IV.D. Narrative Information Sheet

1. Applicant Identification:
   Name: Aliceville, Alabama
   Full address: 419 Memorial Parkway N.E., Aliceville, AL 35442

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

   b. Federal Funds Requested:
      i. $500,000
      ii. Not Applicable (Site-specific grants only)

3. Location:
   a) City: Aliceville
   b) County: Pickens County
   c) State: Alabama

4. Target Area and Priority Site/Property Information
   • Community-wide Assessment Grant applicants, other than tribes:
     o Target area: Aliceville, Alabama
     o Address of Priority Sites:
       ▪ 1000 4th Avenue South (Former Aliceville Cotton Mill)
       ▪ 140 Pine Hill Drive (Former Aliceville Rural Health Clinic)
       ▪ 628 AL-17 (Former National Guard Armory)
       ▪ 402 Mobile Road (Former Branco Oil Station)
   • Community-wide Assessment Grant for States and Tribes applicants: N/A
   • Site-specific Assessment Grant applicants: N/A

5. Contacts
   a. Project Director
      Terrence E. Windham, Mayor
      205-373-6611
b. Chief Executive/Highest Ranking Elected Official
   Terrence E. Windham, Mayor
   205-373-6611
   alicewindham@gmail.com
   419 Memorial Parkway N.E., Aliceville, AL 35442

6. Population
   Aliceville Population: 2,362 (www.census.gov)

7. Other Factors Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number. If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect.

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

8. Letter from the State or Tribal Environmental Authority (not included in the three-page limit)
   Attached

9. Releasing Copies of Applications
   N/A
November 29, 2021

TRANSMITTED ELECTRONICALLY

The Honorable Terrence E. Windham
City of Aliceville
419 Memorial Parkway N.E.
Aliceville, Alabama 35442

RE: EPA Brownfields Community-wide Assessment Grant

Dear Mayor Windham:

We are pleased to support the City of Aliceville in its pursuit of a Brownfields Community-wide Assessment Grant from the US Environmental Protection Agency to address its key brownfield sites.

Aliceville is located on the edge of Alabama’s Black Belt and suffers many of the same economic and environmental disparities as other Black Belt communities. Abandonment of the textile industry has led to significant economic decline in the community and major job losses. Additionally, Aliceville faces many environmental justice issues, has a high minority population (80.4%), struggles with a high poverty rate (40.3%) and an ever-declining population (12% in the last two decades). We understand that the City is trying to achieve economic revitalization through the pursuit of an EPA brownfield grant in an effort to minimize contamination and bring jobs back into the community.

The Target Area for the EPA Brownfields Community-Wide Assessment grant is the jurisdictional limits of the City of Aliceville. Four priority sites have been identified in the grant application for assessment and reuse. These sites include the Former Aliceville Cotton Mill, the Former Aliceville Rural Medical Center, the Former Aliceville National Guard Armory, and the Former Branco Oil Station.

ADEM is in support of your grant application and, upon request, can participate in the various brownfields outreach activities needed to accomplish the City’s brownfields redevelopment goals. We wish you and the residents of Aliceville success in the pursuit of these funds. Please let us know if we can be of further assistance.

Sincerely,

Gavin Adams
Chief, Redevelopment Section
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: Located in Pickens County within the Black Belt of Alabama, approximately 36 miles west of Tuscaloosa, and 10 miles east of the Mississippi state line, lies the little town of Aliceville, Alabama. The land that is now known as Aliceville, was bought by John Taylor Cochrane, founder of the Alabama, Tennessee, and Northern Railroad in 1902. Cochrane recognized the value of the area due to its rich topsoil and the fact that most of the surrounding land was occupied by cotton fields, with no easy way to ship the cotton except by river. Seeing an opportunity, Cochrane built a station in what became the center of Aliceville, and over the next few years the town grew up around the cotton industry. Within five years, Aliceville (named after Cochrane’s beloved wife) was incorporated and boasted about a dozen stores, a bank, and several other public buildings and enterprises. Historically, much of Aliceville’s economy was dependent on the cotton industry, with the city’s two cotton mills, and the surrounding cotton farms supporting the livelihood of many members of the community. The Aliceville Cotton Mill was built in 1928 and for more than 70 years was the driving force of the Aliceville economy. With the abandonment of the textile industry following the implementation of the North American Free Trade Agreement in 1993, Aliceville’s economy began to suffer. Eventually both cotton mills in town were forced to shut their doors, costing the city hundreds of jobs.

