1. **Applicant Identification:** The City of Bolivar, Tennessee (“the City”) as a government entity, with an address of 211 North Washington, Bolivar, Tennessee 38008, requests consideration of the following EPA Brownfield Assessment Grant proposal.

2. **Funding Requested:**
   a. **Assessment Grant Type:** Community-wide
   b. **Federal Funds Requested:**
      i. $500,000
      ii. The City of Bolivar is applying for a community-wide grant; therefore, this section does not apply.

3. **Location:** The City of Bolivar, Tennessee

4. **Target Area and Priority Site/Property Information:**
   a. **Target Area(s):**
      i. Parallel Corridors of North Main Street and Central Illinois Railway (Hardeman County; Census Tracts 9503 and 9504)
   b. **Priority Site(s) Address(es):**
      i. The Tannery: 918 Main Street, Bolivar, TN 38008
      ii. Illinois Center Rail: West of and parallel to Main Street, Bolivar, TN 38008 (35.257442, -88.992864 to 35.276630, -88.977250)
      iii. L&L Trucking: Northwest of 915 Main Street Bolivar, TN 38008 (35.269695, -88.982141)

5. **Contacts**
   a. **Project Director:** Ms. Cathy Mayfield, the Grant Administrator for the City of Bolivar will serve as the Project Director for this proposal. Ms. Mayfield’s contact information is as follows: Phone: (731) 658-2020 Ext. 105, Email: cathy.mayfield.cityofbolivar@gmail.com, mailing address: 211 North Washington, Bolivar, Tennessee 38008
   b. **Highest Ranking Executive Official:** Mr. Julian McTizic, Mayor of the City of Bolivar will serve as the highest-ranking executive official. Mr. McTizic’s contact information is as follows: Phone: (731) 658-2020, Email: julian.mctizic.cityofbolivar@gmail.com, mailing address: 211 North Washington, Bolivar, Tennessee 38008

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

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>1</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or</td>
<td>NA</td>
</tr>
<tr>
<td>United States territory.</td>
<td></td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>NA</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of</td>
<td>1, 2</td>
</tr>
<tr>
<td>the priority site(s) is contiguous or partially contiguous to the body of</td>
<td></td>
</tr>
<tr>
<td>water, or would be contiguous or partially contiguous with a body of water</td>
<td></td>
</tr>
<tr>
<td>but for a street, road, or other public thoroughfare separating them).</td>
<td></td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>1, 2</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from</td>
<td>NA</td>
</tr>
<tr>
<td>wind, solar, or geothermal energy.</td>
<td></td>
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<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency</td>
<td>3</td>
</tr>
<tr>
<td>measures.</td>
<td></td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible</td>
<td>9</td>
</tr>
<tr>
<td>reuse/area wide planning activities, as described in <strong>Section I.A.</strong>, for</td>
<td></td>
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<tr>
<td>priority site(s) within the target area.</td>
<td></td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired</td>
<td>NA</td>
</tr>
<tr>
<td>power plant has recently closed (2011 or later) or is closing</td>
<td></td>
</tr>
</tbody>
</table>

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

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

Mayor Julian A. McTizic, Sr.
City of Bolivar
211 North Washington Street
Bolivar, TN 38008

Re: State Letter of Acknowledgement for the City of Bolivar Brownfields Assessment Grant Application

Mayor McTizic,

The Tennessee Department of Environment and Conservation (TDEC) is pleased to acknowledge your efforts to apply for a $500,000 US Environmental Protection Agency (EPA) Brownfields Community Wide Assessment Grant.

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

We greatly appreciate your efforts to address brownfields in your city!

Sincerely,

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

a. Target Area and Brownfields

i. Background and Description of Target Area

The City of Bolivar, Tennessee was established in 1825 as the county seat for Hardeman County, one of the largest counties in land area in the State. Comprised of eight square miles, Bolivar is just 60 miles east of Memphis and 24 miles south of Jackson, TN. Currently home to an estimated 4,822 residents, our population has drastically declined since 1990, stemming from a loss of numerous major manufacturers (US Census). These manufacturers spanned many industries, from textile to automotive and accounted for nearly 2,300 jobs. Within the past 30 years, 35% of our population has left; 12% in the past 10 years (US Census). The sharp decline in population has contributed to eroded city resources, and increases to poverty rates, while brownfields resulting from closed manufacturing sites hinder our ability to restore our tax base and hamper our ability to eliminate harmful contamination exposure to our residents. This trend extends across Hardeman County, resulting in a “Tier 4” economically distressed county designation for the past two decades (1 being the strongest, 4 most distressed (Appalachian Regional Commission)). This designation, by the Appalachian Regional Commission, means that Hardeman County ranks among the 10% most economically distressed counties in the nation. As Bolivar is the largest population center of the County, we feel that designation is an accurate representation of our City, especially our Target Area where 40% of our population reside within a half mile.

Despite these hardships, we have many resources that can be positioned to better our future and improve both environmental and economic conditions. Our small-town has concluded since we have not been successful at acquiring large industry that we must emphasize our existing assets and focus on small commercial businesses to support recreational tourism. Our primary regional tourist attraction is the Hatchie River, which functions as an important aquatic and terrestrial area. The river is nationally recognized by the Nature Conservancy naming the Hatchie River one of the World’s “Last Great Places” and the Tennessee Wild and Scenic Rivers Act designating the river as a “scenic river.” As the longest un-channelized tributary of the Mississippi River, the Hatchie contains the largest forested floodplain in Tennessee. Investment has also been made in our downtown, primarily through grants, to transform facades, support local businesses, and breathe new life into our small-town theater. We also have recently opened the first phase of our newest park, Sand Beach Lake, consisting of 122 acres to support hiking, fishing, and non-motorized boating.

