the past 30 years. According to EPA’s EJ Screen, the areas surrounding the Central St. Gas Station priority sites are in the 86th percentile in the EPA Region for Lead Paint Indicator. This high prevalence of lead-based paint in these areas has likely contributed to the prevalence of cancer in Yalobusha County (Water Valley). Also, Grenada priority sites are in the 91st percentile for Superfund Proximity in the nation, the 84th percentile for hazardous waste facility proximity in the State, and 86th percentile for Lead Paint Indicator in the State. The Greenwood priority sites are in the 82nd percentile for Lead Paint Indicator in the State and in the 81st percentile for RMP proximity in the State. When taking these environmental impacts into consideration and coupling this data with the fact that target areas are in the 70th to 80th percentile for People of Color population in the nation, it is clear that Environmental Justice issues are occurring in these target cities.

Citizens who live in the target area of Grenada (Census Tract 9504) have been fighting an Environmental Justice battle for years pertaining to the Grenada Manufacturing Superfund site. Surrounding disadvantaged citizens (primarily People of Color) have met continuous hurdles outside of simply environmental impacts. Despite residents paying for expert advice and preparing evidence that the nearby Grenada Manufacturing facility knowingly contaminated groundwater in the area, a U.S. District Court Judge ruled in 2019 that the majority of the community’s evidence and expert testimony must be excluded from court proceedings. Grenada city manager Trey Baker stated to Mississippi Today that “The ruling that this judge handed down is one of the worst things I’ve ever seen. I have never seen a decision that frankly takes a plaintiff’s entire rights away from them. I mean, they can put up expert witnesses but you can’t?” This is only one injustice in a string of injustices that the surrounding community has dealt with pertaining to this Superfund site. It is clear that citizens in this target area are fighting Environmental Justice issues continuously, and funding by the EPA to address other sites of concern (that aren’t involved in litigation) like Pennaco will provide some relief to these surrounding disadvantaged communities who were forgotten and ignored for years and who are now being silenced.

Assessing and addressing contamination (known and potential) associated with priority sites will promote Environmental Justice in these target areas and will support the surrounding People of Color, who have disproportionately borne the brunt of negative environmental consequences, which have resulted in direct consequences such as cancer, blight, decreased walkability, crime, and suffering economies. Assessing the presence of COCs for priority sites will be essential first steps in remediating the target areas – thereby addressing rampant Environmental Justice issues, which have plagued surrounding disadvantaged communities for decades.

2.b. Community Engagement

2.b.i. Project Involvement and 2.b.ii. Project Roles: We at NCPPD will rely heavily on our community partners, who are rooted in the target areas. The group is comprised of non-profits, homegrown businesses, officials, education centers, investors, and citizens who regularly communicate with their peers for input and feedback, which will allow us to reach deeply and broadly into local communities. Target Area Partners are listed below:

<table>
<thead>
<tr>
<th>Organization Entity/Group</th>
<th>Point of Contact (Name, Email &amp; Phone)</th>
<th>Involvement in the Project / Assistance Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Montgomery</td>
<td>Charlie Montgomery (662) 392-1168 <a href="mailto:charlie@msrllc.net">charlie@msrllc.net</a></td>
<td>North Central MS developer interested in cleanup of Grenada, Greenwood, and Water Valley sites using MERA.</td>
</tr>
<tr>
<td>Grenada Co. Eco. Dev. District</td>
<td>Matthew Harrison (662) 229-9502 <a href="mailto:matthew@grenadameansbusiness.com">matthew@grenadameansbusiness.com</a></td>
<td></td>
</tr>
</tbody>
</table>
2.b.iii. Incorporating Community Input: The Brownfield Advisory Team (BAT), consisting of NCPDD staff, Target Area Partners, City/Town Target Area leaders (mayor or alderman), and other key project partners, will lead a Community Outreach Program that will inform, update and solicit community input. A Community Involvement Plan will be prepared at the start of the project. Our primary communication tool will be a Brownfield Project website, which will include details of project milestones, such as consultant selections, site inventory lists, results, and planned redevelopment. It will share community meetings, press releases, and project partners, and facilitate receiving input by providing contact information and feedback forms. The BAT will solicit site inventory input from project partners and resident groups through private and public meetings. Additional input from the community will be invited through town hall presentations. Meetings will be held in person following CDC COVID-19 guidelines when possible, but Google Meet or Zoom Meetings will be used to be inclusive. Project partners will help to advertise and populate the meetings and presentations. Stakeholder interviews will be another important tool used to gather community inputs and feedback. To communicate project progress and gather feedback, the BAT will meet with project partners and residents’ groups at relevant milestones, as needed. Updates will be given at City Council meetings, in town hall meetings, on Target Area members’ and community partners’ websites and social media pages, through press releases to local newspapers, and via the Brownfield Project website. Flyers will be mailed to those residents and businesses most closely affected by the properties in this project, especially in low-income areas where Internet access is limited. Community feedback will be solicited with project updates and will be taken via face-to-face meetings, electronic meetings, phone calls, and emails. Questions and concerns will be addressed by the BAT. Responses will be made by our staff in a timely manner and meaningful community input will be incorporated into the project.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS (45 PTS)

