NARRATIVE INFORMATION SHEET

1. Applicant Identification

Alabama Department of Environmental Management
1400 Coliseum Blvd
Montgomery, AL 36110

2. Funding Requested

a. Assessment Grant Type: Community-wide Assessment Grant for States and Tribes

b. Federal Funds Requested
   i. $1,421,188
   ii. Waiver Not Applicable

3. Location

a. Phenix City; Jasper; Eutaw; Boligee

b. Russell County; Walker County; Greene County

c. Alabama

4. Target Area and Priority Site/Property Information

Target Areas: Phenix City, AL
Jasper, AL
Greene County, AL

Priority Sites: Large Open-Air Warehouse
100 Brickyard Road
Phenix City, AL 36869

Dudley Grocery and Market
1701 11th Avenue
Phenix City, AL 36867

Sherer Auditorium
285 17th St W
Jasper, AL 35501
Fuel Station
32.8182, -87.8873
Hwy 43/Demopolis Hwy
Eutaw, AL 35462

Texaco Fuel Station
32.7934, -88.0296
Hwy 20
Boligee, AL 35443

5. Contacts

a. Project Director
M. Gavin Adams
Chief, Redevelopment Section
334 279 3067
MGA@adem.alabama.gov
P.O. Box 301463
Montgomery, AL 36130

b. Chief Executive/Highest Ranking Elected Official
Lance R. LeFleur
Director
334 271 7710
llefleur@adem.alabama.gov
P.O. Box 301463
Montgomery, AL 36130

6. Population

Phenix City, AL: 38,816
Jasper, AL: 14,572
Eutaw, AL: 2,937
Boligee, AL: 301

7. Other Factors Checklist

<table>
<thead>
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<th>Other Factors</th>
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<td>Community population is 10,000 or less.</td>
<td>3</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
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The priority brownfield site(s) is impacted by mine-scarred land. | 1
---|---
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | 3
The priority site(s) is in a federally designated flood plain. | 3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects. | -
The reuse of the priority site(s) will incorporate energy efficiency measures. | -
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. | 10
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing. | -

8. **Letter from the State Environmental Authority**

Not Applicable

9. **Releasing Copies of Applications**

Not Applicable
RANKING CRITERIA

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Areas – Boasting more than 6,350 species of plants and animals along with incredible range in topography, Alabama is fortunate enough to claim the title as the most biologically diverse state east of the Mississippi River. With a land area totaling approximately 52,423 square miles and nearly 132,000 miles of rivers and streams, the state is able to host 22 picturesque state parks that feed our recreational economy. From the lower portion of the Appalachian Mountains that take up residence in the northern portion of the state all the way to the soft white sands that build the beaches along the gulf, Alabama’s topographical diversity truly offers a home to the roughly 5,024,279 residents that call this beautiful state home.

Located on the northwest side of the state within the Appalachian Highlands region sits Walker County. According to a 2020 census report, the County reported a population of 65,342, making it the 21st most populous county out of the 67 in Alabama. The largest racial/ethnic groups are White (86.3%) followed by Black (5.9%) and others making up the remaining (3.5%). In 2019, the median household income was $43,629, well below the national average of $68,703, leaving roughly 12% of families within county limits in poverty. It also ranks 20th in terms of land area within the state with a total coverage of 791.19 square miles. It is drained by the Black Warrior River Basin and the Mulberry and Sipsey Forks. The riverbed covers immense deposits of coal from the Warrior Coal Field, which happens to be the southernmost large-scale coal-producing area in all of North America. Walker County takes pride in a multitude of recreational opportunities it has to offer its visitors. William B. Bankhead National Forest, Lewis Smith Lake, and Walker County Lake provide numerous activities to include camping, fishing, and hiking. A host of museums and historic buildings, many of which are listed on the National Register of Historic Places, are also available to visit. Within Walker County sits the county seat of Jasper (target area: non-metropolitan statistical area). Jasper is the largest city within Walker County with a population of 14,572. The city’s economy focuses on coal, timber, and poultry processing. The infrastructure in Jasper’s downtown area began taking hits as early as Wilson’s Raid. The raid, occurring between March 22, 1865 to mid-April 1865, rendered much of the state’s vast natural resources useless. It was the largest calvary raid of the American Civil War. In Jasper, the courthouse and many other buildings were burned. Since that time, natural disasters have pummeled the City of Jasper and negatively impacted the downtown area. A serious fire took out the majority of the downtown area in December of 1920, but revitalization efforts occurred shortly after. In 1974, downtown was again impacted, but this time by a tornado. A downtown area, once thriving with local businesses, has faced economic hardship with never-ending efforts to rebuild and businesses closing up shop because of competition from the larger chain stores. U.S. 78 is the main route that connects Jasper to Birmingham, and Hwy 69 serving as the connector to Tuscaloosa. With revitalization efforts focused in the downtown area, there is potential for economic growth.