The focus of the assessment grant is for sites that will boost tourism, draw new commercial development, expand greenspace for residents, and protect the environmental assets that define Bolivar. Through these goals the Target Area was developed. Comprised of the parallel Corridors of North Main Street and the vacated Central Illinois Railway (“Corridor”), the Target Area begins at the Hatchie River and continues 1.5 miles southwest, ending at our downtown. Within a half mile surrounding the corridor, nearly 2,000 (40%) of our population reside, nearly 70% are people of color, 40% are either over the age of 65 or under the age of 18, and over 40% of households have an income of $25,000 or less (EPA EJSCREEN ACS). A drive down the corridor out of our downtown will present you with numerous downtown homes. As you move north the landscape changes into intermittent small retail and commercial uses and a vacant gas station with a deteriorating canopy and overgrown brush, eventually transitioning into peaceful, natural scenery. Deceivingly, just behind the native trees and greenery, lie acres of former manufacturing properties that directly border residences and the Hatchie River floodplains. Assessing these Corridor’s brownfields will assist us in working towards our long-term goal of creating an interconnected system of blue ways and greenways with existing recreational areas, while remediating and repurposing these swaths of vacant industrial properties. Redevelopment along the Corridor will increase property values, protect natural wildlife habitat, better health and quality of life, and improve our local economy.

ii. Description of Priority Brownfield Sites

As part of the long-term initiative, specific priority Brownfield sites were identified through community meetings as targets for assessment and future redevelopment. Twenty-one properties within the Corridor have been identified as potential or confirmed brownfields. These consist of former manufacturing sites, vacant gas stations, and automotive related operations. Priority sites were determined through public input during development of the Master Plan described in Section 1.b. Of our Target Area inventory, three priority sites have been selected based on resident and environmental concerns and reuse potential. The first priority site, is the Tannery, located east of North Main Street and bordering the Hatchie River. Currently consisting of two parcels, the Tannery spans 155 acres, a portion of which is located within FEMA’s Flood Plain Zone A. Between 1946 and 1988, the Tannery manufactured tanned hides to produce finished leather for various types of apparel, including shoes and garments. The process involved raw salted cowhides which were tanned, colored, and finished. The manufacturing operation produced wastewater that was discharged to Brown Creek and subsequently flowed into the Hatchie River, after primary and secondary treatment by clarification and lagoon stabilization. The facility generated 300,000 to 450,000 gallons of treated wastewater per day in the 1980’s. The business closed in 1988 and the property was sold and subdivided into two parcels in 1990. Following the sale, the southern parcel of the Tannery, spanning 71 acres, was used for stripping coatings and rust in
association with a local automobile parts industry. This operation used solvents, primarily methylene chloride. Today, the southern parcel contains three abandoned buildings designed in a U-shape, two utility buildings, and one garage; totaling 238,407 square feet. Reports of hexavalent chromium have been detected at two locations in the building’s courtyard and at least one location in a former dump area.

The northern parcel occupies 84 acres and is bordered by the Hatchie River to the north, Spring Creek to the east and North Main Street to the west. The parcel formerly contained sludge drying and aerobic treatment lagoons. Through prior assessment, the former sludge ponds have been analyzed for runoff of metals, nutrients, and trace organics that were detected in stormwater. Sample results indicated the presence of Volatile Organic Compounds (VOCs) and metals, including hexavalent chromium exceeding EPA screening levels. The Tennessee Department of Environment and Conservation (TDEC) placed protective land use restrictions on the entirety of the Tannery property in 2006. This has resulted in further limits to reuse. Additional assessments are necessary to determine required cleanup actions to create a once again productive site. Both parcels are currently privately owned and are in tax forfeiture. The Tannery is a priority site because of its location directly adjoining the Hatchie River, its close proximity to residents, and likelihood that negative environmental exposures and subsequent health consequences are occurring. Furthermore, the sizable site holds vast opportunity to bring recreation and economic growth to Bolivar.

The second priority site is the Illinois Central Rail, an abandoned railroad originally constructed in 1856, crosses through twelve parcels within the Corridor. The former railroad parallels the Main Street Corridor, passing through neighborhoods and ending in Downtown Bolivar. Operations lasted until the mid-1980’s and closed in conjunction with the decline of many manufacturers. Potential environmental hazards along the former rail line include the railroad ties and herbicidal defoliants. Creosote, a known carcinogen, is applied to railroad ties in order to preserve the wood (Agency for Toxic Substances & Disease Registry (ASTDR)). Herbicidal defoliants vary in chemical composition and stand to include nontraditional products such as diesel fuel, leaded gasoline, or waste oil as to save money. Dermal contact with residual diesel fuel could cause adverse health effects as it is a possible carcinogen (World Health Organization (WHO)). This property is a priority site because of the role that reuse plays in our community’s revitalization vision, its location traversing through neighborhoods, and its potential to provide transportation alternatives for residents.

The third priority site, L&L Trucking, is located between the Illinois Central Rail and North Main Street, west of the Tannery. The former trucking company spans 7.6 acres, encompasses two buildings totaling over 10,000 square feet, and is currently for sale. Various trucking companies operated for approximately 30 years onsite and the property has since been vacant since 2010. It’s likely that service and fueling associated with the trucking operations occurred onsite. Historical interior waste streams associated with the operations would have consisted of general hazardous substances and/or petroleum products. A portion of the operating time period preceded major environmental regulations and current waste management and disposal procedures. Pollutants typically associated with such activities include gasoline and diesel fuel. Polychlorinated biphenyls (PCBs) are often associated with in-ground hoists, which may have been present on the property. Other pollutants from the historical operations may include metals, Volatile Organic Compounds (VOCs) from solvents and degreasers, and Polycyclic aromatic hydrocarbons/Semi-Volatile Organic Compounds (SVOCs) from auto waste oil. L&L Trucking is a priority site because of its location between Downtown and the Hatchie River Park, making it a prime target for redevelopment in association with the City’s reuse strategy. The unknowns surrounding contamination onsite is currently hindering its sale and reuse.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

