

## **Narrative Information Sheet**

### ***Applicant Information***

City of Pearl, Mississippi  
2420 Old Brandon Road  
Post Office Box 5948  
Pearl, Mississippi 39288

### ***Funding Requested***

The City of Pearl is requesting funding for a Community-Wide Assessment Grant in the amount of \$500,000.

### ***Location***

All Brownfields grant funds will be expended within the legal corporate limits of the City of Pearl.

### ***Target Area and Priority Site/Property Information***

The City has identified a target area identified as the City of Pearl Redevelopment District located within the City limits that includes portions of Census Tracts 202.07, 203.01, 203.02, 207.01, and 207.04.

Priority Sites include:

- 3050 Highway 80 East
- 412 Roberts Street
- 424 N. Bierdeman Road
- 2425 Highway 80 East
- 3111 Highway 80 East
- 3040 Highway 80 East
- 2536 Highway 80 East
- 3117 Highway 80 East
- 2528 Highway 80 East
- 550 Gulf Line Road

### **Contacts**

#### ***Project Director***

Kathy Bourgeois, Special Projects Officer /  
Executive Director, Main Street Pearl  
(601) 932-3503  
[kbourgeois@cityofpearl.com](mailto:kbourgeois@cityofpearl.com)  
P.O. Box 5948, Pearl, MS 39288

#### ***Highest Ranking Elected Official***

Jake Windham  
Mayor  
(601) 932-2262  
[jwindham@cityofpearl.com](mailto:jwindham@cityofpearl.com)  
P.O. Box 5948, Pearl, MS 39288

### ***Population***

City of Pearl: 27,115 (2020 Census)  
Target Area: 1,709 (2014-2018 ACS Estimates via EJScreen)

***Other Factors:*** None of the “Other Factors” apply to the proposed project.

### ***Letter From the State of Mississippi***

Please see the following page for an acknowledgement letter from the Mississippi Department of Environmental Quality.



**STATE OF MISSISSIPPI**  
TATE REEVES  
GOVERNOR  
**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY**  
CHRIS WELLS, EXECUTIVE DIRECTOR

November 12, 2021

Ms. Kathy Bourgeois  
Special Projects Officer  
P.O. Box 5948  
Pearl, MS 39288

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

Dear Ms. Bourgeois:

The Mississippi Department of Environmental Quality (MDEQ) hereby acknowledges the City of Pearl's plans to conduct brownfield activities and plans to apply for federal grant funds through the United States Environmental Protection Agency's (EPA) Brownfields initiative. Since many brownfields are abandoned, underutilized, and contaminated, MDEQ is expressly interested in seeing entities like the City of Pearl 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.

MDEQ looks forward to our role in the City of Pearl's Brownfield Initiative and are available to assist you at any time. Should you have any questions or comments concerning this matter, please contact me at (601) 961-5240.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas L. Wallace".

Thomas L. Wallace, P.E.  
Brownfield Program Coordinator

## **1. Project Area Description and Plans for Revitalization**

### **a. Target Area and Brownfields**

#### ***i. Background and Description of the Target Area***

The City of Pearl was incorporated and became a Mississippi municipality in 1973. Pearl exists within the City of Jackson Metropolitan Statistical Area and was incorporated because of urban expansion of the City of Jackson. Control of flood threats from the Pearl River and improved transportation due to the federal interstate system also contributed to growth and development of the City of Pearl. The City currently includes 22 square miles, lies east of the City of Jackson, and is bisected from west to east by Interstate 20. The City of Pearl is strategically located and includes direct access to Interstates 20 and 55, U.S. Highways 80 and 49, and The Jackson – Medgar Evers International Airport. The City of Pearl has an industrial base commensurate with the size of the City with many of the existing industries focusing on steel fabrication, warehousing and distribution, and light manufacturing. Having been incorporated relatively late in Mississippi’s history, much of the development prior to incorporation was completed in a haphazard manner with no land use controls and little consideration for environmental impacts.

