



R04-22-A-084

CITY OF SELMA

JAMES PERKINS
MAYOR

SELMA, ALABAMA

Narrative Information Sheet for 2022 Community-Wide Assessment Grant

1. **Applicant Identification**

City of Selma
222 Broad Street
Selma, AL 36702-0450

2. **Funding Requested**

- a. Assessment Grant Type: Community-wide
- b. *Federal Funds Requested (i. \$500,000; ii. Not applicable)*

3. **Location**

City: City of Selma; County: Dallas County; State: Alabama

4. **Target Area and Priority Site / Property Information**

Targeted Area	Priority Sites
Water Avenue and Selma Downtown Area (Census Tract 9565)	Strong Service Station 14 Lauderdale Street Cougar Oil 1411 Water Avenue
Broad Street/ Highland Avenue Corridor (Census Tract 9565)	Former Winn Dixie Grocery Store 1352 East Highland Avenue-Selma, AL 36701 Broad Street Historical Building 209 Broad Street Selma, AL 36701
Eastern Entrance of Historic Edmund Pettus Bridge/Alabama River (Census Tract 9567.02)	Former Hotel in the 1800's (on the Alabama River) 1312 Water Avenue –Selma, AL 36701

5. **Contacts:**

- a) Project Director
Name: Danielle Wooten
Phone Number: 334-874-2118
Email Address: dwotten@selma-al.gov

Mailing Address:

222 Broad Street
Selma, Alabama 36702-0450

- b) Chief Executive
Name: Mayor James Perkins, Jr.
Phone Number: 334-874-2101
mayoroffice@selma-al.gov

Mailing Address:
222 Broad Street
Selma, Alabama 36702-0450

6. **Population**
16,663 (US 2020 Census)

Assessment Other Factors Checklist

Other Factor	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
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).	1
The priority site(s) is in a federally designated flood plain	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area	

Letter from the State or Tribal Environmental Authority

LANCE R. LEFLEUR
DIRECTOR



KAY IVEY
GOVERNOR

Alabama Department of Environmental Management
adem.alabama.gov

1400 Coliseum Blvd. 36110-2400 ■ Post Office Box 301463
Montgomery, Alabama 36130-1463
(334) 271-7700 ■ FAX (334) 271-7950

November 30, 2021
Honorable James Perkins, Jr.
Mayor, City of Selma
Post Office Box 450
Selma, Alabama 36702

RE: Brownfields Community-Wide Assessment Grant

Dear Mayor Perkins:

We are pleased to support the City of Selma in its pursuit of a Brownfields Community-Wide Assessment Grant from the US Environmental Protection Agency.

The City of Selma is the heart of the Black Belt of Alabama. We are thrilled to know that the City is collaborating with developers to revitalize Historic Selma, Alabama. We also understand that there are numerous sites that require environmental assessments which are necessary redevelopment activities necessary to improve Selma, Alabama.

This grant will assist with redevelopment projects that the citizens have identified and will continue to identify during the City of Selma's Comprehensive Planning process. We are excited that you are applying for this funding which will support the energized local government and citizens efforts in revitalizing brownfield sites in Selma, Alabama.

Upon request, the Alabama Department of Environmental Management will be happy to participate in any of your brownfields outreach activities needed to accomplish the City's goals identified during comprehensive planning process.

We wish you and the citizens of the City of Selma success in the pursuit of these funds. Please let us know if we can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Gavin Adams'.

M. Gavin Adams, Chief
ADEM Redevelopment Section

Birmingham Branch
110 Vulcan Road
Birmingham, AL 35209-4702
(205) 942-6168
(205) 941-1603 (FAX)

Decatur Branch
2715 Sandlin Road, S.W.
Decatur, AL 35603-1333
(256) 353-1713
(256) 340-9359 (FAX)



Mobile Branch
2204 Perimeter Road
Mobile, AL 36615-1131
(251) 450-3400
(251) 479-2599 (FAX)

Mobile-Coastal
3664 Dauphin Street, Suite B
Mobile, AL 36608
(251) 304-1176
(251) 304-1189 (FAX)

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1. A. TARGETED AREA AND BROWNFIELDS

1.a.i. Background and Description of Target Area

The City of Selma is located 50 miles west of Montgomery, Alabama on a high bluff that overlooks the Alabama River. Selma is the county seat of Dallas County (a non-metropolitan county) has a population of 16,663. Selma has played an important role in American history from the Civil War to Civil Rights. It had been a trading center and market town during the years of King Cotton in the South. It was also an important armament manufacturing an iron shipbuilding center during the Civil War, surrounded by miles of earthen fortifications. The undermanned Confederate forces were defeated during the Battle of Selma. Our City is best known for the 1960s Selma Voting Rights Movement and the Selma to Montgomery marches, beginning with “Bloody Sunday” in March 1965 and ending with 25,000 people entering Montgomery at the end of the last march to press for voting rights. This activism generated national attention to social justice and that summer, the Voting Rights Act of 1965 was passed by Congress to authorize federal oversight and enforcement of constitutional rights of all citizens.