A Master Plan was developed by the City of Bolivar Downtown Development Corporation (DEVCO) to promote rural stewardship and develop tourism assets for Bolivar. Development strategy initiatives from the Master Plan include (1) building strong and viable links to the scenic Hatchie River from Downtown and areas adjacent to the river; (2) supporting daily recreational use by residents and tourists along the Hatchie River through improved river access; (3) targeting improvements adjacent to the river and encouraging river-related business opportunities such as fishing, boating, outdoor rental equipment, restaurants, and shopping. Specifically, we intend to take the necessary measures to acquire the Tannery property through tax forfeiture for future assessment, cleanup, and reuse. Through public input and planning efforts, reuse of the site is proposed to include an RV park, campground, and walking/biking trails to connect with existing community assets, including the Hatchie River Park. The site will further assist in connecting into our newly acquired 122-acre Sand Beach Lake park, less than half a mile east. Contamination mitigation and redevelopment of the Tannery property will preserve and properly utilize the Hatchie River and neighboring surroundings, thus achieving Master Plan goals 2, 3. The second priority site, the Illinois Central Railway, is planned for conversion into a pedestrian walking and biking trail. The trail will connect the river to our downtown, and many businesses and neighborhoods along the way. Additionally, a senior center is currently being renovated in the downtown where the trail will end. The center will provide parking and easy access for seniors near the trail. Once complete, the trail will provide connectivity between Downtown and the River, fulfilling Master Plan goals 1, 2 and 3.

An easement will be granted to allow City access to assess, develop, and maintain the trail, and many neighboring
property owners have expressed interest in selling or gifting their property towards the overall project. The third priority site, L&L Trucking, has a prime location along the Illinois Central Railway, bordering the Railway to the east. Therefore, the property is well positioned to support the Trail’s redevelopment by providing complimentary commercial spaces. Proposed potential future uses include bike rental and repair, bait shop, and/or convenience market with fresh foods; uses which will both support residents and promote outdoor recreation. The site is large enough to support a combination of each of these uses. As a supportive commercial space, the site will fulfill Master Plan goal 3.

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

We seek to improve the quality of life for residents by revitalizing our brownfields in accordance with EPA Strategic Plan standards and incorporating recreational programs that will improve health for residents, and spur economic development. Located in a County that ranks among the 10% most economically distressed counties in the nation, our residents are born into an area that is predisposed with disadvantage. Within a half mile of the Target Area, 44% of households have an income of $25,000 or less, and 70% of the Target Area residents are people of color; transformation of the priority sites will directly benefit a disadvantaged area of our community (EPA EJ Screen). Transformation of the priority sites will create a recreational Corridor, connecting the Hatchie River to Downtown and adding connectivity to other established parks. The extensively connected Corridor will attract residents and visitors to Bolivar events, parks, and recreational facilities. Established and proposed community events and activities will include running and biking marathons, multi-day canoe/kayaking and camping tours, horseback riding, and fishing and hunting tournaments. As for economic benefits, tourists’ dollars spent within Bolivar, at parks, restaurants, lodging, and shops will allow for local business to continue to grow. Resident and tourism dollars spent in our City will provide additional employment opportunities to citizens, thus easing poverty rates. According to ustravel.org for every direct tourism job, another indirect and induced job is created. Further, all priority sites are located within and will result in investment and economic activity in an opportunity zone, furthering the long-term success of the proposed projects. Lastly, assessment of each of the priority sites and the secondary inventory sites within the Target Area will allow us to determine the exposure risk to residents, determine mitigation strategies, and the ability to seek additional funding for cleanup. In turn, our residents’ lives will improve not just from an economic standpoint, but we can begin to address the health disparities further discussed within Section 2.

Transforming the Tannery site into a multi-use recreational property, will create an accessible recreational area for the low-income surrounding residential families. The property will act as an added asset to the community, bolstering property values, tourism, and associated taxes. Use of the site for RV and other camping, will assist in retaining tourists in the City during our events, resulting in what is currently lost consumer spending. The Illinois Central Rail, redeveloped as a city-owned pedestrian and bicycling path, will improve walkability and connectivity within the city providing residents with an alternative mode of transportation along our Main Street corridor. The redevelopment will also attract tourists seeking to take advantage of the Hatchie River and other attractions. Converting the L&L Trucking property into a multi-use retail and commercial space to support residents and tourism will work towards improving access to fresh food, creating jobs, and supporting tourism. By reusing the existing building, in-fill development will assist in addressing suspected environmental issues. Energy efficiency measures (upgraded mechanical, plumbing, lighting etc.) will be considered by our planning department when approving future uses.

<table>
<thead>
<tr>
<th>Building Reuse</th>
<th>Outcomes and Benefits</th>
<th>Master Plan Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>YES; a portion of the existing building may be utilized for event/community space.</td>
<td>Creation of 155 acres of recreation and greenspace; reduction of contaminants exposures for sensitive populations; estimated 10 jobs created in association with RV park and campground</td>
<td>Goals 2, 3</td>
</tr>
</tbody>
</table>

**Illinois Central Railway – Pedestrian Walkway**

Not Applicable

1.5 miles of walking trail/greenspace; improved connectivity from Hatchie River to downtown; reduction in contaminants exposures for sensitive populations; jobs supported associated with trail maintenance

| L&L Trucking – Retail/Commercial Space | Estimated 10 new jobs to be created; addition of access to fresh food; understanding of environmental exposures requiring mitigation; development of business to support tourism in the City | Goal 3 |