Approximately three years ago, the City of Pearl established a formal redevelopment district that will exist as our target area. The district encompasses approximately 1.14 square miles (730 acres) and has a population of 1,709. It is inclusive of the Highway 80 corridor, a section of Old Brandon Road that is primarily commercial, and an area south of Highway 80 that includes the earliest developed part of Pearl including the town center and the downtown area. The district reaches into five census tracts, two of which are designated as qualified opportunity zones (Tracts 202.07 and 207.01). Most of the land uses in the district are commercial, light industrial, with some residential. In addition to the potential benefits of existing within an Opportunity Zone, the City and County have created local tax incentives for development or redevelopment within the district. The State of Mississippi also has the Mississippi Economic Redevelopment Act and the Mississippi Brownfields Voluntary Cleanup and Redevelopment Act that provide state tax incentives for cleanup and redevelopment of brownfields sites.

#### ***ii. Description of Priority Brownfields Sites***

Our selected area includes several potential brownfields sites including eighteen (18) UST sites, three TRI sites, and one RCRA site. We have identified ten priority sites within our target area. Our priority sites range in size from less than one acre to over thirty acres and were developed over time as highway fronting commercial property. Many of these sites are existing or former shopping centers (strip malls) that have experienced a variety of uses including automotive service centers, dry cleaners, retail stores, and small professional offices. Over the years, many of these strip malls have become idle due to new development in other areas of the City. Structures still exist on all our priority sites, and we have concerns related to environmental issues that may exist in these older buildings and on these sites including petroleum contamination, chlorinated solvents in the groundwater from former dry cleaners, and asbestos and lead paint contamination based on the age of many of the structures. We are also concerned about the potential for vapor intrusion from benzene and chlorinated solvents generated from historic land uses.

Prior to the 1970’s, very little development existed along the Highway 80 corridor. By the mid 1980’s, significant development occurred in the target area because of increasing populations in Pearl and a growing market demand for goods and services to serve the expanding population.

Additionally, a significant number of potential brownfields sites exist within a ½ mile radius of our target area, many of which are at a higher elevation, increasing the potential for migration of contaminated groundwater into our target area and our priority sites. One of our more significant priority sites is located at 550 Gulf Line Road and is a former Clorox plant. The site appears to have been originally built in the mid 1960's and expanded over the years to its current footprint. The site was closed in 2009 and covers approximately 33 acres. This site is a high priority for the City because of the economic development and job creation potential of the site.

We know that chlorine bleach is particularly harmful to the environment and human health because it tends to linger for many years and can accumulate in air and water over time. The Clorox plant operated for over 40 years in our community, and we are concerned that its presence in our community has impacted our environment and potentially the health of our citizens.

## **b. Revitalization of the Target Area**

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

The Pearl Redevelopment District shares the same footprint as our target area. The City's primary goal for the district is to upgrade the infrastructure, address potential environmental concerns and adopt revised local policies to make zoning more consistent to attract new commercial and industrial businesses. The City also has plans to develop approximately 18 acres behind City Hall into a new city center to include multi-family housing, townhomes, mixed-use neighborhood commercial, and green space to allow for city events such as local festivals. The City's leadership is committed to making Pearl a more downtown-centered area for residents and to provide an attractive environment that will encourage economic growth and create new economic opportunities for our residents.

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

The section of Highway 80 that bisects our target area experiences traffic volume of over 20,000 vehicles per day, making it an ideal location for well planned, and well developed highway commercial. Much of the traffic seen on Highway 80 is from commuters who travel from Pearl and other neighboring communities to the capital city of Jackson. Utilizing brownfields resources in combination with other redevelopment strategies will help place the City in a position to focus on redevelopment and attract potential investors. We also want to improve the aesthetics of the Highway 80 corridor by focusing on landscaping, street trees, and pocket green spaces to give the entire area a more pleasant and welcoming feel. These goals, coupled with development of the planned city center will provide residents and visitors with a welcoming place to gather and experience nature...all within the context of well-planned commercial and mixed-use development. Plans do not currently exist to directly facilitate renewable energy in the target area. However, historic highway commercial development patterns lack a couple of key elements including connectivity and walkability. Our redevelopment strategy will create a safe environment for pedestrians and improve traffic flow between developed areas to reduce or eliminate the need enter Highway 80 to access neighboring developments.