Southeast of Jasper, situated in the Coastal Plain region with the Chattahoochee River running along its eastern border, sits Russell County. Based on a 2020 census report, the County reported a population of 59,183, making it the 22nd most populous county in Alabama behind Walker County. It also ranks 40th in terms of land area with a total coverage of 641.14 square miles. The largest racial/ethnic groups are White (45%) followed by Black (43.8%) and Hispanic (5.3%). In 2019, the median household income was $42,443, well below the national average of $68,703, leaving roughly 15.8% of families within county limits in poverty. It dons the nickname “County of Forts” due to numerous historical forts that once called Russell County home. Fort Mitchell, the site of a national cemetery, is known as the “Arlington of the South”. A portion of Fort Benning, an active army base, is currently located within county lines. Russell County emerged from plots that were previously inhabited by Creek Indians, with the remains of several villages and cemeteries still visible today. Farming was the primary occupation in the county until the latter part of the twentieth century when the damming of the Chattahoochee River resulted in hydroelectric power and led to the development of textile and manufacturing industries.

December 1, 2021
the closure of many of the textile mills, several dams on the Chattahoochee River were breached making way in 2013 for a record-breaking urban whitewater rafting course. Many of the recreational opportunities now available are based around the river and include whitewater rafting, zip-lining, kayaking, and fishing. U.S. Hwy 80 and 431 make up the major transportation routes through the county that serve as connections to Georgia and other states. The county seat of Russell County is Phenix City (target area: metropolitan statistical area). Phenix City is the largest city within the county with a population of 38,816. Although the rest of Alabama operates in the Central Time Zone, Phenix City operates under the Eastern Time Zone to facilitate its close ties as part of the larger Columbus, Georgia metropolitan area. The land that is now Phenix City has historically been home to outlaws and illegal enterprises funded by legitimate business across the river in Georgia. (Chapter II, “Sodom: The Lawless Village of Girard” in Wicked Phenix City by Faith Serafin.) The corruption and lawlessness carried through the Great Depression when the city went bankrupt and acquired over $1 million in debt. In 1933, Phenix City was trying to function with the assistance of a federal receiver. Crime and corruption again took over the city and became the main source of revenue in the absence of legitimate businesses. Fines were put in place for gambling and for the use and sale of alcohol in an effort to generate revenue. In the 1940s, organized crime took over and illegal gambling, narcotics, and prostitution ‘businesses’ were booming. Efforts to clean up the city were continually met with violence. The crises reached a tipping point in 1954 when the attorney-general elect was shot and killed outside his Phenix City office. The city came under martial law and soldiers from Fort Benning were no longer allowed to spend leisure time in Phenix City due to the crime and violence. The events surrounding this tragedy were captured in The Tragedy and the Triumph of Phenix City, Alabama by Margaret Ann Barnes and led to the moniker “Sin City, USA.” Phenix City has taken strides to become an “All-American” city and to shed its sullied past. Part of that recent effort has revolved around addressing blighted areas around the city to discourage behavior that once ran rampant and to take advantage of the tourism connected to the burgeoning whitewater rafting industry. The citizens want a city that they can be proud of, and that is made possible with continued revitalization efforts made possible by outside funding opportunities.

Leaving Phenix City, one could hop onto U.S. Hwy 80 and discover the rural areas of West Alabama. West Alabama is made of nine counties to include Bibb, Fayette, Greene, Hale, Lamar, Marengo, Pickens, Sumter, and Tuscaloosa. Manufacturing, agriculture, and transportation dominate the economy in this area of the state. The Sipsey, Black Warrior, and Tombigbee Rivers are the major water systems that feed the West Alabama Coastal Plain region. Unfortunately, poverty is most prevalent throughout this region in the state. The median family income throughout West Alabama remains below the national average. Access to needs like healthcare and internet remain a concern for many families that find themselves within these areas. One of the areas taking steps towards an improved economy is Greene County (target area: metropolitan statistical area). Greene County reported a population of 7,730 based on a 2020 census report, making it the least-populated county in Alabama. It ranks 37th in the state in land area with a coverage of 647.11 square miles. The largest racial/ethnic groups are Black (80.5%) followed by White (16.6%) with other groups making up the remaining (1.7%). With a median household income of $24,145, roughly 29.4% of families in Greene County live in poverty. This is staggering when compared to the 2019 national median household income of $68,703 and 10.5% poverty rate. Despite limited resources, leadership in Greene County has reached out in an effort to boost their rural economy. With Interstate 20/59 as the major connector to larger metropolitan areas, the revitalization of Greene County could create opportunities for this community to flourish as a destination area for those traveling through the state.

ii. Description of the Priority Brownfield Site(s) – Based on input from the communities involved, the Alabama Department of Environmental Management is focusing on the following priority sites for funding consideration under this FY2022 US EPA Community-wide Assessment Grant for States and Tribes. **Two priority sites are located within designated Opportunity Zones with the remaining three priority sites situated just outside of a nearby Opportunity Zone, two priority sits are located within an Enterprise Zone, all five priority sites are within a designated Alabama Brownfield area, and all five priority sites are within a Flood Zone.** All
five priority sites are currently owned by private parties with active interest for purchase by their respective city officials. The calculation of environmental remediation is a necessary step ahead of the purchase of these properties. Each site has a development proposal in place should redevelopment activities be granted. **Site 1: Large Open-Air Warehouse**