Selma and Dallas County routinely rank as one of the poorest areas in the United States. Challenged by poverty, our area suffers from population decline, lack of economic opportunities, and offers inadequate healthcare and limited education options for our residents. Selma is no longer the industrious area that it once was and has struggled economically for generations. The utilization of rail and river transport methods has been significantly reduced due to the migration of the manufacturing industry to other countries, and the economic downturn in our nation’s economy have had a direct impact for our city. As an indicator, at least nine companies have ceased operations within Selma in recent years¹

The loss of employment for higher skilled and specialized workers has forced citizens to commute to out-of-town jobs, relocate to other communities, or perform jobs typically occupied by lesser skilled workers. The reduction of locally available employment opportunities has resulted in a significantly higher unemployment rate, a much smaller tax base, and a steady increase in the number of vacant or underutilized properties in our community. These factors severely limit opportunities to bring new growth into established areas, especially those burdened by potential environmental issues. With abandoned and dilapidated buildings, and inactive industrial activities, the aesthetic character of Selma and more specifically, the East Selma community has deteriorated significantly over the years.

Table: City of Selma Population (US Census Bureau)

Year	Population
1960	28,385
1970	27,379
1980	26,684
1990	23,755
2000	20,512
2010	20,782
2020	16,663

¹ [http://www.madeinalabama.com/divisions/workforce-development/workforce- boards/warn](http://www.madeinalabama.com/divisions/workforce-development/workforce-boards/warn)

Abandoned Brownfield sites have become magnets for illegal dumping, vandalism, and illicit activity. Many of the older manufacturing sites in the target areas are no longer in operation. Most of these sites meet the definition of a Brownfields. The location of many of these abandoned and neglected industrial properties increases the probability that there are environmental justice concerns. Many families in the area are also in need of basic necessities such as healthy food and healthcare.

The city in partnership with local community and non-profit organizations have chosen three target areas that will be economically beneficial to the citizens of Selma. These areas are **Water Avenue and the Selma Downtown Area; Eastern entrance of the Historic Edmund Pettus Bridge and Alabama River Corridor; the Broad Street to Highland Avenue Radius**. The City is working with major developers and investors with a strong focus on revitalizing the target areas.

1.a.ii. Description of the Priority Brownfield Sites(s)

Targeted Area	Priority Sites
Water Avenue and Selma Downtown Area	Strong Service Station 14 Lauderdale Street Cougar Oil 1411 Water Avenue
Broad Street/ Highland Avenue Corridor	Former Winn Dixie Grocery Store 1352 East Highland Avenue-Selma, AL 36701 Broad Street Historical Building 209 Broad Street Selma, AL 36701
Eastern Entrance of Historic Edmund Pettus Bridge/Alabama River	Former Hotel in the 1800's (on the Alabama River) 1312 Water Avenue –Selma, AL 36701

The Strong Service Station and the Cougar Oil were both sites that used petroleum products, which includes benzene, toluene, xylene, and other chemicals that pose an environmental risk. The Former Winn Dixie, Broad Street Historical Building, and the former hotel will possibly have contaminants such as asbestos, lead, and mold due to water damage. The site selection process also considers the following: 1) right of entry to site 2) creation of jobs 3) buildup of the tax base 4) sustainable development 5) renewable energy, LEED Development 6) community-driven projects 7) sites for high wage jobs. The five priority sites are located in areas that has the most potential to strengthen the economy. Brownfield sites identified during community engagement will focus on attracting tourists to the city. Sites will be identified that are near some of the main attractions such as Interpretative Center, Edmund Pettus Bridge, Historic St. James Hotel and the Selma Welcome Center. The Former Old Cigar Factory is a potential Brownfield site.

1.b.ii. Outcomes and Benefits of Reuse Strategy

The outcome of the Brownfield Assessments and any subsequent cleanup efforts will lead to the creation of jobs, expand tourism and revenue for existing museums, and stimulate economy in an Opportunity Zone, reconnect the community to their history, promote outdoor recreation, create a healthier community with healthier food opportunities and provide space for new businesses to relocate.

Protecting the historic integrity of the buildings while also providing access to modern day hospitality, leisure and recreation would increase tourism and position Selma as a destination area. Showcasing the legendary St. James Hotel, the Water Avenue district remains an area of town denoted for business, hotel,

and specialty stores. While bridge crossers and Selma Jubilee participants can find cultural shops and museums, the Water street area will prove more impactful when there are no vacant buildings, facades have been restored, and shops are fully functional in their repaired or rehabilitated space. In response to the changing economic landscape of rural America, now more than ever Selma must capitalize on tourism. The revitalization of the priority sites will lead travelers to Historic Selma.