Today, Aliceville comprises just 4.4 square miles and a population of 2,362 and like other communities in the Black Belt, Aliceville is one of the poorest communities in Alabama. Over the decades, the community has remained largely black (80.1%) with an average per capita income of less than $15,000. With numbers like these, it is no surprise that Alabama’s Black Belt was used as an example in the White House Environmental Justice Advisory Council’s Justice 40 Initiative of an area in desperate need of “federal investments to improve air and water quality and basic health services.” The state of Alabama has long suffered a myriad of environmental issues—most of which have disproportionately burdened people of color. Environmental issues include contamination from coal-burning power plants, soil depletion from cotton monocrop agriculture, the steel industry, excessive dam building, and the timber industry’s wholesale harvesting of longleaf pine. Aliceville and Pickens County, like many other communities in the Black Belt, have taken the brunt of these environmental issues. Pickens County has been designated by the USDA as a persistent-poverty county, a persistent child poverty county, and a high unemployment county. Since the decline of the cotton industry in Aliceville, there has been a steady decline in population from 2,567 in 2000 to 2,486 in 2010 to 2,362 in recent census data. With this population decline, there has also been a decline in much needed community resources. The Rural Aliceville Medical Center has closed its doors in the last decade, and now with the nearest hospital located in Carrolton, 10 miles away, closing earlier this year, there is a distinct shortage of medical facilities for Aliceville Residents. The Piggly Wiggly, a town staple for 65 years, has also closed its doors this year, leading to even more job losses and only one other place to get groceries in town. Additionally, with the lack of available jobs in Aliceville, many residents have to commute to Tuscaloosa and even Mississippi for work. An estimated 17.9% of Aliceville’s citizens have to commute more than 60 minutes. Persistent poverty levels, low property values, and abandoned businesses and property have left the City of Aliceville in desperate need of assistance. Our goal is to use this grant to clear abandoned and vacant properties for reuse and entice new businesses to the area. Our Target Area in this endeavor is the whole city limits of Aliceville.

1.a.ii. Description of the Priority Brownfield Site(s): A preliminary inventory conducted in Aliceville identified over 15 potential brownfield sites, including over half a dozen old gas stations, several vacant lots, former industrial sites, former cotton warehouses, a former hospital, a former national guard armory, and the former Aliceville Cotton Mill. The following sites have been chosen as our priority sites due to

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1 White House Environmental Justice Advisory Council Justice 40 Climate and Economic Justice Screening Tool and Executive Order Interim Final Recommendation
3 American Community Survey on American Fact Finder
redevelopment potential, perceived contamination, proximity to sensitive populations, and community concern:

**Former Aliceville Cotton Mill** – This massive building was built in 1928 and has been out of use since it officially closed in 2000. This property is approximately 12.25 acres and houses a large brick warehouse that has fallen into extreme disrepair over the last two decades. The roof is completely collapsed in most places and partially collapsed in others. Additionally, most of the windows are missing and the property is overgrown, making it difficult to see debris. The property is not secured, so it is easily accessible to kids, teenagers, or criminal activity. The state of disrepair is extremely dangerous to anyone who enters the property. In addition to structural integrity, there is a significant danger of exposure to friable asbestos to trespassers. The Former Aliceville Cotton Mill is located at the corner of 4th Avenue SW and Alabama Street SW, just southwest of the city’s main street. It is adjacent to several dozen low-income residences, that were originally built to house employees of the cotton mill. These mill houses are at significant risk of asbestos exposure given their proximity to the derelict cotton mill structure. Another potential source of release to the environment is a large above ground storage tank (AST) on site. Potential environmental concerns include asbestos, mercury, PCBs, lead, other metals, petroleum products, and VOCs. The Former Aliceville Cotton Mill was chosen as a priority site due to its proximity to many low-income residents, its size, and contaminant concern and redevelopment potential for use as a business park.

**Former Aliceville Rural Health Clinic** – This former community health center historically served uninsured, underinsured, and low-income families in and around Aliceville. Before it was the Former Aliceville Rural Health Clinic, it operated as the South Pickens Medical Clinic. The former clinic is located at 1400 Carrollton Road, just northeast of Aliceville’s town center. The property is approximately 2 acres and contains a single structure that is roughly 14,730 square feet. The former clinic is located on one of the main highways to and from Aliceville and is adjacent to a residential area. Contaminants of concern are asbestos and medical waste. This site was chosen as a priority due to its location, proximity to residences, and its potential redevelopment as a much-needed medical facility for the community.

**Former National Guard Armory** – Located on Highway 17 just west of downtown. This property consists of 12 acres and has a brick structure on site that is approximately 17,700 square feet. Currently, this property is vacant; however, there is a strong concern of contamination from lead dust, as many former and current national guard armories have been found to have lead dust contamination. Other potential contaminants include potential petroleum contaminants from storage and oils and solvents potentially used in maintenance operations. This site was identified as a priority due to its the concern of lead dust contamination and the city’s reuse plan for the site.

**Former Branco Oil Station** – Located on Mobile Road through the heart of Aliceville, this property is about a half-acre with a block store building (approximately 2,000 square feet) associated with a canopy and four fuel dispenser pumps. This property has been out of use for several years. With its position on one of the main roads through the center of town, it is an eyesore to the community. The site is adjacent to multiple businesses as well as a vacant lot. Given that there are pumps still on site, it is likely that there are still underground storage tanks (USTs) on the property. Contaminants of concern are petroleum products. This site was selected as a priority given its location in downtown Aliceville, the concern of USTs and associated contamination, and its impact on the surrounding disadvantaged community.

1.b. Revitalization of the Target Area

1.b.i. **Reuse Strategy and Alignment with Revitalization Plans:** Goals of the City of Aliceville’s Comprehensive Plan include revitalizing and improving the aesthetics of downtown Aliceville, incorporating green infrastructure, enticing businesses into Aliceville for job creation, bringing in needed services to the City (such as medical), improving the aesthetics of Aliceville’s gateways and image corridors, and developing of community/recreation centers. In addition to these goals developed in the City’s Comprehensive Plan, the City has also developed further internal goals of stabilizing the population, fostering a sense of pride in the community, and removing contaminants and hazards from the community. The reuse and revitalization plans for Aliceville’s priority sites were developed with these

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5 Toxic Armories. The Oregonian. 2016
Comprehensive Plan and internal goals in mind. Additionally, our local regional planning commission [West Alabama Regional Commission (WARC)] has established a Comprehensive Economic Development Strategy (CEDS) plan for its footprint, which includes Aliceville. Reuse strategies for priority sites are in direct alignment with our internal goals and with the goals established in WARC’s CEDS.