3.a. Description of Tasks/Activities and Outputs:

<table>
<thead>
<tr>
<th>Task/Activity Lead(s)</th>
<th>Output(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NCPDD Grant Director</td>
<td>ACRES updates, reports (quarterly &amp; annual progress, financial, and DBE)</td>
</tr>
</tbody>
</table>

### Project Management (PM)

i. **Project Implementation**: NCPDD will select a Qualified Environmental Professionals (QEP) following a procurement process per 2 CFR 200 and 2 CFR Part 1500. Throughout the grant, NCPDD’s Grant Director will complete the EPA Grant Application Package (SF424B, 4700B 6600, 5700, etc.), develop the Grant Work Plan, correspond with the EPA, oversee the grant and the Consultant, approve quarterly and annual reports, approve/check budgets, perform drawdowns, and prepare annual financial and DBE reports. NCPDD will communicate with stakeholders, manage tasks, timelines, and budgets, and submit performance and financial reports continuously throughout the project. The QEP will assist with reporting requirements continuously. The QEP, with assistance from the Grant Director, will update ACRES, correspond with the NCPDD, the MDEQ, and the EPA, and will prepare quarterly/annual reports.


iii. **Task/Activity Lead(s)**: NCPDD Grant Director with QEP Assistance

iv. **Output(s)**: ACRES updates, reports (quarterly & annual progress, financial, and DBE)

### Site Selection, Inventory, Community Engagement, Site Access (I&O)

i. **Project Implementation**:
   (a) **Site Selection**: In Q1, the BAT will review and prioritize the target sites using input from community partners. Key criteria will include Environmental Justice, redevelopment plans, community need and impact, funding support, project size and scope, existing infrastructure, health conditions, and ease of completion. (b) **Inventory**: The QEP will complete inventories and Eligibility Determinations for the selected sites in Q1. Activities will include reviews of environmental records, property records, and historical documentation for prior uses and concerns. It will also include surveys of property owners, employees, real estate brokers, and other people with knowledge of site operations. Site inventories will be recorded using a GIS Inventory. (c) **Community Engagement**: Community participation in the projects is vital to their success. NCPDD, the BAT, the QEP, and community partners will work together to engage the community continuously. (d) **Site Access**: NCPDD and the QEP will contact property owners to secure site access and obtain signed Access Agreements in Q1.

ii. **Anticipated Project Schedule**: The GIS-based site inventory will be developed during quarter 1 of the grant. This GIS-based site inventory will be updated by the 30th of each month. BAT meetings will be held two times per year, and community meetings will be held annually. Outreach will be conducted continuously throughout the grant.
Community-Wide Brownfield Assessment Grant Application

Task/Activity Lead(s): NCPPD Grant Director with QEP Assistance

Output(s): Eligibility Determinations, Access Agreements, GIS Inventory, Community Involvement Plan (CIP), community information materials, website

Phase I & II Environmental Site Assessments (ESAs)

i. Project Implementation: The QEP will begin by preparing a Generic Quality Assurance Project Plan (GQAPP). Phase I ESAs will be prepared in accordance with All Appropriate Inquiry (AAI) and ASTM E1527-13 or E1527-21. Phase II ESAs will involve the collection of soil, groundwater, surface water, and/or soil vapor samples for analysis of COCs. Phase II ESAs can also include asbestos surveys and LBP surveys – along with report writing. Each Phase II ESA will require a Site-Specific Quality Assurance Performance Plan (SSQAPP) and will include sampling and analysis activities, health and safety planning, and standard operating procedures. Any realized savings will be used on activities beyond the priority sites, which will occur after it is clear priority sites can be fully addressed, completed on time, and funded.