Almost our entire target area is designated as a food desert by the USDA. This means that it includes low-income census tracts where a significant number of residents are one mile or more from the nearest supermarket. In our opinion, this is unacceptable. Through our redevelopment efforts we hope to accomplish two objectives that will benefit disadvantaged residents. The first

is to create a job base located relative to disadvantaged populations to allow for pedestrian access to jobs. The second is to encourage the development of a full-service supermarket within the area that will also be accessible by both motorized and non-motorized transportation modes.

**c. Strategy for Leveraging Resources**

***i. Resources Needed for Site Reuse***

The potential exists for the City to take advantage of several resources to facilitate assessment, cleanup, and subsequent redevelopment in our target area. The target area includes portions of two census tracts that are qualified opportunity zones. Additionally, the City will encourage property owners and investors to take advantage of the Mississippi Economic Redevelopment Act (MERA). MERA is a statewide program that defers sales, franchise, and other taxes for a ten-year period to reimburse developers 2.5 times their investment in cleaning up contaminated property. Developers can also take advantage of the Brownfields Incentives Act which is a state income tax credit available to persons assessment, remediation, and other related activities on brownfields. Finally, as part of the Redevelopment District structure, the City is offering property tax abatements to property owners investing in redevelopment activities in the redevelopment district. For 2021, the City committed a total of \$41,000 in property tax abatements in the district. This combination of federal, state, and local incentives can potentially be used in combination to make investment in the district very economically attractive. Additionally, the City expects to benefit from the newly adopted Infrastructure Investment and Jobs Act that will assist with replacement and upgrades to infrastructure within the District. With Highway 80 being a federal highway, there is high potential that funds from the Act will be used to upgrade and improve the highway itself. Utilization of a brownfields assessment grant will help us bring attention to these resources and use them to encourage people to invest in Pearl.

***ii. Use of Existing Infrastructure***

Primary infrastructure systems, including water, wastewater, stormwater, electricity, internet, etc. are adequate to support redevelopment in the target area. Highway 80 within the City does not have major bridges that may need replacing. Part of both sides of Highway 80 include service drives. For the objective of revitalization in the target area to be fully realized, those service drives need to be extended. Expansion of service drives will help facilitate access to businesses from Highway 80 and will help achieve the goal of interconnectivity between developments and reduce dependence on the primary highway for access.

**2. Community Need and Community Engagement**

**a. Community Need**

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

The ability to utilize brownfields funding is a significant component of the City's overall revitalization strategy for its redevelopment district. Like many cities of our size, we experienced a temporary downturn in economic activity due to the shutdown associated with COVID-19. Our target area is primarily made up of property in the private sector and having a brownfields grant will allow us to approach private property owners to conduct environmental assessments in a way that would not be possible without the grant. Additionally, the use of grant funds will free up public monies for us to continue our focus on local tax incentives for reuse and redevelopment of properties located in our redevelopment district.

ii. **Threats to Sensitive Populations**

(1) Health or Welfare of Sensitive Populations

|                           | <b>Target Area</b> | <b>City</b> | <b>State</b> | <b>U.S.</b> |
|---------------------------|--------------------|-------------|--------------|-------------|
| Population <sup>1,2</sup> | 1,709              | 27,115      | 2,976,149    | 328,239,523 |
| People of Color           | 23%                | 35%         | 38%          | 40%         |
| Low Income                | 51%                | 42%         | 21%          | 11%         |
| <5 Years                  | 4%                 | 7%          | 6%           | 6%          |
| >65 Years                 | 11%                | 15%         | 16%          | 25%         |

The table included above provides basic demographic information comparing our target area to the City of Pearl, Mississippi, and the U.S. It is clear from this data that the population of our target area and the City are those with low income. There are two primary concerns with this segment of our population. The first is access to employment. Many of our low-income residents have limited transportation options making it difficult to access better paying jobs in other areas of the City or region. The second concern is access to healthy food options. According to the USDA, almost all of our target area is classified as a food desert<sup>3</sup>. This means that a significant percentage of the population in our target area is low income and live more than one mile from a supermarket. We will employ two distinct strategies to address these concerns. The first will be redevelopment and job creation within the target area combined with infrastructure improvements in the area designed to make our target area more accessible to pedestrians. It is critically important to note that public transit in our City and County is practically non-existent. The second will be to work with investors to establish a full-service supermarket in the target area to provide better access to healthy food choices.