For the Former Aliceville Cotton Mill, the city plans to hire a contractor that specializes in the recycling of materials. The iron and antique 1928-vintage brick of the Mill structure will be salvaged and recycled, and the property will be cleared and made ready for a commercial business park, aligning with the city’s goals of enticing business into the city and clearing dangerous properties and also aligning with WARC’s CEDS Goal 3 of assisting job creators and innovators to locate or expand in our regional economy and be successful (page 38 of CEDS) specifically through developing or improving (redeveloping) infrastructure, sites and buildings to better attract and serve business and industry.

Aliceville is currently lacking in an urgent care or medical center. The city plans for the Former Aliceville Rural Health Clinic to be assessed and made ready for reuse as a medical center, aligning with city’s goals to provide needed services to residents. The city is interested in purchasing the Former National Guard Armory and developing it into a community center, complete with a community youth center, recreational space, and space for job training and education programs. This aligns with the city’s goals of developing community/recreation centers, clearing dangerous properties, providing needed services to the city, and fostering a sense of community. It also aligns with WARC’s CEDS Goal 1 of assisting citizens with opportunities to better their lives and communities (page 38 of CEDS) specifically through educational and training programs and teaching of social and workforce skills (page 39 of CEDS). The city plans for the Former Branco Oil Station to be made ready for reuse as a restaurant. This aligns with the city’s goals of enticing businesses into the downtown area and improving the aesthetics of downtown Aliceville, and it also aligns with WARC’s CEDS Goal 3 of assisting job creators to locate or expand in our regional economy and be successful (page 38 of CEDS).

1.b.ii. Outcomes and Benefits of Reuse Strategy: The City of Aliceville recognizes that People of Color are often disproportionately impacted by environmental issues. In order to work towards equity in our community, Aliceville will also seek to encourage waste reduction, recycling of materials, and explore modern energy options in all reuse strategies. Additionally, it is important to the city of Aliceville that efforts associated with this grant work towards the city’s internal goals of clearing dangerous properties, revitalizing the city, and bringing new job opportunities to the people of Aliceville. Over the last several decades, the city has faced major job losses in and around Aliceville, and the city has been suffering because of it. When the Former Aliceville Cotton Mill closed in 2000, 170 jobs were lost. When the Pickens County Medical Center ten minutes from Aliceville closed earlier this year, over 150 jobs were lost to residents in Aliceville, Carrollton, and surrounding areas. When the Aliceville Piggly Wiggly closed earlier this year, another 30 jobs were lost. Clearing our priority sites for reuse will help the city entice new businesses to Aliceville and provide more jobs for our residents.

<table>
<thead>
<tr>
<th>Priority Site</th>
<th>Reuse Strategy</th>
<th>Expected Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Former Aliceville Cotton Mill</td>
<td>Commercial Business Park</td>
<td>Make approximately 12 acres ready for reuse. Remove hazard to community. Recycle antique brick and iron. Reuse as a commercial business park could provide space and opportunity for anywhere from <strong>150-175 new jobs</strong> within walking distance of low-income mill houses. Reduction of residents commuting over 60 minutes for work.</td>
</tr>
<tr>
<td>Former Aliceville Rural Health Clinic</td>
<td>Medical Center</td>
<td>2 acres and 14,730 sq. ft structure made ready for reuse. Make available much needed medical care to the community. Clear of potential contamination associated with medical waste. Creation of approximately <strong>60 jobs</strong>.</td>
</tr>
</tbody>
</table>

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6 *Deep South Center for Environmental Justice. Perspectives on the Future of Climate and Environmental Justice on the US Gulf Coast. 2021.*


**Priority Site** | **Reuse Strategy** | **Expected Outcomes**
--- | --- | ---
Former National Guard Armory | Aliceville Community Center, Youth Center, & Work Training Center | Make approximately 12 acres and 17,700 sq. ft structure ready for reuse. Clear potential contamination associated with National Guard armories such as lead dust. Provide space and services to community. Improve social networking, reduce isolation, improve well-being of members of the community, increase community involvement, increase civic participation\(^9\), improved education, skill building in the community, increased employment rate.

Former Branco Oil Station Restaurant | Make 0.5 acres and structure downtown ready for reuse. Improve aesthetics of downtown. Clear potential contamination associated with gas stations. Create **10-15 jobs**. Spur investment in downtown area.

**1.c. Strategy for Leveraging Resources**

**1.c.i. Resources Needed for Site Reuse:** The City of Aliceville is committed to the White House Environmental Justice Advisory Council’s “whole of government approach” to rebuilding communities in Alabama’s Black Belt\(^10\). As such, we are committed to pursuing both state and federal assistance where available. The Alabama Department of Economic and Community Affairs (ADECA) was awarded over $24 million in Community Development Block Grant (CDBG) money this year. CDBG grants are awarded to state and local governments in order to facilitate community revitalization. They allow communities to integrate brownfields redevelopment planning with transportation and housing planning. Additionally, there are tax credits available that the city plans to leverage for incoming investors. For instance, Pickens County is located in an Alabama Enterprise Zone. This provides credit for up to 30% of a company’s new permanent employees, 10% of the first $10,000 capital investment, 5% for the next $90,000, 2% for the remaining investment, and tax credits of up to $1,000 for training new permanent employees in new skill areas. Additionally, an Investment Tax Credit is available for new or expanding businesses.