ii. Anticipated Project Schedule: GQAPP – Q1; 7 Priority Phase I ESAs – Q2-Q6; 7 Priority Phase II ESAs – Q4-Q10; 3 Non-Priority Site Phase I ESAs (1 per target area) – Q7-Q9; 3 Non-Priority Site Phase II ESAs (1 per target area) – Q8-Q12; 3 Non-Priority Phase I ESAs (within jurisdiction or P1 updates) – Q8-Q12

iii. Task/Activity Lead(s): QEP

iv. Output(s): 1 GQAPP, 13 Phase I ESAs, 5 GPR, 10 SSQAPPs, 10 Phase II ESAs, 7 ACM/LBP Surveys (expected to be included in SSQAPP of 7 Phase II ESAs)

Cleanup Planning and Area-Wide Planning (Planning)

i. Project Implementation: ABCAs/CAPs will be developed for all priority sites with a cost/benefit analysis to evaluate which cleanup option is best. We also propose to fund and perform an Evaluation of Market Viability for the Downtown Greenwood arts complex block. The Evaluation of Market Viability will help us identify funding sources and financial vehicles for redevelopment and aggregate information needed for decision-making related to site acquisition or disposition. We also propose to compile a Resource Roadmap with funds provided through this grant. The Resource Roadmap will allow us to condense the brownfields project into distinct, fundable components and assign lead responsibilities; develop a multi-layered funding plan to support brownfields cleanup and reuse; and create a timeline for pursuing grants, loans, private, and other sources of funds related to our brownfield project. The Resource Roadmap will allow us at NCPPD the ability to continue the inevitable momentum that is created through this Brownfield Community-Wide Assessment Grant.

ii. Anticipated Project Schedule: All ABCAs will be completed immediately following Phase II results. The Evaluation of Market Viability for the Downtown Greenwood arts complex block will be completed by Q10 of the grant. The Resource Roadmap will be initially compiled in Q4 and will be updated continuously. The Resource Roadmap will be finalized before closeout.

iii. Task/Activity Lead(s): QEP

iv. Output(s): 7 ABCAs, 1 Evaluation of Market Viability, 1 Resource Roadmap

3.b. Cost Estimates:


All cost estimates were developed with assistance from MDEQ’s Brownfield Coordinator and TAB Provider ICMA in November 2021.

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>1. PM</th>
<th>2. I&amp;O</th>
<th>3. ESAs</th>
<th>4. Planning</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel</td>
<td>$12,500.00</td>
<td>$15,000.00</td>
<td>-</td>
<td>-</td>
<td>$27,500.00</td>
</tr>
<tr>
<td>Fringe Benefits</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Travel</td>
<td>$7,500.00</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$7,500.00</td>
</tr>
<tr>
<td>Equipment</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Supplies</td>
<td>-</td>
<td>$1,000.00</td>
<td>-</td>
<td>-</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>Contractual</td>
<td>$13,200.00</td>
<td>$13,200.00</td>
<td>$365,100.00</td>
<td>$72,500.00</td>
<td>$464,000.00</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Direct Costs</td>
<td>$33,200.00</td>
<td>$29,200.00</td>
<td>$365,100.00</td>
<td>$72,500.00</td>
<td>$500,000.00</td>
</tr>
<tr>
<td>Indirect Costs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Budget</td>
<td>$33,200.00</td>
<td>$29,200.00</td>
<td>$365,100.00</td>
<td>$72,500.00</td>
<td>$500,000.00</td>
</tr>
</tbody>
</table>

Task 1: Personnel: 250 hours at $50/hr = $12,500.00; Travel = $2,500/person per conference (1 to Regional & 2 to National EPA Conferences) = $7,500; Contractual: ~88 hours at $150/hr = $13,200.00

Task 2: Personnel: 300 hours x $50/hr = $15,000; Contractual: ~88 hours at $150/hr = $13,200.00; Supplies: $1,000 (Projector, other presentation materials)

Task 3 (73% of funds): Contractual: Generic QAPP at $5,000, 7 Priority Phase I ESAs at $4,000 = $28,000, 6 Non-Priority Phase I ESAs at $4,000 = $24,000, 5 GPR Surveys at $1,420 = $7,100, 7 Priority SSQAPPs at $3,000 = $21,000, 3 Non-Priority SSQAPPs at $3,000 = $9,000, 7 ACM/LBP Surveys at $3,000 = $21,000, 7 Priority Phase II ESAs at $25,000 = $175,000, 3 Non-Priority Phase II ESAs at $25,000 = $75,000.