This property, located at 100 Brickyard Road in Phenix City, Alabama, is situated with easy access from Columbus, Georgia via Hwy 280, near the pretty campus of the Chattahoochee Valley Community College. The development of this blighted brownfield in an otherwise bucolic setting would be a draw for the large Fort Benning population as well as the whitewater tourists who are fueling development in downtown Phenix City, thereby enhancing the economic prospects for the local population. The 83-acre site is composed of two parcels situated next to the Chattahoochee River and currently owned by PCA Property LLC. Now abandoned, it once operated as a brick plant run by the Bickerstaff family. Brickwork operations were present on the property as early as 1885. Wood-fueled kilns were later converted to coal and in 1927 finally converted to natural gas. In 1952, the Bickerstaff’s also began secondary operations developing forklift truck attachments that facilitated the handling of bricks without the need for pallets. The new attachments were manufactured and sold worldwide. Boral Bricks bought the company in 1995. There are currently more than a dozen abandoned buildings still standing on the property in various states of disrepair. There are signs of the presences of both Above-ground Storage Tanks (ASTs) -visible via aerial photographs - and Underground Storage Tanks (USTs) across the property. Due to the age of the existing buildings, it is likely that asbestos and lead-based paint impacts will arise. Additional environmental concerns, based on previous operations, include Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), and heavy metals. Phenix City has a preliminary master plan in place to turn this hub of abandoned buildings into an outdoor entertainment lifestyle development complete with an entertainment venue, neighborhood market, restaurants, hotels, and office spaces. The agreement with the city will also establish an Alabama Improvement District and a Cooperative Improvement District with the completion of this development.

**Site 2: Dudley Grocery and Market**

Located at 1701 11th Avenue in Phenix City, Alabama, this property falls within CT 302 in Russell County (Opportunity Zone). This site sits off a secondary thoroughfare that runs through the downtown area adjacent to an active railroad main line and is nestled between several residential blocks. The approximately 0.2-acre site contains one 1344 square foot brick building built in 1930 and a second 500 square foot storage building located in the rear of the property. The main building also houses an unfinished basement. The site is currently abandoned with overgrown vegetation taking over much of the property, including the buildings. The property is currently owned by Mary Dudley, a resident of Phenix City. Records indicate that Ms. Dudley has been the sole owner of the property with operations only ever being those associated with that of a small grocery store. Due to the age of the building, asbestos and lead-based paint are likely to be of concern. Additional environmental concerns would likely include VOCs and metals. About a mile to the west is the recently revitalized Phenix City Intermediate School and to the east, along the river, the exciting new housing, educational and entertainment developments. The city is hoping to turn this location into a much needed greenspace for the surrounding residential community.

**Site 3: Sherer Auditorium**

This 0.92-acre site located in the heart of Jasper’s downtown district has played an important role in the city’s history. Located at 285 17th Street West, the structure was put in place in 1938 with the help of the Works Progress Administration, an agency created under the guidance of President Roosevelt to help create jobs for people in the aftermath of the Great Depression. Native stone gathered not far from the site was used in its construction. The building’s former uses include hosting physical education classes, serving as a municipal auditorium, hosting concerts and church gatherings, and acting as a voting/election location for the city. It now sits unused in the middle of what is becoming a vibrant Main Street. Due to the building’s age and previous activity, asbestos and lead-based paint would be the main environmental concerns at this site. The city has had some discussion regarding the potential future use of the structure. Ideas between city officials have included use as a homeless shelter, entertainment venue, or as an addition to the city yard. However, there is concern that the historic structure may not be able to be saved. Preliminary assessments would be part of the good faith effort to do everything...
possible to save a part of the Jasper’s rich history. **Site 4: Hwy 43 Fuel Station** This abandoned fuel station on Hwy 43/Demopolis Hwy in Eutaw, Alabama (32.8182, -87.8873) is approximately 1.96-acres with SouthFresh Catfish Processors across the street and a residential neighborhood situated to the rear. This priority site, located within an Enterprise Zone, appears to have been present in this location as early as 1981. With this particular stretch of road serving as the connector between Eutaw and Demopolis, many residents drive past this now abandoned structure daily. The building that once served as the main component of the gas station is in a severe state of disrepair, likely due to storm damage. Parts of the roof have caved in and sections of siding have been ripped apart. Foliage has overgrown the sides and back of the building. It also appears that some greenery has grown through openings in the roof as well. No ASTs are visible, but it is unknown if any of the USTs on site were removed from the property at the time of its closure. Due to the nature of the business, the environmental concerns at this site include PAHs, VOCs, and metals. The City of Eutaw is awaiting assessment results before deciding next-steps for the property. It is initially believed that the proximity of this property to the adjoining neighborhood and the steady flow of traffic make this property ideal for something akin to an outdoor market to promote local business and encourage healthy living. **Site 5: Texaco Fuel Station** This Texaco, located on Hwy 20 in Boligee, Alabama (32.7934, -88.0296), falls within CT 602 in Greene County (Opportunity Zone) and is also located within an Enterprise Zone. Aerial photographs show the site developed as early as 1980 and becoming vacant by 2009 with concrete slabs from the previous structures still in place. The old Texaco sign is all that remains to designate what once stood on this 2.72-acre lot. It is unknown whether any USTs are still in place. With direct access to Interstate 20/59, a major roadway running the entire width of the state linking Alabama to both Mississippi and Georgia, this priority site is in as ideal of a location as it could be in order to provide the City of Boligee with the boost they need in economic growth. An active Chevron gas station is located across the street from the site along with Paramount High school just down the street. With this location previously serving as a gas station, the environmental concerns on the site include PAHs, VOCs, and metals. With the Chevron already in operation right across the street, The City of Boligee is unlikely to duplicate another gas station site. Pending assessment results, the city proposes to use this property in a retail capacity with the idea of encouraging travelers to use Boligee as the designated pit-stop during their travels.