**1.c.ii. Use of Existing Infrastructure:** All priority sites already have utilities in place and are connected to existing roadways. With the exception of the Former Aliceville Cotton Mill, reuse plans for the priority sites include making use of existing structures. For the Former Aliceville Cotton Mill, the structure will be demolished and the antique brick and iron will be recycled.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**2.a. Community Need**

**2.a.i. The Community’s Need for Funding:** The City of Aliceville is a small, rural community that is largely impoverished. Pickens County is classified as a USDA low employment county, a persistent poverty county, and a persistent child poverty county. Additionally, job losses in and around the community coupled with the city’s low per capita income (only $14,784 compared to the state’s $27,928) and low median household income ($22,692 compared to the state’s $50,536) means that the city’s tax base is heavily burdened. Additionally, the population of Aliceville has declined by over 12% since 2000. High poverty rates (40.3% compared to the state’s 16.7%) and a very small population shows the need for an economic boost and new jobs within the community. In addition, 951 of city residents (40.3%) are living in poverty. Aliceville has great small-town charm and incredible redevelopment potential, but unfortunately we do not have the budget or the resources to achieve our redevelopment and environmental justice goals without additional support such as what would be provided by an EPA Community-Wide Assessment Grant.

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Aliceville</th>
<th>Pickens County</th>
<th>Alabama</th>
<th>USA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population(^11)</td>
<td>2,362</td>
<td>20,243</td>
<td>4,876,250</td>
<td>324,697,795</td>
</tr>
<tr>
<td>Poverty Rate(^11)</td>
<td>40.3%</td>
<td>22.7%</td>
<td>16.7%</td>
<td>13.4%</td>
</tr>
</tbody>
</table>


\(^{10}\) White House Environmental Justice Advisory Council Justice 40 Climate and Economic Justice Screening Tool and Executive Order Interim Final Recommendation

\(^{11}\) 2015-2019 American Community Survey on American Fact Finder
2.5 Use of Lung Cancer Contaminants Linked to the Greater Incidence of Disease and Adverse Health Conditions Shown in the Table Below. It is Important to the City of Aliceville That These Risks Are Identified and Dealt With for the Health of Our Community.

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Aliceville</th>
<th>Pickens County</th>
<th>Alabama</th>
<th>USA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percent People of Color(^{12})</td>
<td>80.4%</td>
<td>43.3%</td>
<td>31.9%</td>
<td>27.5%</td>
</tr>
<tr>
<td>Uninsured Population(^{12})</td>
<td>16.6%</td>
<td>9.1%</td>
<td>9.5%</td>
<td>8.8%</td>
</tr>
<tr>
<td>Percent with Disability(^{12})</td>
<td>31.2%</td>
<td>25.1%</td>
<td>16.3%</td>
<td>12.6%</td>
</tr>
<tr>
<td>Households, No Motor Vehicle(^{12})</td>
<td>12.7%</td>
<td>10.3%</td>
<td>6.1%</td>
<td>8.6%</td>
</tr>
<tr>
<td>Population, no High School Diploma(^{12})</td>
<td>29.9%</td>
<td>18.5%</td>
<td>13.8%</td>
<td>12%</td>
</tr>
<tr>
<td>Population Commuting 60+ minutes(^{12})</td>
<td>17.9%</td>
<td>15.1%</td>
<td>6.5%</td>
<td>9.4%</td>
</tr>
</tbody>
</table>

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The data in the table below shows that Aliceville and Pickens County have higher overall prevalence of breast and lung cancer than the state or national levels. Additionally, both the city and county have higher rates of Asthma and COPD. Asbestos is a known cause of lung cancer and a stressor for those with asthma or COPD. Asbestos is a potential contaminant of both the Former Aliceville Cotton Mill and the Former Aliceville Rural Medical Center. It is a significant concern regarding the Former Mill due to its dilapidated state and proximity to the low-income mill housing. Breast cancer has been shown to be linked to particulate matter (PM\(_{2.5}\)) and PAHs\(^{13}\). PAHs are constituents of petroleum and are contaminants of concern for the Former Mill, the Former Branco Oil Station and the Former National Guard Armory. Additionally, an EPA EJSCREEN conducted for Aliceville showed a high level of both PM\(_{2.5}\) (70 compared to State’s 32) and Ozone (24 compared to State’s 8). PAHs are also associated with COPD and low birth weight while both ozone and PM\(_{2.5}\) are associated with asthma\(^{14}\). Air pollution and heavy metals including lead and mercury, potential contaminants associated with the Mill and the Former Armory, have also been shown to impact birth weight and infant mortality. Both of these are higher in Pickens County than in the state or the nation. The rates for heart disease and stroke are also higher in Aliceville than in the state or nation. Both of these have been linked to lead exposure\(^{15}\). Any one of the priority sites selected for this grant could have contaminants linked to the greater incidence of disease and adverse health conditions shown in the table below. It is important to the City of Aliceville that these risks are identified and dealt with for the health of our community.