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

We know from data extracted from the EJScreen tool that residents in our target area have significant exposure to high traffic volumes, hazardous waste sites, and wastewater discharge points. Other indicators of concern include an RMP proximity of .76 (.54 state), NATA Cancer Risk of 46 (39 state), and NATA Diesel PM of .512 (.263 state). The indicators and associated exposures have potential to increase risk for cancer, respiratory disease, and pathogenic exposure from soils and surface waters. Through this assessment grant, we will focus first on sites that represent the greatest human health risks associated with exposure to contaminants. Addressing sites such as the Clorox site, former service stations, and former dry cleaners will assist in reducing the potential for human exposure to contaminants in the air, groundwater, surface water, and soils.

(3) Promoting Environmental Justice

We know that a disproportionate percentage of our target area population are low income and potentially lack access to healthcare, jobs, and healthy food choices. We have discussed our strategies for job creation, enhanced pedestrian access, and supermarkets. Another significant gap in our target area is access to primary health care, dental health resources, and mental health care

<sup>1</sup> U.S. EPA EJScreen: [www.ejscreen.epa.gov/mapper](http://www.ejscreen.epa.gov/mapper)

<sup>2</sup> U.S. Census Bureau 2018 American Community Survey: <https://www.census.gov/programs-surveys/acs>

<sup>3</sup> USDA Economic Research Service Food Access Atlas: <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>

resources. Most of our target area is classified as a medically underserved area<sup>4</sup>. We are aware of the often-employed strategy of “brownfields to healthfields” and we will seek to employ similar strategies in our target area to close the disparity gap that exists regarding access to healthcare resources. Our combined strategies designed to address lack of jobs, pedestrian access, healthy food choices, and healthcare will have a significant impact on environmental justice concerns that currently exist within our target area.

**b. Community Engagement**

**i. Project Involvement**

Our project will involve a handful of community organizations that will help provide information relative to site identification and prioritization, assist with community outreach, and assist with recruiting potential investors for redevelopment activities. These organizations include:

**The Pearl Chamber of Commerce** represents local businesses, promotes Pearl as a commercial and retail destination, and assists in organizing community events such as the Pearl Day Festival.

**Main Street Pearl** is primarily focused on working with the City to develop and redevelop a downtown “Main Street” district. Designated Main Street organizations apply a Four Point Approach to achieve successful, lasting change on the local level. The four points include: organization, design, promotion, and economic vitality. Main Street Pearl will be a vital partner to ensure development of the previously mentioned City Center is a strong focus of our brownfields efforts.

**Rankin First** is the County economic development organization whose purpose is to combine the economic development efforts of Rankin County to focus on business development, workforce development, social infrastructure development, and physical infrastructure development. Since Rankin First’s focus is also on industrial development, they will be a key partner in helping identify redevelopment and reuse of some of our priority sites that are well suited for industry.

**Rankin First Development Foundation** is a non-profit organization created to facilitate private participation within the County’s economic development efforts. The Foundation will be instrumental in bridging the gap between public and private interests focused on brownfields revitalization in Pearl.

**ii. Project Roles**

| <b>Organization Name</b>  | <b>Point of Contact</b>  | <b>Project Role</b>  |
|---------------------------|--|--|
| Pearl Chamber of Commerce | Kathy Deer<br>(601) 939-3338<br><a href="mailto:pearlchamberofcommerce@pearlms.org">pearlchamberofcommerce@pearlms.org</a> | Liaison with the local business community / Participation in community events                  |
| Main Street Pearl         | Kathy Bourgeois<br>(601) 932-3503<br><a href="mailto:kbourgeois@cityofpearl.com">kbourgeois@cityofpearl.com</a>            | Development of City Center / Liaison with downtown merchants                                   |
| Rankin First              | Tom Troxler<br>(601) 825-5335<br><a href="mailto:ttroxler@rankinfirst.com">ttroxler@rankinfirst.com</a>                    | Liaison with industrial community / Contacts with potential industrial redevelopment interests |