**b. Revitalization of the Target Area(s)**

i. **Reuse Strategy and Alignment with Revitalization Plans** – The proposed reuse strategies for the five priority sites detailed in Section 1.a.ii above run parallel to the respective revitalization plans developed for each site by the communities they inhabit. City council in each of the respective areas have hosted community-led planning events in an effort to jumpstart the revitalization process. Ultimately, the main goals expressed in each of these community meetings were reported as follows:

1. Provide job opportunities to local residents
2. Increase city revenue via expansion of commercial activity in the area
3. Provide access to needed goods and services
4. Cleanup of blighted areas to keep the community and environment healthy

Each of the participants in this grant (Jasper, Phenix City, Eutaw, Boligee) have been cooperative in their efforts to address these priority sites, as well as others, within their respective areas as they work towards improving their communities. Once the due diligence has been complete via the assessment work that this grant would provide, each community is interested in purchasing their respective properties as they are all currently owned by private parties. Each city group is ready and willing to work with ADEM to facilitate the revitalization of these areas within their communities.

ii. **Outcomes and Benefits ofReuse Strategy** – These projects demonstrate great potential to facilitate economic growth in what are Opportunity Zones, Enterprise Zones, Brownfield areas, and Flood Zones once the cleanup process has been completed. The development of the Large Open-Air Warehouse in Phenix City (Site 1) is an opportunity for more business to be brought into the area that would offer job opportunities as well as recreational
opportunities for residents and visitors alike. The redevelopment of the grocery (Site 2), also in Phenix City, into a greenspace would offer a safe outdoor space for people to gather for events or during free time. The assessment of Sherer Auditorium in Jasper (Site 3) would provide critical information needed to determine whether the city would be able to hold on to a piece of remaining history. The conversion of the abandoned fuel station in Eutaw (Site 4) into a business similar to that of an outdoor market would promote local business and provide the community with a healthy living alternative. Lastly, the Texaco fuel station property in Boligee (Site 5) being given the opportunity to be redeveloped in a retail capacity would boost the city’s economy by drawing in both residents and those choosing Boligee as a pit stop on their travels from the interstate. It would also be a source for job opportunities for residents. These revitalization and redevelopment projects will benefit these disadvantages communities by providing job opportunities and providing a source of revenue for each of the respective areas.

c. Strategy for Leveraging Resources
i. Resources Needed for Site Reuse – Along with all five priority sites falling within a designated Brownfield area, the designations of both Opportunity Zones and Enterprise Zones significantly increase eligibility opportunity for monetary funding for reuse from other resources. This grant would jumpstart the availability of said resources by providing the funding for needed assessment work to get the proposed properties to a point where they are ready for reuse and determine if remediation is a possibility for a given situation. Pending assessment results, the cities may decide to apply for EPA Brownfield Cleanup Grants for their properties. Brownfield Revolving Loan Funds are also an option through our Department (ADEM) to supplement grants that these entities may receive. Developers, however, will be responsible for the redevelopment costs associated with each site.

ii. Use of Existing Infrastructure – Site 1 (Warehouse), Site 2 (Dudley Grocery), and Site 3 (Sherer Auditorium) are the three priority sites presented in this application with existing infrastructure that have the potential of being reused pending assessment results. The associated parties are interested in keeping these structures in place, if possible, to incorporate in the ultimate end result of the revitalization project. Should assessment results indicate that to not be an option, the appropriate parties would then address next steps in the removal of those structures.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need
i. The Community’s Need for Funding – Jasper’s proximity to Birmingham and Tuscaloosa, AL has created various community needs. Before the raiding and natural disasters, Jasper’s downtown area thrived economically with local businesses. With an unemployment rate of 3.3%, and average income for a resident of $24,624 the need to generate quality jobs is a key focus of brownfield redevelopment. Phenix City at one time nationally known for its rampant crime and corruption, the city has now evolved. As well as Jasper, Phenix City has a low unemployment rate of 2.7% and an average income for a resident of $21,014 a year. With Phenix City’s proximity to Georgia, its location still adversary impacts their economy as many residents work outside the city. In general, Greene County has many different factors relating to health, referring to the air quality and water quality. Greene County is steeped in obesity rates, cancer rates, and a need for economic development. The County has a m unemployment rate of 7.2% and average income for a resident of $13,956 a year. With few high wage jobs and proximity to more metropolitan areas, younger residents vacant the city in search of the American dream.

ii. Threats to Sensitive Populations – The Environmental Justice Screening Mapping Tool (EJSCREEN) was utilized to describe the target areas low-income percentages. The EJSCREEN demographic index includes the percentage of people of color, low income, linguistic isolation, less than high school, under age 5, over age 64 and demographic index. Using the EJSCREEN was straightforward.