**c. Strategy for Leveraging Resources**

**i. Resources Needed for Site Reuse**

Anticipated available resources for priority site reuse are outlined below, an EPA Cleanup Grant may also be sought based on the potential of site acquisition of the Tannery.
<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Purpose/Role (Assessment/Remediation/Reuse) and Applicable Priority Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Development Block Grants (CDBG)</td>
<td><strong>Reuse</strong>: We will be eligible to apply for funding through the TN Dept. of Economic &amp; Community Development for up to $500,000 for the extension of utilities on the Tannery site for use as an RV park and campground.</td>
</tr>
<tr>
<td>Bolivar Downtown Development Corporation and Revenue Corporation DEVCO/REVCO</td>
<td><strong>Remediation, Reuse</strong>: DEVCO receives funding that can be contributed to projects that will benefit the City’s Downtown, tourism, and economic development. Following assessment, we will prepare a proposal for funding to assist with the Illinois Central Railway reuse. It is anticipated that funds could pay for clearing and paving and/or act as match funds for other grant opportunities. The application is received by the DEVCO board for review and approval.</td>
</tr>
<tr>
<td>Tennessee Recreational Educational Services: Local Parks and Recreation Fund (LPRF)</td>
<td><strong>Reuse</strong>: The LPRF program provides state funding for the purchase of land for parks, natural areas, greenways, and the purchase of land for recreational facilities. Funds also may be used for trail development and capital projects in parks, natural areas, and greenways. We will apply for funds to utilize on the Illinois Center Railway reuse and/or for reuse of the Tannery.</td>
</tr>
<tr>
<td>U.S. Economic Development Administration (EDA)</td>
<td><strong>Remediation, Reuse</strong>: Through the Travel, Tourism &amp; Outdoor Recreation program, EDA is focused on accelerating the recovery of communities that rely on the travel, tourism, and outdoor recreation sectors. $240 million of the American Rescue Plan funds are being allocated to help communities that have been hardest hit by challenges facing the travel, tourism, and outdoor recreation sectors to invest in projects to support the industry and economic resilience of the community. We are eligible to apply for funds up to $10M, which could be applied to both the Illinois Central Railway and the Tannery reuse.</td>
</tr>
<tr>
<td>FAST Act/ Transportation Alternatives Program (TAP)</td>
<td><strong>Reuse</strong>: This federal program would be eligible to convert the Illinois Central Railway to a pedestrian trail and/or develop trails on the Tannery priority site. We are eligible to apply for a minimum of $250,000, with a local match of 20%.</td>
</tr>
<tr>
<td>TDEC VOAP</td>
<td><strong>Remediation</strong>: Tennessee’s Voluntary Oversight and Assistance Program was established in 1994 with the goal of encouraging prospective purchasers to redevelop brownfield properties by limiting the liability for new owners and providing oversight in the investigation and cleanup process. The program allocates up to $11,250 per site (up to 150 hours of oversight, valued at an average of $75 per hour), minus applicable fees. The City and private investors are eligible to apply. The program will be advertised to potential buyers of the L&amp;L Trucking site.</td>
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### ii. Use of Existing Infrastructure

The Tannery and L&L Trucking sites have water, sewer, gas, electrical connections, and access roads in place from previous operations. CDBG funds are proposed to be utilized to extend/reroute the necessary utilities for the Tannery’s future reuse. The existing Hatchie River park space, the soon to be completed senior center, and a parcel of City owned land will provide northern and southern access points and parking for the proposed trail.

### 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

#### a. Community Need

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

The closure of various manufacturing industries over the past several decades has resulted in a major population drop and rise of poverty in Bolivar. Our population has dropped 35% in the past 30 years. Subsequently, the poverty rate has risen by approximately 6.1% percent between 2010 and 2019 (2019, ACS), and the City has experienced a 15.7% decrease in jobs across multiple sectors. These factors have led to extremely high foreclosure rates, with the County ranking the highest in the state for mortgage payment delinquencies (TN Housing Development Agency). With 20% of the County’s population in Bolivar, these statistics are a direct representation of our City’s challenges. Furthermore, geographic boundaries have resulted in an extremely small footprint for the City, spanning only 8.12 square miles resulting in a limited City tax base. Another item to consider is the sheer size and number of brownfield properties located within City limits, which hinder property tax revenues. For example, the Tannery consists of 155 acres, making up 3% of all property within Bolivar. Taxes have not been paid by the owner since 1995, resulting in an estimated $650,000 loss in tax revenue. To meet the challenge of maintaining a balanced budget, the City has been forced to eliminate three municipal staff over the past 5 years. To offset our current economic challenges, we have identified the redevelopment and reuse of the City’s brownfield sites as a means to foster economic growth. However, without funds to identify and assess our brownfield sites, our efforts to reuse and redevelop brownfields will stagnate.

**ii. Threats to Sensitive Populations**

1. Health or Welfare of Sensitive Populations
Within a quarter mile radius of the Target Area, 77% of the population is a minority, nearly 40% are either over the age of 65 or under the age of 18, and 44% of households have an income of $25,000 or less (EPA EJ Screen). Within City limits, the median household income is only $32,064, more than $35,000 less the national average (ACS). Our poverty rate is 27.9% and minority poverty rates are nearly double, soaring to 52.3% (ACS). High poverty rates place an additional strain on the health and well-being of our residents, particularly sensitive populations. While city-specific details are not readily available, on the basis that Bolivar comprises 20% of the county population, the percentages from the county data are representative. Take for example, only 2% of residents within Hardeman County live within a half mile of a park compared to 25% for the state (EPA EJ Screen), and 33% of the County’s population is documented as “physically inactive” (County Health Rankings (CHR)). Furthermore, within Hardeman County, 1 in 6 citizens experience food insecurity (Kids Count). The entirety of Bolivar is a food desert, (low-income census tract where more than 100 housing units do not have a vehicle and are more than ½ mile from the nearest supermarket) (USDA Food Access Research Atlas).