<sup>4</sup> Health Resources and Services Administration Map Tool: <https://data.hrsa.gov/maps/map-tool/>

| <b>Organization Name</b>            | <b>Point of Contact</b>   | <b>Project Role</b>   |
|-------------------------------------|---|---|
| Rankin First Development Foundation | Tom Troxler<br>(601) 825-5335<br><a href="mailto:ttroxler@rankinfirst.com">ttroxler@rankinfirst.com</a>       | Provide gap funding for strategic redevelopment initiatives.                |
| Rankin County Chamber of Commerce   | Mandi Arinder<br>(601) 825-2268<br><a href="mailto:marinder@rankinchamber.com">marinder@rankinchamber.com</a> | Assist with connecting community leaders and volunteers on a regional scale |

**iii. *Incorporating Community Input***

The City of Pearl will communicate progress to a variety of community groups including those listed above. Additional groups targeted for outreach will include local civic organizations such as the Kiwanis Club, Keep Pearl Beautiful, local Homeowner’s Associations, the Central Mississippi Realtors Association, and the public. Communication with such a diverse group of stakeholders will require several approaches. When possible, we will meet with the various organizations in person. If restrictions on in-person meetings exist due to COVID or other concerns, we will utilize available technologies that allow for video conferencing. We will also actively participate in community events such as the Pearl Day Festival and the City’s annual Earth Day celebration by setting up a booth to allow participants to receive information about our progress and to provide us with valuable input into the use of brownfields funds. It is our intention to meet with/present to at least one community organization per quarter throughout the life of the project. To facilitate communication, we will develop presentations and handouts to include basic brownfields information, specifics on targeted sites, maps, and videos communicating the intent and progress of the brownfields program. The City also utilizes community-wide email and text services to give citizens up-to-the-minute information on community events, utility outages, weather alerts, and other pertinent information. In addition, we will establish a local brownfields advisory committee comprised of local stakeholders. The committee will meet on a quarterly basis and will be instrumental in identifying and prioritizing sites for consideration.

**3. Task Descriptions, Cost Estimates, and Measuring Progress**

**a. Description of Tasks/Activities and Outputs**

**i. *Project Implementation Activities and Outputs***

**Site Identification and Prioritization** – In this proposal we have listed and described several priority sites and our target area. Understanding the enhanced brownfields assessment grant budget for this year and the potential for additional sites to be considered, we will conduct a thorough review of other properties and parts of the City to determine the presence of other brownfields sites. We will also dig deeper into our target area to identify other sites that may be a strategic element in our overall redevelopment approach. Considerations of threats to human health and safety, sites meeting the definition of a brownfield and sites particularly strategic in terms of our overall redevelopment strategy will drive the site prioritization process. This process will also be useful in identification of property owners and facilitation of gaining access agreements for all sites subject to environmental assessment activities. The final output of this project phase will include a comprehensive and prioritized database of sites to be assessed. The database will include a map of all sites, legal records for each site including current deeds, and site access agreements.

**Phase I ESAs** – All Phase I ESAs will be done in accordance with the American Society for Testing and Materials (ASTM) Standard E-1527-13. All Phase I ESAs will include a



comprehensive report outlining findings and recommendations. Additionally, all Phase I ESA reports will be reviewed and accompanied by an AAI checklist form signed by a City representative. Through this grant, we propose to conduct 16 Phase I ESAs.

**Phase II ESAs** – At this point we can only estimate the number of Phase II ESAs that will be conducted based on our existing knowledge of our priority sites. We estimate completing 8 Phase II ESAs. All Phase II ESAs will include a site-specific Quality Assurance Project Plan (QAPP) and a health and safety plan.

**Analysis of Brownfields Cleanup Alternatives** – We will develop an ABCA for each site assessed through the program determined to have contamination at levels that warrant cleanup. All ABCAs will be developed in a standard template format and will include a work plan and cost estimate for site remediation. The ABCAs developed will serve as the basis for future cleanup grants. We anticipate completion of 6 ABCAs

**Reuse Planning/Area-Wide Plan** – As we work through the assessment process, we will develop an area-wide plan specific to the target area. This plan will also exist as a reuse plan with particular emphasis on priority sites assessed within the target area. The plan itself will be the primary output of this phase and will primarily be graphic in nature but will also include supporting narrative describing the overall redevelopment strategy, timelines for implementation, and potential funding sources and strategies to be employed to ensure implementation of the plan.