1) Health or Welfare of Sensitive Populations
The correlation between the lack of quality our target communities and unhealthy living is paramount in our communities. The priority sites are located within the designed Opportunity, Enterprise, and Flood Zones. Jasper, December 1, 2021
although not in a designated opportunity zone, has unique concerns. The Sherer Auditorium site located in Jasper has the potential to positively impact the communities in its vicinity, especially with concerns of not being able to save the historic structure. Phenix City and Greene County are within the State’s designated Opportunity Zones. The Large Open-Air Warehouse and Dudley Grocery sites located in Phenix City, also has the potential to greatly impact the community by further identifying possible environmental concerns. Hwy 43 Fuel Station located in Eutaw, AL and Texaco Fuel Station located in Boligee, AL, has a high probability of an adverse impact associated with immediate surroundings due to the unknown of USTs remaining on site. With Greene County high population of both senior citizens as well as minorities, with lower than the States average resident income, maintaining a strong infrastructure for the entire community becomes challenging. These environmental impacts are certainly adversely affecting the quality of life for these communities.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions
An estimated 124,321 children in Alabama have asthma. Childhood asthma prevalence is at 11.3% compared with U.S. rates of 8.9%. Childhood asthma prevalence is also higher among non-Hispanic blacks in Alabama. In Greene County, the non-Hispanic black demographic is ranked as the majority with 80.5% of the population being Black or African American. In Phenix City 43.7% of the population is non-Hispanic black demographic which Jasper has a minority rate of 14%.

(3) Promoting Environmental Justice
Jasper, Phenix City, and Greene County have communities that have seen industrial and waste impacts. However, Greene County’s human rights struggles are deeply embedded in environmental justice. This are in Alabama’s Gateway of the Black Belt has historically seen low-income monitories with high unemployment rates living in poverty. While manufacturers come and go, leaving only remnants of hope and a multitude of blight. Abandoned facilities that breed pestilence and harbor unhealthy activities for the struggling communities. The lack of proper discard at these facilities is an environmental injustice that has certainly adversely affected the city and surrounding areas. Both Phenix City and Greene County fall within designated Opportunity Zones.

b. Community Engagement
i. Project Involvement and ii. Project Roles – ADEM has created partnerships throughout the state. The partnerships for this project include the Regional Planning Commission of Greater Birmingham (RPCGB), Auburn University, Central Alabama Regional Planning and Development Commission (CARPDC), Tuskegee University, Alabama Historical Commission, City of Jasper, City of Phenix City, City of Eutaw, and City of Boligee.

<table>
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<tr>
<th>Partner Name</th>
<th>Point of contact (name, email &amp; phone)</th>
<th>Specific role in the project</th>
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<tr>
<td>Auburn University</td>
<td>Jay Mittal</td>
<td>Landscape architecture and urban planning designs for City of Jasper, City of Phenix City and Greene County</td>
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<tr>
<td></td>
<td><a href="mailto:jzm0029@auburn.edu">jzm0029@auburn.edu</a> 334-844-5348</td>
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<tr>
<td>City of Jasper</td>
<td>Mike Putman</td>
<td>Administrative support and facilitating for community meetings for the City Jasper</td>
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<tr>
<td></td>
<td><a href="mailto:mike@jaspermainstreet.com">mike@jaspermainstreet.com</a> 205-275-7789</td>
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<tr>
<td>RPCGB</td>
<td>Jessalyn Wilson</td>
<td>Funding opportunity and facilitating community engagement sessions for City of Jasper, City of Phenix City and Greene County</td>
</tr>
<tr>
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<td><a href="mailto:jwilson@rpcgb.org">jwilson@rpcgb.org</a>, 205-264-8417</td>
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<tr>
<td>City of Phenix City</td>
<td>Tracie H. Hadaway <a href="mailto:thadaway@phenixcityal.us">thadaway@phenixcityal.us</a></td>
<td>Administrative support for community engagement sessions for the City of Phenix City</td>
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<td>City of Eutaw</td>
<td>Phillis Belcher</td>
<td>Outreach opportunities and community engagement sessions for the City of Eutaw</td>
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<tr>
<td>CARPDC</td>
<td>Greg Clark</td>
<td>Environmental funding opportunities and facilitating community visioning sessions for ADEM and Tallassee</td>
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<tr>
<td></td>
<td><a href="mailto:gclark@carpdc.com">gclark@carpdc.com</a></td>
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<td>334-262-4300</td>
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<tr>
<td>City of Boligee</td>
<td>Hattie Samuels, Mayor</td>
<td>Administrative assistance for facilitating community engagement sessions for Boligee</td>
</tr>
<tr>
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<td>205-336-8531</td>
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<tr>
<td>Tuskegee University</td>
<td>Abena Myers-Taylor</td>
<td>Architectural design and sustainable development support for the City of Jasper, City of Phenix City and Greene County</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:amyerstaylor@tuskegee.edu">amyerstaylor@tuskegee.edu</a></td>
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<tr>
<td>Alabama Historical Commission</td>
<td>Taylor Stewart,</td>
<td>Funding opportunities and facilitating community involvement for City of Jasper, City of Phenix City and Greene County</td>
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<tr>
<td></td>
<td><a href="mailto:taylor.stewart@ahc.alabama.gov">taylor.stewart@ahc.alabama.gov</a>,</td>
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<td>334-230-2643</td>
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### iii. Incorporating Community Input
Community input will involve several different aspects of community outreach. Education will be provided to each community via Brownfield 101 workshops. Visioning sessions will be held to incorporate the idea and desires from the citizens in each community.