Such factors play into long-term health complications such as poor physical and mental health, preventable hospital stays, and premature death (CHR). On average, Hardeman County citizens experience 53% more poor mental health days and 74% more poor physical health days than those counties that perform at the highest rates (CHR). With the average County rate of preventable hospital stays coming in at 5,318 stays per 100,000 people, this rate is more than twice that of the top performing counties across the nation (CHR). Redevelopment following a successful assessment will improve citizen sense of wellbeing as the Corridor will provide exercise opportunities (positively affecting mental and physical health), employment positions, and an influx of tourist spending, which will be reinvested into the community to help ease poverty conditions. Additionally, the L&L Trucking property will be utilized for a combination market and retail space, assisting to close the gap on available food options.

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

Due to size, specific cancer data at the City level is not readily available. However, due to the portion of our population that comprises the County’s population, County data is representative. Additionally, due to the small size of our town, local citizens are very aware of the commonality of illnesses and deaths among area residents who have worked or lived near the former Tannery priority site and along the Corridor. Public meetings have been held where residents have provided health information on their family members, that they felt were a result of the environmental concerns of the area. The City conducted an informal survey of known residents working or living within the Target Area and documented an estimated 32 people who have or are battling cancer or have lost their lives to cancer. This includes lung, pancreatic, liver, thyroid, and bone cancer. According to data available through the CDC, in 2018 Hardeman County experienced a cancer death rate of 205 per 100,000 people; 22% higher than the state’s rate and 40% higher than the national rate. Lung and bronchus cancer is the most diagnosed cancer in adults within Hardeman County, with an incidence rate of 93.6 per 100,000 people (State Cancer Profiles). This rate is 63% higher than the national average and is reason for concern as “hexavalent chromium compounds have been shown to cause lung cancer in humans” (National Institute of Environmental Health Sciences (NIH)). Furthermore, according to Agency for Toxic Substances and Disease Registry (ATSDR), hexavalent chromium can easily become airborne when wind picks up the substance from contaminated soil and is a by-product from tanning processes. Later operations at the Tannery included the use of methylene chloride (used to clean and degrease metal). The probable human carcinogen can be absorbed through contaminated drinking water and animal studies have shown an increase in lung cancer following exposure (EPA). Finally, VOCs associated with degreaser and dyes used in the Tannery and L&L Trucking can cause conjunctival irritation, headache, nausea, damage to the liver, kidney, heart, immune, and central nervous systems (EPA). Additionally, the abandoned railway poses its own contamination and health concerns which include creosote-soaked railroad ties and the former extensive use of herbicides to maintain the corridor. Creosote, a wood preservative is a known carcinogen; as are arsenical herbicides, a group of herbicides which were primary used prior to 1950 (Agency for Toxic Substances & Disease Registry (ASTDR)).

As for diseases among children, because infant statistics provide an early snapshot of childhood health, it is important to note in 2020, the State of Tennessee experienced a 11.2% pre-term birth rate, indicating an “D” grade by the March of Dimes. Statistics for minorities are even graver, “with the preterm birth rate among Black women 51% higher than the rate among all other women” (March of Dimes). Additionally, 12% of Hardeman County’s newborns had a low birth weight. Reproductive complications and birth defects stemming from the Tannery’s legacy pollution may be to blame. Numerous compounds used during the tannery process capable of inducing reproductive harm both through placenta transfer and breastmilk include chromium salts (which can transform into carcinogenic hexavalent chromium, or chromium(VI)), biocides, such as dithiocarbonates, and phenolics (which include phenolic and formaldehyde). These contaminants may also cause a failure to thrive, as in 2018, Hardeman County experienced a child death rate of 52.8 per 100,000 children (ages 1-14); a rate 230 times that of the national average (Kids Count). The successful identification of contaminants will contribute to identifying and mitigating causes of elevated diseases, cancers, and premature death, leading to long-term public health improvements. The impacted portions of the priority
sites will continue to remain a public health risk until the sites can be transformed and reused in a thoughtful and environmentally sustainable manner, which this grant will be a critical catalyst for.

(3) Promoting Environmental Justice

A byproduct of federal trade policies of the last 50 years has allowed manufacturing operations to outsource out of the country and has reduced the number of operating manufacturers nation-wide. The effect of this has had direct and disproportionate impacts to our target area, which historically relied on manufacturing. Coupled with limited state environmental policies for enforcement and recovery, the priority sites are not only currently vacant and devoid of economic opportunity but contribute significant legacy health exposure risks of the contamination. The target area residents are predominantly individuals of color, nearly an 80% minority population within a quarter mile of the target area (EJ Screen), with poverty rates that are nearly double that of the City’s average (ACS, 2019). While we recognize the economic opportunities former industry provided our community, we are impassioned to rectify the unfairly imposed health and safety hazards upon our community’s most vulnerable populations. We have put significant efforts towards a community plan to assess contamination at the priority sites and provide future development opportunities that concentrate on equity and benefit to the target population. Once contamination is identified, some sites will be acquired by the city (Tannery and Illinois Central Railway) and additional financial resources will be sought to eliminate pollution to limit exposures and reduce environmental justice concerns for the high minority, high poverty populations living and working within the Target Area. Through reuse of the Illinois Central Railway as a pedestrian walkway, non-motorized travel options will be added for our residents. This in turn will provide direct access through neighborhoods and major employers to the potential of added fresh food options at the L&L Trucking site and added exercise/recreational opportunities at the former Tannery and other connected parks. Each of these uses will improve equitable access to resources and eliminate harmful exposures that will improve health and welfare of residents, working to address environmental justice concerns afflicting our city.

b. Community Engagement

i. and ii. Project Involvement and Project Roles

We will continually build upon this list to ensure inclusion of all stakeholders, each partner will be included in public involvement opportunities to provide input in making decisions for additional site selection, cleanup, and reuse. Additionally, a team of citizens have been established to make up a Brownfield Advisory Committee (BAC), through which we will continue to develop strategic plans for each site. The BAC will develop local strategies and obtain community input to further identify various target area sites and evaluate their uses that improve the standard of living for locals and create an environment that will entice investors, businesses, and new residents.