**Market Feasibility Study** – To further advance the implementation of our redevelopment strategy, we will conduct a market feasibility study. The study will consist of four primary components including: 1) In-depth interviews with key stakeholders; 2) An analysis of local and regional demographic characteristics; 3) A competitive assessment to help us better understand the need for specific goods and services in our target area; and 4) An online survey to help better understand consumers’ needs and desires. These four components will be consolidated into a single feasibility study report for use in developing reuse and redevelopment strategies.

**Community Engagement** – Our community engagement strategy has been discussed in a previous section, but it is important to note that engagement and outreach will permeate the entirety of the three-year project implementation period. Outputs will include completed community meetings, advisory committee meetings, and participation in community events.

**Project Reporting** – Will include completion and submission of twelve quarterly reports, MBE/WBE forms, Federal Financial Reporting forms, AAI Certifications for all Phase I ESAs, and a project closeout package/report.

*ii. Anticipated Project Schedule*

|                                     | Quarter |   |   |   |   |   |   |   |   |    |    |    |
|-------------------------------------|---------|---|---|---|---|---|---|---|---|----|----|----|
|                                     | 1       | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| <b>Develop Work Plan</b>            |         |   |   |   |   |   |   |   |   |    |    |    |
| <b>Project Kick-Off Meeting</b>     |         |   |   |   |   |   |   |   |   |    |    |    |
| <b>Site ID &amp; Prioritization</b> |         |   |   |   |   |   |   |   |   |    |    |    |
| <b>Obtain Site Access</b>           |         |   |   |   |   |   |   |   |   |    |    |    |
| <b>Phase I ESAs</b>                 |         |   |   |   |   |   |   |   |   |    |    |    |
| <b>Phase II ESAs</b>                |         |   |   |   |   |   |   |   |   |    |    |    |
| <b>ABCA Development</b>             |         |   |   |   |   |   |   |   |   |    |    |    |
| <b>Market Feasibility Study</b>     |         |   |   |   |   |   |   |   |   |    |    |    |

|                             | Quarter |   |   |   |   |   |   |   |   |    |    |    |
|-----------------------------|---------|---|---|---|---|---|---|---|---|----|----|----|
|                             | 1       | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| <b>Area-Wide Plan</b>       |         |   |   |   |   |   |   |   |   |    |    |    |
| <b>Community Engagement</b> |         |   |   |   |   |   |   |   |   |    |    |    |
| <b>Project Close-out</b>    |         |   |   |   |   |   |   |   |   |    |    |    |

**iii. Task/Activity Lead**

The Mayor and Board of Aldermen will have ultimate authority and responsibility for implementation of the grant. Day-to-day project activities will be conducted by the City’s Community Development Department at the direction of the Mayor and Board. All technical elements of the project including environmental assessment activities will be conducted by a properly procured and qualified environmental professional services firm. It is our intention to seek a qualified firm with environmental science, engineering, and planning capabilities to allow for all technical elements to be completed by a single entity.