### 3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

#### a. Descriptions of Tasks/Activities and Outputs
As required, and in addition to other project activities, awarded funds will be utilized to assess a minimum of 10 sites in the project jurisdiction, including the five identified priority sites. Following are the four main components of the proposed program covered by this application for funding. All four activities are in support of EPA’s FY 2018-2022 Strategic Plan, and specifically Goal 1 – A Cleaner, Healthier Environment, Objective 3 – Revitalize Land and Prevent Contamination.

**Task/Activity 1: Community Outreach**

i. **Project Implementation:** Working with local governments and other stakeholders in target areas where priority sites are located, the ADEM program will communicate, train, and inform the local community on project activities and desired outcomes. Engagement will be conducted with elected officials, business and community leaders and the general public.

Upon request, and where deemed appropriate, public town-hall style meetings and visioning sessions will be held to garner support and buy-in from the community at large. The local media will be contacted and keep informed of assessment and other activities to ensure information is disseminated and public involvement in project activities is secured.

These activities will be the same for priority and non-priority sites with an increased emphasis and focus on priority sites in identified target areas.

ii. **Anticipated Project Schedule:** *Project Inception through FY 2027* Community Outreach, community engagement and communication will continue throughout the project period. Inventory, pre and post assessment, planning, needs identification and education efforts will be included.

iii. **Task/Activity Lead:** Community Outreach activities will be identified, developed, and implemented by ADEM Brownfield personnel. Local stakeholders, other identified partners and members of the public will be involved in these actions.
iv. Outputs: Outputs will vary dependent upon the target areas, characteristics of priority and non-priority sites included in the project, local interest and need for education/outreach and engagement activities. At least two public meetings will be held in each target area, ideally at the beginning and ending of assessment work. Visioning and planning or other events will be held as appropriate. All Community Outreach activities will be tracked and reported to EPA in semi-annual reports.

**Task/Activity 2: Program Management**

i. Project Implementation: Management of this 5-year project will be the responsibility of the applicant. Identified tasks to be accomplished will be further developed, implemented, tracked, and reported to EPA. Both identified priority and to be determined non-priority sites will require pre-assessment work to include cooperation and consultation with local governments, planning agencies, site owners and others. For non-priority sites, inventories will be utilized to identify sites with redevelopment potential. Project oversight will be provided by program managers and this technical work of reviews and approvals will be in addition to grant administration activity. Post assessment work will include follow-up with local communities in target areas and the offer of assistance for continued assessment, public involvement, and other opportunities. Activities related to this task will be reported to EPA in semi-annual reports.

ii. Anticipated Project Schedule: *Project Inception through FY 2027:* Eligible project management activities will continue throughout the 5-year project period. Progress Reports will be sent to EPA on a semi-annual basis and a final report will also be prepared and submitted following completion of the grant period.

iii. Task/Activity Lead: Program management activities will be almost exclusively the responsibility of the applicant. Feedback and reviews from citizens in the target area, scheduling and participation in public meetings or visioning/planning sessions may be handled by local partners.

iv. Outputs: Specific outputs related to this task include meetings with local officials in each target area at least twice during the project period, once before and once upon the completion of assessment activities. Semi-annual and final reporting will be provided to EPA. During assessment activities, conference or video calls will be held at least monthly with local officials and stakeholders. ADEM Brownfield staff will meet monthly to discuss progress and status of all project tasks.