<table>
<thead>
<tr>
<th>Organization and Point of Contact</th>
<th>Project Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>University of Tennessee (UT) Extension, Hardeman County Amy Elizer, Extension Specialist <a href="mailto:aelizer@utk.edu">aelizer@utk.edu</a> (731) 697-7209</td>
<td>UT Extension helps Tennesseans to improve their quality of life and solve problems through the application of research and evidenced-based knowledge about natural resources, and community development. A member of the organization will sit on the BAC, assist in community education, provide any research related to the Hatchie River once site reuse begins to ensure responsible development, and will assist in promoting community involvement/input opportunities for the grant.</td>
</tr>
<tr>
<td>Tennessee Fish and Wildlife Service Rachel Harrison 731-772-0501</td>
<td>The TN Fish and Wildlife Service provides resource management for the state and has a local office near Bolivar. The organization will assist in determining locations for hiking trails and wildlife observation decks and employing environmental education programs within the Target Area to protect the environment as reuse plans are implemented.</td>
</tr>
<tr>
<td>Bolivar Downtown Development Corporation (DEVCO) Jerry Watkins, Chief Operating Officer <a href="mailto:devco@bellsouth.net">devco@bellsouth.net</a> (731) 659-341</td>
<td>The nonprofit DEVCO developed the Bolivar Downtown Master Plan. The 14-member group is widely active in the community; 12 of the members are residents and numerous members own and operate local businesses, real estate etc. DEVCO is committed to attend meetings, distribute informational fliers to the public through the Corporation and associated businesses, and aid in site selection, redevelopment planning, and identifying additional funding opportunities. DEVCO will also provide an established platform for holding community meetings both during and after the grant. A member from DEVCO will also be part of the BAC.</td>
</tr>
<tr>
<td>Bolivar Senior Group Peggy Adelman, Director (731) 658-2887</td>
<td>As a large portion of Bolivar’s population is elderly, the Bolivar Senior Center is a popular meeting space for citizens. The Group met daily pre-Covid and plans to restart activities as the new center opens in early 2022. The Senior Group has offered the center as a potential public meeting space for brownfield activities. Group members will distribute brownfield informational fliers to the public and</td>
</tr>
</tbody>
</table>
post within the center to inform the public about the program. At least one member of the senior group will be involved in our BAC. Additionally, the Senior Center will act as a small trailhead for the Central Illinois Trail because of its Downtown location along the Trail and existing available parking.

| Bolivar First United Methodist Church Rev. Mark Templeton, Pastor pastor@bolivarfirstumc.org (731) 658-5114 | Located in Downtown Bolivar, near the proposed trail location, Bolivar First United Methodist Church is an active religious group which promotes unity, respect, and community development. Meeting bi-weekly, the Church has pledged to inform the congregation of the brownfield projects and community involvement opportunities via verbal announcements and fliers. Furthermore, the Church has offered its facilities as a meeting space, if needed. |

The EPA, Tennessee Department of Environment and Conservation (TDEC), and the County health department are established partners and/or will be involved throughout the grant cycle, each contributing in their own capacity.

iii. Incorporating Community Input

Vital to our commitment to community engagement is ensuring public access to information and programming, maintaining partnerships with local, state, and federal organizations, and relying on citizen participation to guide our efforts. Following this grant’s award, a Project Kick-Off Meeting will be held. This meeting will ensure the public is introduced to the Brownfield Advisory Committee (BAC). The Kick-Off Meeting will also outline the goals and schedule of the grant, how to provide public input, and what the funds mean to the City and our residents, ensuring an educated public and allowing for additional community involvement. Community engagements will occur through City Council meetings, which are held monthly with continuous advanced notice, and scheduled public community meetings with our established partners. During each City Council meeting community development sessions are added to the agenda to obtain public input and answer questions. These sessions will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Monthly updates will also be included in the mayor’s report during each meeting. We can hold meetings virtually if needed due to Covid-19. If meetings are required to be virtual, stakeholders will have the opportunity to call, mail, or email correspondence to the grant administrator with their input. Correspondence will be read during the Council meetings, and the grant manager will ensure all input receives a response with follow up for additional participation throughout the grant. All feedback and recommendations received will be reviewed by the BAC, and decisions will be made based on this input, and established site-selection criteria to ensure a fair and balanced system. Copies of completed work will be placed in the local library for all to access. Additional communication regarding grant updates and opportunities will be conducted in a variety of ways including press releases with the local newspapers which will include Bolivar Bulletin Times (online and in print). Brownfield related announcements will also be featured on local news stations, and flier distribution/website updates via local businesses, project partners, and community organizations. Our Facebook and Twitter, as well as the following Facebook pages will also be utilized: Bulletin Times, Bolivar Main Street, and Hardeman County Chamber of Commerce, reaching nearly 13,000 followers.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight

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

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

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


Task 2: Inventory and Community Outreach

i. Project Implementation: Develop marketing materials, which will be available online and in hard copy; notify the community of site-specific public information meetings and assessment schedules; advertise for public meetings through online and in-person methods; hold public meetings to solicit and incorporate input, inform, educate, and update the community regarding assessment and redevelopment activities; provide updates as necessary at local development council meetings. An inventory of 21 sites, including the three priority sites, has already been established, however, the secondary brownfield inventory will continue to grow through community input. The City will also attend one national and two regional brownfield conferences.
ii. Schedule: Quarters 1-12: Community outreach will be performed for the duration of the grant period; the first public meeting will be held within 3 months; the 2nd public meeting will be held after the first round of assessments have been completed; and the 3rd public meeting will be held when assessments are nearing completion and reuse planning begins.

iii. Task Lead: The City will oversee this task, with assistance from the BAC, TDEC, QEC, and community partners.