**b. Cost Estimates**

| Budget Categories         |                    | Project Tasks   |                 |                  |                 |                      |                 |                 | Total            |
|---------------------------|--------------------|-----------------|-----------------|------------------|-----------------|----------------------|-----------------|-----------------|------------------|
|                           |                    | Site ID         | Phase I ESAs    | Phase II ESAs    | ABCAs           | Community Engagement | Area Plan       | Market Study    |                  |
| Direct Costs              | <b>Personnel</b>   | \$0             | \$0             | \$0              | \$0             | \$0                  | \$0             | \$0             | \$0              |
|                           | <b>Fringe</b>      | \$0             | \$0             | \$0              | \$0             | \$0                  | \$0             | \$0             | \$0              |
|                           | <b>Travel</b>      | \$1,000         | \$1,000         | \$1,000          | \$1,000         | \$1,000              | \$1,000         | \$1,000         | \$7,000          |
|                           | <b>Equipment</b>   | \$0             | \$0             | \$0              | \$0             | \$0                  | \$0             | \$0             | \$0              |
|                           | <b>Supplies</b>    | \$500           | \$500           | \$500            | \$500           | \$1,500              | \$1,000         | \$500           | \$5,000          |
|                           | <b>Contractual</b> | \$15,000        | \$88,000        | \$240,000        | \$30,000        | \$25,000             | \$30,000        | \$35,000        | \$463,000        |
| <b>Total Direct Costs</b> |                    | \$16,500        | \$89,500        | \$241,500        | \$31,500        | \$27,500             | \$32,000        | \$36,500        | \$475,000        |
| <b>Indirect Costs</b>     |                    | \$5,000         | \$2,000         |                  |                 | \$10,000             | \$5,000         | \$3,000         | \$25,000         |
| <b>Total Budget</b>       |                    | <b>\$21,500</b> | <b>\$91,500</b> | <b>\$241,500</b> | <b>\$31,500</b> | <b>\$37,500</b>      | <b>\$37,000</b> | <b>\$39,500</b> | <b>\$500,000</b> |

**Budget Details**

**Phase I ESA:** 16 Phase I ESAs at an average cost of approximately \$5,718 per assessment.

**Phase II ESA:** 8 Phase II ESAs at an average cost of approximately \$30,187 per assessment.

**Travel:** Includes travel costs for City staff, elected officials, and consultant representatives to attend national and regional brownfields conferences.

**Supplies:** Miscellaneous supplies including printing costs, presentation materials, handouts, booth supplies and materials, etc.

**ABCAs:** 6 ABCAs at an average cost of approximately \$5,250 per document.

**Indirect Costs:** Include development of the work plan, reporting, project closeout, and miscellaneous tasks not easily categorized.

**c. Measuring Environmental Results**

Our primary measure of success will be determined by our ability to affect change in our target area in terms of redevelopment, job creation, environmental justice, and improved quality of life for our residents. Our envisioned outcome includes a comprehensively redeveloped target area

directed by addressing environmental concerns (assessments) and guided by our planning documents (Area-Wide Plan and Market Feasibility Study). Incremental outcomes leading to our primary objective will include knowledge of environmental conditions leading to site cleanup and redevelopment or reuse. Outputs leading to our outcomes will include 16 completed Phase I ESAs, 8 completed Phase II ESAs, 6 ABCAs, a final Area-Wide Plan, and a final Market Feasibility Study. Direct environmental results will be realized through identification of contamination potentially threatening public health, safety, and the environment. These results will be fully quantified through our assessment reports and recommendations. Accountability will be top-down from the Mayor and Board of Aldermen to our participating City departments, and our selected consultant(s).

**4. Programmatic Capacity and Past Performance**

**a. Programmatic Capacity**

**i. *Organizational Capacity***

The Mayor of Pearl is our highest-ranking elected official (Executive). The Board of Aldermen establish policy and make decisions regarding human resources, budgeting, and other elements of City government (Legislative). Our various City departments work at the direction of the Mayor and Board of Aldermen. Finally, private consultants and contractors typically work at the direction of applicable department heads with high-level direction from the Mayor and Board. Our Accounting Department will have primary responsibility for the financial requirements of the project. Our Community Development Department will oversee the daily implementation of the project and will report directly to the Mayor and Board. Our Public Works Department will assist with information and guidance relative to infrastructure needs, and our Parks and Recreation Department will be instrumental in providing guidance on development of our planned City Center.

**ii. *Organizational Structure***

The Mayor and Board of Aldermen have primary responsibility for implementation of the project. They will delegate tasks related to financial management and daily program implementation to the Accounting and Community Development Departments. The City will procure the services of a qualified professional services firm. The selected firm will work closely with staff from the Community Development Department and will report to the Mayor and Board on a quarterly basis.