**Task/Activity 3: Phase 1 Assessment**

i. Project Implementation: Phase 1 Assessment activities will begin immediately upon award and finalization of work plan. Priority sites will be reviewed and prioritized following internal discussions and meetings with local officials, site owners and other stakeholders. Phase 1 Assessments will be performed in-house by ADEM Brownfield personnel under the oversight of a Qualified Environmental Professional in both the immediate program supervisor and an additional manager with environmental site assessment experience. All appropriate inquiries and other requirements in the performance of assessments will be strictly adhered to.

ii. Anticipated Project Schedule: Given the requirement for five priority sites to be assessed, with at least one in each target area, and a minimum additional five sites to be assessed during the project period, it is anticipated that a minimum of two assessments will be performed per year. Dependent upon grant progress the goal is to have assessment activities completed by 2nd quarter of the final year of the project period. This will allow for final follow-up, documentation and reporting to be accomplished.

iii. Task/Activity Lead: Phase 1 Environmental Site Assessments will be performed in-house by ADEM Brownfield personnel and overseen by Brownfield program manager.

iv. Outputs: Outputs for this task center around activities resulting in the performance of a minimum of ten Phase I Assessments. A minimum of five assessments will be performed in target areas with at least one in each target area. An additional five assessments will be completed during the project period.

**Task/Activity 4: Phase 2 Assessment**

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December 1, 2021
### Task/Activity 5: Site Cleanup Planning/Future Use

<table>
<thead>
<tr>
<th>i. Project Implementation: Following successful assessment activities, sites will be reviewed for redevelopment potential. Results of assessments will be communicated to local officials, site owners and others. Additional meetings and/or visioning sessions may be held to assist in future use planning either specific to the site addressed or on a wider community basis. Assistance will be given in determining the need for enrollment of sites in the Alabama Voluntary Cleanup Program (VCP) to further address site conditions and ready sites for reuse. A review of activity in each target area will be conducted and results communicated.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ii. Anticipated Project Schedule: Phase 2 Assessments are not expected to begin earlier than the end of year one of the project. While future use planning and associated work may begin at any time, and will be a component of site activity from project onset, it is anticipated that work will be mainly performed in years three to five of the project period.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: Following the completion of assessment activity, the ADEM Brownfield program will lead discussions of future site use. If external consultants, contractors, or others are utilized following EPA approval, the lead for some of these activities may be undertaken by those entities. Entry of sites into the Voluntary Cleanup Program will of course be overseen by ADEM Brownfield personnel who act as program managers for the VCP.</td>
</tr>
<tr>
<td>iv. Outputs: At least one “close-out” meeting will be held in each of the three target areas. A final site meeting will be held for each of the sites addressed under the project. Such meetings may be virtual through teleconference or electronic means or in person. Applications and approvals for entry into the VCP program will be completed for sites entering the program.</td>
</tr>
</tbody>
</table>
b. Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks ($)</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Program Management</td>
<td>Community Outreach</td>
<td>Phase 1</td>
<td>Phase 2</td>
<td>Cleanup Planning</td>
<td>Total</td>
</tr>
<tr>
<td>Personnel</td>
<td>$309,072</td>
<td>$154,536</td>
<td>$40,000</td>
<td>$100,000</td>
<td>$2000</td>
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<td>Fringe Benefits</td>
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<td>Travel</td>
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<td>$12,500</td>
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<td>$41,500</td>
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<tr>
<td>Equipment</td>
<td></td>
<td></td>
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<tr>
<td>Supplies</td>
<td></td>
<td>$2,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractual*</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Other (State VCP enrollment costs for 10 sites and Phase 2 lab costs)</td>
<td>$250,000</td>
<td>$50,600</td>
<td>$300,600</td>
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<tr>
<td>Total Direct Costs</td>
<td>$441,701</td>
<td>$231,350</td>
<td>$63,500</td>
<td>$402,500</td>
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<tr>
<td>Indirect Costs</td>
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<td>$37,770</td>
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<tr>
<td>Total Budget</td>
<td>$558,437</td>
<td>$289,718</td>
<td>$78,608</td>
<td>$440,270</td>
<td>$54,155</td>
<td>$1,421,188</td>
</tr>
</tbody>
</table>

*Sampling and analytical activities are performed in-house

Costs for each task are subject to the following negotiated rates:

- Fringe Benefits – Calculated at 40% of salary (personnel) costs
- Indirect Cost – Calculated at 37.77% of salary (personnel costs)

**Task 1: Community Outreach $289,718** Community Outreach includes such activities as communicating, training, and informing the local community on project activities and desired outcomes. Engagement will be conducted with elected officials, business and community leaders and the general public. Activities associated with community outreach are for 0.5 full-time equivalent (FTE) of effort per year for five years for an Environmental Scientist/Environmental Scientist, Sr. employee with the Brownfield program performing the work. Travel costs include those associated with staff travel to training or conference activities, hosting training or outreach events in target areas, visioning sessions, and coordination/communication with local officials, stakeholders, and others.

**Task 2: Program Management $558,437** Program Management includes such activities as project oversight, technical reviews, securing site access, performing inventories and site selection and prioritization. Activities associated with program management are for approximately 1 full-time equivalent (FTE) of effort per year for five years for an Environmental Scientist/Environmental Scientist, Sr. employee with the Brownfield program performing the work with some oversight and direction provided by the Environmental Manager Redevelopment Section Chief, Environmental Engineer Section Chief and Environmental Engineer Manager of the Industrial Hazardous Waste Branch in which the ADEM Brownfields program resides. Travel associated with this category is for staff training, conference attendance, exhibiting and presenting at events attended by local officials and stakeholders in the target areas.