Task 4: Contractual: 7 ABCAs at $5,000 = $35,000, 1 Evaluation of Market Viability (200 hrs at $150/hr) = $30,000, 1 Resource Roadmap (50 hours at $150/hr) = $7,500
NOTE: Roughly of 73 percent of funding will be allocated to Phase I and Phase II ESA activities. After 18 months (Q6), we estimate total spending will be $252,200.00, or 50.4% of total funding.

3.c. Measuring Environmental Results: We will track progress with multiple checks. We will create a milestone timeline to measure and evaluate output production. It will require monthly progress reports from the QEP. The BAT will meet semi-annually to review project status. All funds will be accounted for as an independent cost center with detailed accounting categories to ensure grant funds are spent for the intended purpose and can always be fully accounted for, providing accountability and transparency. Outcomes will be reported to EPA and added to ACRES to facilitate EPA’s Strategic Plan. Tracked outcomes will include the number and size of sites redeveloped or made available for reuse, value of private and other leveraging, number of jobs created, amount of increased tax revenues and property values, number of student training hours offered and businesses incubated, minimized exposure to contamination, and amount of greenspace made accessible.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity, 4.a.ii. Organizational Structure, and 4.a.iii. Description of Key Staff: Quality, continuity and consistency will be ensured by the depth and capabilities of our staff, which comprises more than 40 specialists in program coordination, planning, finance, transportation, gerontology, social services, and technical support. Three departments will ensure timely and successful expenditure of funds, and completion of all technical, administrative, and financial requirements of the project and grant. Steve Russell, Executive Director of NCPDD, will provide oversight for the Brownfields Program and assessment projects, coordinate staff, and manage timelines, reporting, and budgets. Mr. Russell has more than 30 years of experience managing federal/state grant funds. Tony Green, NCPDD Finance Director, will oversee financial management of the grant and be responsible for funding withdrawals, as necessary. Mr. Green has 35 years of experience, including 21 years with the Mississippi State Auditor’s Office. Chris Pope, NCPDD Planner, will manage the brownfields grant from award to closeout. Mr. Pope will direct the QEP and maintain communications with EPA staff to ensure administrative and technical requirements are properly addressed. Mr. Pope will also review financial reports and invoices for completeness and to determine appropriate payments. He will ensure that project payments are authorized per EPA policies and will submit ACRES reports and other communications. Mr. Pope has a master’s degree in Community Development with 14 years of experience in the field. He has received the Crossroad’s Top 20 under 40 award for outstanding service and achievement in the District.

4.a.iv. Acquiring Additional Resources: NCPDD will complete a quality-based selection to retain a QEP to assist with the work using a qualifications-based procurement process per 2 CFR Part 200 and 2 CFR Part 1500. Should additional services be required under the grant, NCPDD commits to performing a fair and balanced qualifications-based selection process. DBEs will be given a fair opportunity to compete for all contracted work.

4.b. Past Performance and Accomplishments

4.b.i. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: NCPDD has never received an EPA Brownfields Grant but has successfully managed other assistance agreements – many of which were similar in size and scope to this EPA Brownfields Grant.

4.b.ii. Purpose and Accomplishments:

<table>
<thead>
<tr>
<th>Project</th>
<th>Source of funds</th>
<th>Scope</th>
<th>Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yalobusha Gas District Expansion (2017)</td>
<td>$300,000 awarded by Appalachian Regional Commission</td>
<td>Add natural gas access pipes to main gas line to expand existing infrastructure and make area more attractive for development.</td>
<td>Facilitated installation of 28,600 feet of natural gas access pipe, adding 20 to 30 additional customers.</td>
</tr>
<tr>
<td>Winona Walking Trails Project (2017)</td>
<td>$100,000 awarded from MS Wildlife, Parks and Fisheries</td>
<td>Overseer installation of paved walking trails connecting sports complex, greenspace and the event coliseum to provide recreation, health and wellness.</td>
<td>Successfully added 5,150 feet of trail on schedule, to connect and enhance access to the 64-acre recreation park.</td>
</tr>
<tr>
<td>Holmes Community College - Attala Center (2015)</td>
<td>$1,600,000 awarded by Economic Development Administration</td>
<td>Develop workforce training center in Attala County by renovating a manufacturing facility and turning it into a regional education, training and job creation center.</td>
<td>Completed Center; Increased workforce skills by offering basic-skills training and GED testing services; providing academic and career training.</td>
</tr>
</tbody>
</table>

4.b.ii.2. Compliance with Grant Requirements: NCPDD 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. NCPDD has never had any compliance warnings or violations.