**iii. *Description of Key Staff***

The primary members of our project team include:

| <b>Title</b>                   | <b>Certifications</b>                    | <b>Experience</b>   |
|--------------------------------|--|---|
| Mayor                          | Local Public Agency Certification (MDOT) | In second term as Mayor<br>16 years in public law enforcement |
| Special Projects Officer       | Local Public Agency Certification (MDOT) | 4.5 years in public service                                   |
| Comptroller                    | N/A                                      | 30+ years as a public budget administrator                    |
| Community Development Director | N/A                                      | 6+ years in public service                                    |

**iv. Acquiring Additional Resources**

We do not anticipate the inclusion of sub-recipients relative to this grant project. However, we will conduct a competitive procurement process to identify and select a qualified professional services firm to assist with the technical aspects of the project including environmental assessments, area-wide planning, market studies, ABCA development, etc. Upon recommendation of the Community Development Department, the Board of Aldermen will elect to advertise a Request for Qualifications (RFQ). Once Statements of Qualifications (SOQ) are received as a result of the RFQ, we will assemble an internal selection committee to review submitted SOQs. The committee will make a hiring recommendation to the Board of Aldermen who will then vote to select the successful candidate in a regularly scheduled public Board Meeting.

**b. Past Performance and Accomplishments**

**i. Has not Received an EPA Brownfields Grant but has Received other Federal or Non-Federal Assistance Agreements**

The City has never received a Brownfields grant but has received other federal grants including:

| Project Name                           | Grantor | Grant Funding | Local Funding | Purpose and accomplishments   | Compliance Status | Grant Status                 |
|--|---------|---------------|---------------|---|-------------------|------------------------------|
| Sewer Improvements                     | CDBG    | \$439,100     | \$1,662,900   | Expansion of the City's Wastewater System.                          | Compliant         | Ongoing (2022 Completion)    |
| Stormwater Infrastructure Improvements | FEMA    | \$177,944     | \$59,314      | Drainage improvements to mitigate local flooding                    | Compliant         | Ongoing (2022 Completion)    |
| Pearl Sanitary Sewer Evaluation        | EPA     | \$268,000     | \$232,000     | CCTV and smoke testing of lines to identify inflow and infiltration | Compliant         | Ongoing (12/2021 Completion) |

**5. Leveraging**

The City does not intend to leverage local (public) funding for the project. However, the City will encourage the use of previously discussed incentive programs as a means of providing an additional multiplier effect of invested brownfields funding.

**6. Confidential Business Information**

This proposal does not include any confidential business information.

**7. Additional Provisions for Applicants Incorporated into the Solicitation**

The City has reviewed the additional provisions clauses located at <https://www.epa.gov/system/files/documents/2021-11/external-clauses-2021-11-09.pdf> and agrees to comply with those provisions if selected for funding.

## **Threshold Criteria**

### ***Applicant Eligibility***

The City of Pearl is an incorporated municipality located in Rankin County in central Mississippi east of the capital city of Jackson. The City was officially incorporated on June 5, 1973.

### ***Community Involvement***

The City of Pearl has a strong history of involving the community in the City's public affairs. In recent years, the City has established a formal redevelopment district which will be the primary focus of this proposed Brownfields grant. The City has established a tax abatement program within the redevelopment district to incentivize redevelopment and is currently working with Rankin County to include county taxes in the incentive package. Through this process, the City has been in constant contact with property owners in the district. As the City moves forward with implementation of the Brownfields program, the City will continue inform and involve the community relative to the Brownfields process and progress. Specific examples of outreach and education opportunities include providing information to residents at the annual Pearl Day Festival that is held to commemorate and celebrate the incorporation of the City of Pearl. The City will take advantage of other community-wide events such as the City's Earth Day celebration to bring the Brownfields message to residents. While traditional means of public outreach will be utilized, the City strongly believes that a more effective approach is to bring the message to people where they are rather than expecting them to come to us.

### ***Named Contractors and Subrecipients***

The City does not intend to include any subrecipients in the proposed Brownfields Assessment Grant. The City will utilize a yet-to-be-determined qualified environmental consultant to assist with implementation of the grant. The consultant will be procured in compliance with 2 CFR Part 200 and 2 CFR Part 1500.

### ***Expenditure of Existing Grant Funds***

This is the City's first attempt at securing a Brownfields grant of any type. Therefore, the requirements for expenditure of existing grant funds are not applicable to the City.

### ***Additional Threshold Criteria for Site-Specific Applications***

The City is seeking funding for a community-wide assessment grant, therefore the additional criteria for site-specific applications do not apply.