\(^{12}\) US Department of Labor, Bureau of Labor Statistics. 2021-June
\(^{14}\) EPA. The Links Between Air Pollution and Childhood Asthma. 2018.
\(^{15}\) Harvard Health Publishing. Lead Exposure and Heart Disease. 2019.
(3) Promoting Environmental Justice: There are numerous environmental justice issues faced by the people of Aliceville. Minority populations are often more negatively impacted by environmental contamination and climate change. For the Former Mill priority site, 88% of the residents living within a quarter of a mile of the property are black. With an 80.4% minority population, most residents of Aliceville are facing these issues. Aliceville has significantly higher EJSCREEN Environmental Indicators than the state of Alabama as indicated in the table below. This impacts the health of the People of Color in our community in significant ways, leading to higher lung and breast cancer rates, other respiratory conditions, heart disease, and stroke. Additionally, communities with prevalent environmental justice issues often do not have the same access to necessary medical and community resources. Aliceville has a much higher preventable hospitalizations rate than the county, state, or country and a decreasing access to medical care. There are also economic issues faced by the community. Poverty is a major problem in Aliceville and it is one that disproportionately impacts the minority community. While the poverty rate for the population as a whole is 40.3%, the poverty rate for the minority population is 46.9% compared to the white population’s 13.8%. Similarly, 11.8% of Aliceville families have an income of $75,000 or more. However, when looking at the black population, only 1% of black families have an income of $75,000 compared to the white population’s 48.9%. This is a huge disparity given that 80.4% of the population of Aliceville is black. All of these numbers point to major environmental justice issues in our community that need to be addressed. These site reuses will promote environmental justice in Aliceville by creating jobs in a community that has been disproportionately impacted in a myriad of ways and by providing important medical resources (Former Aliceville Rural Medical Center redeveloped into a new medical center) and community resources (Former National Guard Armory redeveloped into the Aliceville Community Center, Youth Center, & Work Training Center). Some of these disproportionate environmental justice indices are outlined in the table below:

<table>
<thead>
<tr>
<th>Environmental Indicators</th>
<th>Aliceville</th>
<th>Alabama</th>
<th>USA</th>
</tr>
</thead>
<tbody>
<tr>
<td>NATA Respiratory HI</td>
<td>90-95</td>
<td>50</td>
<td>90-95</td>
</tr>
<tr>
<td>PM2.5</td>
<td>70</td>
<td>32</td>
<td>63</td>
</tr>
<tr>
<td>Ozone</td>
<td>24</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>NATA Cancer Risk</td>
<td>80-90</td>
<td>47</td>
<td>90-95</td>
</tr>
<tr>
<td>Lead Paint Indicator</td>
<td>76</td>
<td>72</td>
<td>53</td>
</tr>
</tbody>
</table>

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16 Centers for Medicare and Medicaid Services, Mapping Medicare Disparities Tool. 2017
17 State Cancer Profiles. 2013-17
18 Centers for Disease Control and Prevention, Behavioral Risk Factor Surveillance System. 2018
19 Centers for Medicare and Medicaid Services, CMS-Geographic Variation Public Use File. 2018
20 Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion. 2017
21 County Health Rankings. Alabama. 2021 State Level Data and Ranks
22 Alabama Perinatal Health Act Annual Progress report FY2021
2.b. Community Engagement

2.b.i. Project Involvement, 2.b.ii. Project Roles: The City of Aliceville has already started building partnerships in the community to aid in the success of redevelopment efforts. Our community partnerships represent key members of the community who are strategically placed to connect with stakeholders and represent the people of Aliceville. Our partners will be involved in making decisions with respect to site selection, cleanup, and future reuse. Community partners and their roles are outlined in the table below.

<table>
<thead>
<tr>
<th>Organization</th>
<th>Point of Contact</th>
<th>Assistance Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alabama Department of Economic and Community Affairs</td>
<td>Kenneth Boswell</td>
<td>Raise awareness of Aliceville redevelopment opportunities with potential developers.</td>
</tr>
<tr>
<td>Alabama Brownfields Association</td>
<td>Mike McCown</td>
<td>Promote economic revitalization in Aliceville and connect city with real estate resources.</td>
</tr>
<tr>
<td>Aliceville Area Chamber of Commerce</td>
<td>Caleb Marine</td>
<td>Member of the Brownfield Advisory Committee (BAC). Will help connect with local businesses as well as network with potential incoming businesses. Will also help with site identification.</td>
</tr>
<tr>
<td>Aliceville Housing Authority</td>
<td>Frieda Blackney</td>
<td>Member of the BAC. Will help connect with members of the community and assist with site identification.</td>
</tr>
<tr>
<td>Aliceville Public Library</td>
<td>Frances Lewis</td>
<td>Provide public meeting space for outreach events as well as facilitate two-way communication with members of the community.</td>
</tr>
<tr>
<td>Industrial Development Board</td>
<td>Everett Owens</td>
<td>Member of the BAC. Will help connect developers with potential sites within Aliceville with the aim of creating jobs in the city.</td>
</tr>
<tr>
<td>Aliceville First Baptist Church</td>
<td>Reverend Charlie Wilson</td>
<td>Provide meeting space for outreach events and facilitate two-way communication, will assist with future reuse decisions.</td>
</tr>
</tbody>
</table>