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

Task 3: Environmental Site Assessments (ESAs)

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

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

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

iv. Outputs: 1 GQAPP, 7 SSQAPPs, Priority Sites: 3 Phase I ESAs, 3 Phase II ESAs, 1 Haz Mat Survey; Additional Sites: 5 Phase I ESAs, 4 Phase II ESAs, 3 Haz Mat Surveys

Task 4: Cleanup Planning and Planning Activities

i. Project Implementation: Creation of cleanup plans and implementation strategies for developing and utilizing resources; development of Analysis of Brownfield Cleanup Alternatives (ABCAs) for priority sites that require remediation based on Phase II ESA data. The ABCAs will include remedial actions for each identified regulated contaminant that exceeds applicable guidelines. Remedial actions will be compared based metrics such as cost, feasibility, and effectiveness in protecting human health and the environment. ABCAs will be developed through considering the potential reuse scenario(s) for each site. A public meeting will be held during this reuse planning period to solicit input from the public and community partners; we envision this meeting as a design charrettes to encourage public participation. The total estimated budget for this task includes travel to attend meetings with stakeholders related to redevelopment plans, which will incorporate community input, market data, feasibility analysis for various reuse scenarios. The budget also allocates approximately 33% of total funds to create Site Reuse Vision Plans for the three priority sites. The Plans will provide financial projections/estimates, potential leveraging opportunities, incorporate project partners, stakeholders, and community member input, and respond to the surrounding market and environmental conditions and challenges.

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

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

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

b. Cost Estimates

A list is provided below, which outlines how costs were derived for each task. Allocation of grant funds is included within the following table.

Task 1: Cooperative Agreement Oversight

- Personnel: 120 hours at an average rate of $50/hour = $6,000 for programmatic costs such as financial and performance reporting.
- Supplies: Office supplies will include copies, maps, mailings, and handouts. Estimated cost: $250
- Contractual: 50 hours at an average rate of $100/hour = $5,000 to assist in grant management and reporting needs throughout the grant’s lifecycle and preparation of a generic

Task 2: Inventory and Community Outreach

- Personnel: 120 hours at an average rate of $50/hour = $6,000 for personnel to conduct outreach and inventory development directly related to the grant.
- Travel: Estimating two staff members traveling for three conferences averaging three days each; $250/round trip flight, $200/hotel room per night (assuming 3 nights each) and $50/day per diem per person. Estimated cost: $6,000
- Supplies: Office supplies will include copies, maps, mailings, and handouts. Estimated cost: $250
- Contractual: 100 hours at an average rate of $100/hour = $10,000 to assist in both information gathering for growth of the inventory and community engagement presentations.
Task 3: Environmental Site Assessments (ESAs)

- Personnel: 55 hours at an average rate of $50/hour = $2,750 for programmatic costs such as financial and performance reporting for each site assessment that occurs and oversight of assessment activities. The cost to develop SSQAPPs are included within the cost for the assessments.

- Contractual (60% of total budget):
  - Priority Sites: $161,500
    - 3 Phase I ESA: estimated cost of $5,500 per ESA = $16,500
    - 3 Phase II ESA: estimated cost of $45,000 per ESA = $135,000
    - 1 Hazardous Material Survey: estimated cost of $10,000 = $10,000
  - Secondary Sites: $133,000
    - 5 Phase I ESAs: average estimated cost of $3,000 per ESA = $15,000
    - 4 Phase II ESAs: average estimated cost of $22,000 per ESA = $88,000
    - 3 Hazardous Material Survey: estimated cost of $10,000 = $30,000
  - Total of All Sites: $297,500
    - 1 GQAPP: $3,000
    - 8 Phase I ESAs: $31,500
    - 7 Phase II ESAs: $223,000
    - 4 Hazardous Material Surveys: $40,000

Task 4: Site Specific Cleanup Planning and Planning Activities

- Personnel: 55 hours at an average rate of $50/hour = $2,750 for programmatic expenses associated with cleanup planning, review of reports and meetings.

- Supplies: Office supplies will include copies, maps, mailings, and handouts. Estimated cost: $1,000

- Contractual:
  - 3 ABCAs: average estimated cost of $4,500 per ABCA = $13,500
  - 1 Site Reuse Vision Plan: (30% of total budget) $150,000

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  - 1 Site Reuse Vision Plan: (30% of total budget) $150,000
Project management and grant administration responsibilities will be conducted by the City’s Grant Administrator, Cathy Mayfield. Ms. Mayfield has held the responsibility of writing, managing, and overseeing approximately $3.58 million in grant funds for the City over the past fifteen years. Ms. Mayfield will manage the day-to-day activities associated with the grant such as reporting and invoicing. She will coordinate meetings with the BAC, and ensure input received from residents are responded to and incorporated into decision making. Ms. Mayfield will be assisted by Mayor Julian McTizic and Parks and Recreation Director, Anthony Ford. Mayor McTizic is a native of Bolivar who was sworn in as the youngest, and first African-American elected Mayor of the City of Bolivar in 2017. Prior to becoming mayor, he served as a city councilman for four years. He will prepare grant updates to share within his report at City Council meetings, and his connections to the community will assist in successful resident engagement. Mr. Ford oversees the City’s recreation facilities including six parks, and assists on city sponsored events throughout the year. Mr. Ford will assist in planning related activities for the proposed pedestrian trail and reuse of the Tannery and will provide additional oversight for community input opportunities through his involvement in city events. Together, this team has a strong understanding of the functional needs of the community and will provide the expertise needed to ensure the timely and successful expenditure of grant funds within the 3-year grant period.