1. Applicant Eligibility

The Governor of Mississippi’s Executive Order 81 is attached as documentation to certify North Central Planning and Development District’s (NCPDD or the District) eligibility status for an Assessment Grant.

2. Community Involvement

We at NCPDD will rely heavily on our community partners, who are rooted in the target areas. The group is comprised of non-profits, homegrown businesses, officials, education centers, investors, and citizens who regularly communicate with their peers for input and feedback, which will allow us to reach deeply and broadly into local communities. Target Area Partners are listed below:

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</thead>
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<td>Montgomery Southern Development</td>
<td>Charlie Montgomery (662) 392-1168 <a href="mailto:charlie@msrllc.net">charlie@msrllc.net</a></td>
<td>North Central MS developer interested in cleanup of Grenada, Greenwood, and Water Valley sites using MERA.</td>
</tr>
<tr>
<td>Grenada Co. Eco. Dev. District</td>
<td>Matthew Harrison (662) 229-9502 <a href="mailto:matthew@grenadameansbusiness.com">matthew@grenadameansbusiness.com</a></td>
<td>Select and prioritize sites in the Grenada County area. Report progress to the community and investors. Guide cleanup and future redevelopment.</td>
</tr>
<tr>
<td>Grenada Community Foundation</td>
<td>Deborah Bailey (662) 699-0498 <a href="mailto:dhb@firstandgreengrenada.com">dhb@firstandgreengrenada.com</a> (non-profit)</td>
<td>Select and prioritize sites in the Grenada. Provide input on redevelopment that aligns with Downtown plans. Report progress. Gather outcomes data.</td>
</tr>
<tr>
<td>Main Street Greenwood</td>
<td>Brantley Snipes (662) 458-0886 <a href="mailto:brantleysnipes@gmail.com">brantleysnipes@gmail.com</a> (Greenwood Arts Complex Architect)</td>
<td>Provide input on cleanup and redevelopment that aligns with the arts complex plan. Report progress. Gather community input and outcomes data.</td>
</tr>
<tr>
<td>Base Camp (non-profit organization)</td>
<td>Kagan Coughlin (662) 380-6867 <a href="mailto:kagan@basecampcodingacademy.org">kagan@basecampcodingacademy.org</a></td>
<td>Head of Base Camp Coding Academy (non-profit) adjoining Central St. gas stations. Select and prioritize sites in Water Valley. Report progress to the community.</td>
</tr>
</tbody>
</table>

The Brownfield Advisory Team (BAT), consisting of NCPDD staff, Target Area Partners, City/Town Target Area leaders (mayor or alderman), and other key project partners, will lead a Community Outreach Program that will inform, update and solicit community input. A Community Involvement Plan will be prepared at the start of the project. Our primary communication tool will be a Brownfield Project website, which will include details of project milestones, such as consultant selections, site inventory lists, results, and planned redevelopment. It will share community meetings, press releases, and project partners, and facilitate receiving input by providing contact information and feedback forms. The BAT will solicit site inventory input from project partners and resident groups through private and public meetings. Additional input from the community will be invited through town hall presentations. Meetings will be held in person following CDC COVID-19 guidelines when possible, but Google Meet or Zoom Meetings will be used to be inclusive. Project partners will help to advertise and populate the meetings and presentations. Stakeholder interviews will be another important tool used to gather community inputs and feedback. To communicate project progress and gather feedback, the BAT will meet with project partners and residents’ groups at relevant milestones, as needed. Updates will be given at City Council meetings, in town hall meetings, on Target Area members’ and community partners’ websites and social media pages, through press releases to local newspapers, and via the Brownfield Project website. Flyers will be mailed to those residents and businesses most closely affected by the properties in this project, especially in low-income areas where Internet access is limited. Community feedback will be solicited with project updates and will be taken via face-to-face meetings, electronic meetings, phone calls, and emails. Questions and concerns will be addressed by the BAT. Responses will be made by our staff in a timely manner and meaningful community input will be incorporated into the project.
3. Named Contractors and Subrecipients

Not Applicable - NCPDD does not have a named contractor or subrecipients for this grant.

4. Expenditure of Existing Grant Funds

NCPDD has never received an EPA Brownfields Grant.