2.b.iii. Incorporating Community Input: Community engagement is extremely important for the City of Aliceville. We want residents to take an active interest in what is going on in our community and join together to help make this project a success. As such, active communication throughout the lifespan of the project is key. If awarded with an EPA Community-wide Assessment Grant, a Community Engagement Plan (CEP) will be developed and a kickoff meeting will be scheduled and made open to the public. The kickoff meeting will be advertised throughout the community via fliers, the City website, and the City Facebook page. This meeting will be used to educate members of the community on the EPA assessment grant program as well as to seek feedback from the community on concerns and additional site selections. A BAC will also be formed made up of City employees and key stakeholders in the community. The BAC will assist site selection, cleanup and reuse planning, and networking with members of the community and other stakeholders. The BAC will also assist the City in ensuring that community input is gathered and that community’s input is central in all project planning. Meetings with the BAC will be held tri-annually and will be open to the community. They will be advertised throughout the community via fliers, on the city website, and at key organizations in the city such as our community engagement partners. These meetings will be held in central locations to encourage ease of access (walkable locations for disadvantaged communities) and high attendance rates. The purpose of these meetings will be educational, updating the community on the project progress, but will also be designed to routinely get community input through visioning sessions and open forums. If COVID-19 safety protocols are needed, community engagement meetings will be held outside or virtually, depending on level of concern. Virtual conferencing and phone calls will also be utilized. As not all members of the community have internet access at home, a phone system will be developed and utilized for gathering community input in the case that virtual meetings are necessitated.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Descriptions of Tasks/Activities/and Outputs
**Task 1: Project Management**

### i. Project Implementation:

The City of Aliceville with the help of a Qualified Environmental Professional (QEP) will manage the grant. Aliceville will procure the services of a QEP in compliance with 2 CFR Part 200 and 2 CFR Part 1500. Aliceville will take steps to secure a QEP to assist with the project. A preliminary inventory of the City has been conducted and prioritization of the first four sites has occurred so that there will be no delays in beginning the Phase I ESAs for these sites. The project will focus first on the four priority sites, and then continue on to other sites that will be included in the inventory. The sites added to the inventory will later be prioritized with the assistance of the QEP based on the prioritization input from the community and the Brownfields Advisory Committee (BAC). Activities will also include general grant oversight, budget management, ACRES updates, Annual, and Final Reports.

#### iii. Task/Activity Lead:

City of Aliceville (Dineki McCaa) will lead this task with assistance from the QEP, as needed.

### ii. Anticipated Project Schedule and iv. Outputs:

- 12 Quarterly reports (four per year for the duration of the project), ACRES updates (quarterly or per completed task), annual reports (DBE, FFR), and one final report submitted at the project’s conclusion, and post-close out data collection (ACRES).

**Task 2: Community Outreach**

### i. Project Implementation:

The City of Aliceville will seek to continuously involve the public in the grant process so that we can ensure all the most pressing needs are consistently being met. A Community Engagement Plan (CEP) will also be developed. Activities will include BAC and Community Outreach Meetings (virtual and in-person), the dissemination of information via the City of Aliceville Brownfields website page and the City Facebook page, cities’ social media pages, through our community partners. Supplies are budgeted for printing outreach materials.

#### iii. Task/Activity Lead:

City of Aliceville (Dineki McCaa) with assistance from the BAC and QEP

### ii. Anticipated Project Schedule and iv. Outputs:

- 1 CEP (first 2 qtrs.), A total of 9 community outreach meetings occurring tri-annually starting in quarter 1 (9 sign in sheets and minutes summaries), Quarterly Aliceville Brownfield website updates, updates posted to community input/questions, as received.

**Task 3: Assessments**

### i. Project Implementation:

The QEP will conduct Phase I Environmental Site Assessments (ESAs) in accordance with EPA’s All Appropriate Inquiry (AAI) Rule and ASTM E1527-13 (or most recent revision). The QEP will develop a Generic QAPP. The QEP will conduct a total of 18 Phase I EESAs - Priority sites will be assessed first. Ten Phase II ESAs (including Site-Specific QAPPs for each) will be conducted by the QEP. Aliceville will oversee the QEP’s budget, reporting, and schedule to make sure all standards are met.

#### iii. Task/Activity Lead:

QEP with oversight by the City of Aliceville (Dineki McCaa).

### ii. Anticipated Project Schedule and iv. Outputs:

- Phase I ESAs on the priority sites will be conducted within the second quarter of the grant. Additional 15 Phase Is of non-priority sites will be conducted by the close of Year 1. A total of 10 Phase II ESAs (including SSQAPPs) will be conducted during each of the quarters of Year 2, priority sites first. Generic QAPP, Quarter 1 Year 1.

**Task 4: Cleanup and Reuse Planning**

### i. Project Implementation:

The QEP will conduct cleanup planning by preparing 4 Analysis of Brownfields Cleanup Alternatives (ABCAs) for this project, starting with the priority sites. Aliceville will create 2 Reuse Plans.

#### iii. Task/Activity Lead:

QEP with oversight by the City of Aliceville (Dineki McCaa).

### ii. Anticipated Project Schedule and iv. Outputs:

- 4 ABCAs (after assessment completion, in year 3), 2 Reuse Plans (conducted as Phase II ESAs are being completed).