**Task 3: Phase 1 Assessments $78,608** This task involves the performance of Phase 1 assessments at priority sites in target areas and at non-priority sites. Assessments at a minimum of 5 priority and 5 non-priority sites are required and will be conducted during the project period. The task is calculated at $40,000 ($4,000 per assessment x 10 assessments) and travel of $5,000.
($500 per site) for the Phase 1 assessments by ADEM Brownfields personnel. Supplies of $2500 is for a camera and associated publishing software to document site conditions for Phase 1 assessments. Additional assessments may be performed if time and funding warrant their inclusion. **Task 4: Phase 2 Assessments $440,270** This task involves the performance of Phase 2 assessments at priority sites in target areas and at non-priority sites. A minimum of 5 priority and 5 non-priority sites are required and will be conducted during the project period. The task is calculated at $362,500 ($36,250 per assessment x 10 assessments which includes personnel costs, sampling, and laboratory costs) and travel of $12,500 ($1250 per site) for the Phase 2 assessments by ADEM Brownfields, Field Operations and Laboratory personnel. Additional assessments may be performed if time and funding warrant their inclusion. **Task 5: Site Cleanup Planning/Future Use $54,155** This task involves activities including dissemination of assessment results and follow-up planning with local community representatives, and costs associated with application review, approval, and enrollment of sites into the Alabama VCP for additional efforts. Expenses with this task are calculated at $200 per site for the 10 priority/non-priority sites for assessment results review, and $5,060 for enrollment fees to enter each of the 10 sites into the Alabama VCP.

**Notice on Leveraging** No leveraged funds are to be applied in the performance of the grant and associated activities.

4. **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**
   
a. **Programmatic Capability**
   
i. **Organizational Capacity** – ADEM’s Redevelopment Section is comprised of seven environmental scientists and two environmental engineers totaling over 40 years of redevelopment experience. Additionally, the Redevelopment Section enlists the help of Field Operations personnel when sampling activities take place and/or when lab analysis of field samples is required. Many of the Redevelopment employees have career experience in the management and execution of grant projects and will be able to enforce the appropriate and effective use of grant funds.

   ii. **Organizational Structure** – Assessment activities will be overseen and reviewed by qualified environmental professionals including the Redevelopment Section Chief and Engineering Section Chief. Budgetary, purchasing, and fiscal tracking will be performed by the ADEM fiscal branch, who manage the financial aspects of grants awarded to ADEM.

   iii. **Description of Key Staff** – The projects managed under this grant will fall under the supervision of **Gavin Adams**, Chief of ADEM’s Redevelopment Section and a 29-year ADEM employee. **Sonja Favors**, Environmental Engineer Manager of the Industrial Hazardous Waste Branch (housing the Brownfields Program) and 25-year ADEM employee, serves as the qualified environmental professional. Environmental Scientists Emily Duke, Lauren Grace Johnson, Charmagne Boyd, Antwan Parker, Keevin Smith, and Chandlynn Kilpatrick will serve as project managers.

   iv. **Acquiring Additional Resources** – At the time of the application, no external personnel are anticipated to be utilized in the performance of grant tasks and objectives. Any future use of external personnel will be in accordance with EPA and State of Alabama selection and hiring requirements.

b. **Past Performance and Accomplishments**

   The FY2020 128a State and Tribal Response Grant was closed out with no unobligated funds remaining. All components of the grant as awarded were accomplished. The FY2021 128a State and Tribal Response Grant began on October 1, 2021 and work is underway on the tasks and objectives to be performed under the grant and associated workplan. Specific outcomes may be found in the online ACRES database which was updated in November 2021.
III.B. Threshold Criteria for Assessment Grants

1. Applicant Eligibility
   As a state entity, and as recorded in the Eligibility Information and Threshold Criteria section for this particular grant, the Alabama Department of Environmental Management is eligible to apply and receive funding for the Community-wide Assessment Grant for States and Tribes.

2. Community Involvement
   Communities indicated in this grant opportunity will have consistent communication between themselves and ADEM staff regarding site-specific progress. Community planning events will take place in each location to receive input from residents and stakeholders alike. These meetings may include visioning sessions where the community members will be allowed to present their own ideas for what they think will most benefit their area. During the assessment phase, regularly scheduled site visits will be conducted and communication will be steady between city officials and the project consultant. Community members will remain informed of site progress via public record access.

3. Named Contractors and Subrecipients
   The ADEM Alabama Brownfield program has not advertised for, selected, or named a procurement contractor(s) (including consultants) or subrecipients in this application for Brownfields grant funding. While aspects of the grant project will be undertaken by internal ADEM Brownfield and other ADEM personnel (including in-house sampling and analysis in relation to ESA Phase 2 activities), the need for consulting or other services may arise. If this occurs, all related activities involved with such procurement will be in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 and other applicable requirements.

4. Number of Target Areas and Priority Sites
   A total of three (3) target areas and five (5) priority sites have been presented in this application. It is understood that, should ADEM become a grant recipient, an additional five (5) priority sites not listed in this application will need to be addressed with the received funds.