iv. Acquiring Additional Resources

We have extensive experience managing grant funds and thus know to begin the contractor procurement process immediately following work plan and cooperative agreement approval with the EPA. The desired consultant will be experienced in Brownfield programs including the following services: assisting with Community Brownfield Inventories and Outreach, Phase I and Phase II ESAs/Hazardous Material Surveys, ABCAs, and working with state regulators regarding brownfield assessment redevelopment planning and remediation. Additionally, the consultant will be expected to prepare the Generic Quality Assurance Project Plan (GQAPP) within the first 60 days of the grant so that proposed assessments and activities are not delayed. These services will be secured in accordance with the EPA’s selection protocol and our purchasing policies. Standard procedure includes a Request for Qualifications (RFQs) be published for response by qualified firms. Firms will be allotted guidelines with a deadline for submissions, all submissions will be available as public record. Following receipt of proposals, each application will be reviewed by department directors including Mr. Ford and Ms. Mayfield. City staff will score each application individually and the mayor will select the consultant with the highest-ranking application. This established selected process is utilized for all of our grants/RFQs.

b. Past Performance and Accomplishments

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

(1) Purpose and Accomplishments

While we have not received an EPA Brownfield Grant in the past, we have experience with numerous other state and federal grant awards. Three examples are outlined within this section.

Community Development Block Grant: In 2018, we were awarded $500,000 to improve the sewer system between the old sewer plant and the new lagoon. The three-year grant funded the replacement of a forced main sewer line. The 12-inch line had deteriorated in various areas. Approximately 4,000 feet of pipe was replaced, successfully mitigating the previous sanitary concerns. All performance reporting was successfully completed following HUD requirements, including setting performance measures and annual performance reports.

Tennessee Department of Health-Project Diabetes Grant: Awarded in 2019, this three-year grant provided $430,000 in funding to help reduce diabetes incidence rates and improve health and fitness for Bolivar citizens. Funding was used to enhance Sand Beach Lake Park, prior to being opened to the public. Improvements included the construction of a paved two-mile walking trail, playground, volleyball field, and event pavilion. The grant required monthly progress and invoice reporting, requirements which were met in full.

Tennessee Department of Economic and Community Development Grant: We were awarded $299,056 in 2020 to make improvements to the Bolivar Industrial Park, which is in the western portion of Bolivar. A previous grant installed water, sewer, and gas infrastructure for the Industrial Park. Completed renovations from the 2020 grant include the construction of a retention pond and earthen berm to prevent the property from flooding during heavy rain events. Additionally, landscaping elements were installed throughout the Park. Current commercial tenants include a trucking company and concrete plant, employing approximately 130 people, as a result of grant funds. Most recently, approximately 6 acres was deeded to Madison Haywood Developmental Services, which constructed a $3,000,000 facility within the Park.

(2) Compliance with Grant Requirements

We have had no adverse audit findings and we have met all benchmark compliance goals on each grant. For all grants, bids were taken on all work, and Title VI compliance and all reimbursement invoices were submitted each month. Required compliance reporting was conducted on time and served as an integral part of maintaining the grants’ timely implementation. Because of our history of successful grant management, we can and will continue to pursue all funding that support the community.
Threshold Criteria – The City of Bolivar, TN

1. **Applicant Eligibility:**
The City of Bolivar, Tennessee (“the City”) is a General-Purpose Unit of Local Government as defined under 2 CFR 200.64

2. **Community Involvement:**
Vital to our commitment to community engagement is ensuring public access to information and programming, maintaining partnerships with local, state, and federal organizations, and relying on citizen participation to guide our efforts. Following this grant’s award, a Project Kick-Off Meeting will be held. This meeting will ensure the public is introduced to the Brownfield Advisory Committee (BAC). The Kick-Off Meeting will also outline the goals and schedule of the grant, how to provide public input, and what the funds mean to the City and our residents, ensuring an educated public and allowing for additional community involvement. Community engagements will occur through City Council meetings, which are held monthly with continuous advanced notice, and scheduled public community meetings with our established partners. During each City Council meeting community development sessions are added to the agenda to obtain public input and answer questions. These sessions will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Monthly updates will also be included in the mayor’s report during each meeting. We can hold meetings virtually if needed due to Covid-19. If meetings are required to be virtual, stakeholders will have the opportunity to call, mail, or email correspondence to the grant administrator with their input. Correspondence will be read during the Council meetings, and the grant manager will ensure all input receives a response with follow up for additional participation throughout the grant. All feedback and recommendations received will be reviewed by the BAC, and decisions will be made based on this input, and established site-selection criteria to ensure a fair and balanced system. Copies of completed work will be placed in the local library for all to access. Additional communication regarding grant updates and opportunities will be conducted in a variety of ways including press releases with the local newspapers which will include Bolivar Bulletin Times (online and in print). Brownfield related announcements will also be featured on local news stations, and flier distribution/website updates via local businesses, project partners, and community organizations. Our Facebook and Twitter, as well as the following Facebook pages will also be utilized: Bulletin Times, Bolivar Main Street, and Hardeman County Chamber of Commerce, reaching nearly 13,000 followers.

3. **Named Contractors and Subrecipients:**
NA; The City of Bolivar has not selected a contractor nor subrecipient.

4. **Expenditure of Existing Grant Funds:**
NA; The City of Bolivar does not have an existing EPA Brownfield Grant.