### 3.b. Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Project Management</td>
</tr>
<tr>
<td>Direct Personnel</td>
<td>$15,500</td>
</tr>
<tr>
<td>Fringe Benefits</td>
<td>-0-</td>
</tr>
</tbody>
</table>
Personnel costs: 500 hours have been budgeted at a rate of $60 per hour for a total of $30,000. Travel costs: $6,900 is budgeted for two City personnel to attend two conferences at $1,725 per conference per person. This includes $600 per flight ticket; $600 for hotel stay (4 nights for a hotel at $150 per night); $250 for 5 days per diem at $50 per day; and Conference Registration at $200. This totals to $6,600 and $6,900 is budgeted to cover any additional unexpected costs. Contractual: 125 hours have been budgeted at a rate of $140 per hour for a total of $17,500. QEP will assist with ACRES reporting, quarterly reporting, annual reporting, and additional programmatic support, as requested.

Task 2: Community Outreach - $33,100
Personnel costs: 300 hours have been budgeted at a rate of $50 per hour for a total of $15,000. Supplies are estimated at $366.66/year for handouts and other supply needs. Contractual: tri-annual community outreach meetings will take place. Estimated rate of $100 per hour for 170 hours for a total of $17,000.

Task 3: Assessments - $377,500
Contractual: The EPA TAB Provider provided estimates for these contractual costs. The estimated cost of developing one Generic Quality Assurance/Quality Control Plan (QAPP) is $5,000. $72,000 has been budgeted for 18 Phase I ESAs at an estimated average cost of $4,000 per Phase I ESA. $300,000 has been budgeted for 10 Phase II ESAs at an estimated average cost of $30,000. The cost of the Phase II ESAs includes the cost of producing Site-Specific QAPPs for each Phase II ESA to be conducted. Total of estimated costs for Phase I and II ESAs and the Generic QAPP is $377,000.

Task 4: Cleanup and Reuse Planning - $50,000
Personnel costs: 500 hours have been budgeted at a rate of $60 per hour for a total of $30,000 to develop two Site Reuse Assessments with Site Re-Use Visioning at two of the community meetings. Contractual: $20,000 has been budgeted for the development of 4 ABCAs at a cost of $5,000 per ABCA.

3.c. Measuring Environmental Results
Aliceville will work with the QEP to keep the project on schedule and on budget. Costs, identified sites, Phase I ESAs, Phase II ESAs, ABCAs, Community Outreach Meetings, and Reuse Plans will all be tracked closely via a developed spreadsheet, and progress will be reported regularly to ensure all project milestones are met on time and within budget. Outcomes will be recorded such as number of sites assessed, number of sites with off-site risks, number of sites purchased and redeveloped, number of jobs created, amount of funding leveraged, amount of increase in property values, amount of increase in property tax revenues, and acreage of greenspace created. Progress reports will be regularly submitted to the EPA through the ACRES database so that Aliceville and the QEP are continually aware of whether the project is meeting budget and schedule demands, which will allow for prompt corrective action to be taken should the project fall behind schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
4.a. Programmatic Capability

4.a.i. Organizational Capacity, 4.a.ii. Organizational Structure, and 4.a.iii. Description of Key Staff: The City of Aliceville is small, but our employees are capable and stand as representatives for our community. The City of Aliceville has 27 employees under three branches. Decades of administrative, financial, and managerial experience will be leveraged for this project. In addition to city employees, members of the BAC will also be utilized for coordination with community members, outreach events, and identifying and communicating with stakeholders and possible development partners. If awarded, the EPA Community-wide Assessment Grant will be managed by the City of Aliceville City Manager/Clerk, Dineki McCaa. Ms. McCaa is uniquely qualified to manage this grant with the wide-ranging work
experience she has gained. Ms. McCaa has received two Master’s Degree in Business Management and Human Resource Management. She has worked in City Government for over 17 years. In addition to local government management, her job skills and experience includes a career in mental health and writing grants for private organizations. Mrs. McCaa works directly with the Mayor, City Council, and members of the community. As the City Manager, Ms. McCaa will work closely with Mayor Windham to provide grant management assistance to ensure the grant compliance is met. Mayor Windham is a graduate of Aliceville High School class of 2006. In 2010 he completed his Bachelor’s degree at Jacksonville State University. At Jacksonville State, he assumed many leadership roles across the campus including becoming the Vice President of Student Senate. Mayor Windham is no stranger to Municipal Government as he has been elected twice as City Councilman of District 3 and served as the Alabama District 7 Covid-19 Advisory group with Congress Woman Terri Sewell. Additionally, during his term, he has fought for the repair of dangerous roads, established a permanent pay scale for city employees, and established the first Covid-19 testing in Pickens County among other things. He also serves and is active on several boards across the city, county, and state. In the case Mrs. McCaa is no longer able to fulfill her duties as grant manager, management of the grant will be taken over by Mayor Terrence Windham.

4.a.iv. Acquiring Additional Resources: The City of Aliceville will contract a Qualified Environmental Professional (QEP) to lead the environmental assessment, cleanup, and reuse planning tasks. The QEP will also support outreach efforts and project reporting tasks. A Request for Qualifications for firms to provide brownfields consulting services for the duration of the project will released in compliance with 2 CFR Part 200 and 2 CFR Part 15000 requirements. The City is experienced in obtaining and managing contractors. In addition, the City will encourage the QEP to seek local and minority owned contractors whenever possible.

4.b. Past Performance and Accomplishments
4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (1) Accomplishments and (2) Compliance with Grant Requirements.

The City of Aliceville has never received an EPA Brownfields grant; however, we have received other federal or state funding and are experienced in successfully managing funds. Examples of our grant management experience are shown in the table below:

<table>
<thead>
<tr>
<th>Program</th>
<th>Amount</th>
<th>Purpose and Accomplishments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Development Block Grant</td>
<td>$90,970.71</td>
<td>• Awarded 2019&lt;br&gt;• Project was to purchase a 2001 Spartan Pumper&lt;br&gt;• Project completed, grant successfully closed out in January 2019&lt;br&gt;• All grant requirements were met</td>
</tr>
<tr>
<td>Byrne Jag Grant</td>
<td>$24,000</td>
<td>• Awarded 2021&lt;br&gt;• Project was used to purchase Police Patrol Vehicle&lt;br&gt;• Project completed, grant successfully closed out in September 2021&lt;br&gt;• All grant requirements were met</td>
</tr>
<tr>
<td>Byrne Jag Grant</td>
<td>$5,000</td>
<td>• Awarded 2021&lt;br&gt;• Project to purchase Tasers for the Police Department&lt;br&gt;• Project is ongoing but the city does not anticipate any issues in meeting grant requirements</td>
</tr>
</tbody>
</table>

The City of Aliceville has successfully complied with all applicable grant terms and conditions for the projects listed above in addition to any other grant agreements awarded to the city. Through the outstanding effort of our team of professionals, no corrective measures have been needed on previous grant activities. The City of Aliceville has a proven history of timely and acceptable reporting and compliance with all grant-related activities.
III.B. Threshold Criteria for Assessment Grants

1. Applicant Eligibility
Aliceville is a city in Alabama and is a General-Purpose Unit of Local Government defined by 2 CFR § 200.1, therefore is eligible for funding under this solicitation.

2. Community Involvement
The City of Aliceville has already started building partnerships in the community to aid in the success of redevelopment efforts. Our community partnerships represent key members of the community who are strategically placed to connect with stakeholders and represent the people of Aliceville. Our partners will be involved in making decisions with respect to site selection, cleanup, and future reuse. Community partners and their roles are outlined in the table below.

<table>
<thead>
<tr>
<th>Organization</th>
<th>Point of Contact</th>
<th>Assistance Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alabama Department of Economic and Community Affairs</td>
<td>Kenneth Boswell <a href="mailto:Kennith.boswell@adeca.alabama.gov">Kennith.boswell@adeca.alabama.gov</a> &amp; 334.242.5591</td>
<td>Raise awareness of Aliceville redevelopment opportunities with potential developers.</td>
</tr>
<tr>
<td>Alabama Brownfields Association</td>
<td>Mike McCown <a href="mailto:Mike.mccown@ppmco.com">Mike.mccown@ppmco.com</a> &amp; 205.836.5650</td>
<td>Promote economic revitalization in Aliceville and connect city with real estate resources.</td>
</tr>
<tr>
<td>Aliceville Area Chamber of Commerce</td>
<td>Caleb Marine 205.373.2820</td>
<td>Member of the Brownfield Advisory Committee (BAC). Will help connect with local businesses as well as network with potential incoming businesses. Will also help with site identification.</td>
</tr>
<tr>
<td>Aliceville Housing Authority</td>
<td>Frieda Blackney 205.373.8333</td>
<td>Member of the BAC. Will help connect with members of the community and assist with site identification.</td>
</tr>
<tr>
<td>Aliceville Public Library</td>
<td>Frances Lewis <a href="mailto:apl@nctv.com">apl@nctv.com</a> &amp; 205.373.6691</td>
<td>Provide public meeting space for outreach events as well as facilitate two-way communication with members of the community.</td>
</tr>
<tr>
<td>Industrial Development Board</td>
<td>Everett Owens 205.361.5155</td>
<td>Member of the BAC. Will help connect developers with potential sites within Aliceville with the aim of creating jobs in the city.</td>
</tr>
<tr>
<td>Aliceville First Baptist Church</td>
<td>Reverend Charlie Wilson 205.373.8151</td>
<td>Provide meeting space for outreach events and facilitate two-way communication, will assist with future reuse decisions.</td>
</tr>
</tbody>
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Community engagement is extremely important for the City of Aliceville. We want residents to take an active interest in what is going on in our community and join together to help make this project a success. As such, active communication throughout the lifespan of the project is key. If awarded with an EPA Community-wide Assessment Grant, a Community Engagement Plan (CEP) will be developed and a kickoff meeting will be scheduled and made open to the public. The kickoff meeting will be advertised throughout the community via fliers, the City website, and the City Facebook page. This meeting will be used to educate members of the community on the EPA assessment grant program as well as to seek feedback from the community on concerns and additional site selections. A BAC will also be formed made up of City employees and key stakeholders in the community. The BAC will assist site selection, clean up and reuse planning, and networking with members of the community and other stakeholders. The BAC will also assist the City in ensuring that community input is gathered and that community’s input is central in all project planning. Meetings with the BAC will be held tri-annually and will be open to the community. They will be advertised throughout the community via fliers, on the city website, and at key organizations in the city such as our community engagement partners. These meetings will be held in central locations to encourage ease of access (walkable locations for disadvantaged communities) and
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3. **Named Subcontractors and Subrecipients**

Not Applicable

4. **Expenditure of Existing Grant Funds**

Aliceville does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.