The city of Selma envisions a culturally enriching and entertaining experience not just for visitors but for the community at large. Plans are already in place for redeveloping the riverfront area into an entertainment and historical destination, as outlined in a new Selma Comprehensive Community Master Plan (SCCM). Additionally, the city is seeking to spur investment in business incubators, specialty retail shops, social cafes, eateries, community education centers, technology companies and more, not only helps to attract new industry but diversifies the workforce and creates more jobs.

1.c.i. Resources Needed for Site Reuse

Selma will form partnerships with many intergovernmental agencies with funding opportunities. Selma is located in the Delta Regional. We will reach out to the Delta Regional Authority for technical assistance that they provide for distressed areas. We will also reach out to the Department of Agriculture to support technical assistance for rural businesses and for strategic planning and community visioning for economic development. The Department of Commerce Economic Development Administration will be contacted for assistance with innovative approaches to economic development. The Department of Housing and Urban Development will provide technical assistance to support community revitalization, including brownfields cleanup and redevelopment and to assess and control lead-based paint and other home health hazard. The EPA Cleanup Program and Revolving Loan Program will also be utilized. All agencies that can provide resources for site reuse will be invited to Selma Brownfields Economic Development Summit that will be held toward the end of the grant.

1.c.ii. Use of Existing Infrastructure

There are existing street layouts, public works infrastructure (water pipes, etc.) that will be retained and reused. This grant will help to spur renewed development activity off the corridor through environmental assessments of some of the most critically located facilities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.A. COMMUNITY NEED

2.a.i. The Community's Need for Funding

Selma is a small city that is facing significant economic challenges. As demonstrated in the table below, the target community faces a significant level of socio-economic hardship. The city currently has a population of 16,095 is currently declining at a rate of 3.41% annually. Its population has decreased by 22.46% since the most recent census, which recorded a population of 20,756. 37.6% of the people lived below the poverty line in 2020. Selma is a poor city in what is the fifth poorest state in the nation (Alabama Poverty Fact Sheet of 2020). The entire Dallas County area actually has a 31% poverty rate compared to the Alabama poverty rate of 16%

There is generally much less wealth in Selma than in the rest of the state and country. The median household income in Selma is \$26,369 which is a small fraction of the stat average. Furthermore, there are persistent challenges to generational poverty, with over 18% of the 25-and-over population without a

high school diploma. Property values have plunged and the current vacancy rate for housing is 25.1%, (91st worst percentile in the US). The median house values for those that do own a home is only \$87,300.

	Selma	Alabama	USA
Population	16,095	5,024,279	331,449,281
Children (under 18)	17.6%	22.2%	22.3%
Black or African American alone	82.3%	26.8%	13.4%
Poverty Rate	37.6%	15.5%	10.5%
Per Capita Income	\$16,599	\$26,846	\$32,621
Median HH Income	\$26,369	\$48,486	\$60,293
No H.S. Diploma 25+	18.6%	14.2%	12.3%

2020 US Census Estimates

Selma has maintained an average rate of poverty at over 20% for the past several years. It has a disproportionate unemployment rate of more than one-and-a-half times the national average, and suffered a population loss of five percent or more (based on the five year period preceding the most recent decennial census). As a result, these tracts are designated distressed or underserved according to 2020 US Census estimates and as defined by the federal banking and thrift regulators.²

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Selma is predominately minority (82.3% of African Americans), and blacks living below the poverty line in Selma was 42.93% and 10.94% of whites living below the poverty line. Many of the closed and abandoned properties are in areas with an extremely high percentage of minority residents and single-parent households, and specifically, East Selma, the area east of Broad Street and south of Selma Avenue has been most significantly impacted.

Selma also has a number of risks that may lead to adverse health conditions. For example, the vacant properties pose risks related to mold, lead based paint, and asbestos are reasonably anticipated to be present in the older, deteriorating structures. Selma is also surrounded by farming communities, which further increases the likelihood of contamination via pesticides. The potential health impacts of this include skin diseases, cancer, diabetes, and kidney issues. Lead poisoning has been proven to be highly toxic and can severely affect mental and physical development in children and pregnant women.

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

The average life expectancy in Selma is only 72.1 years compared to 76.3 years nationally. Within the greater Dallas County, the diabetes rate is 14.2% vs 9.1% nationally, and the obesity rate is 41.9% vs 30.3% nationally. (<https://www.geostat.org/data/selma-al/health-concerns>).

(3) Disproportionately Impacted Populations

Children are particularly vulnerable in Selma. Roughly 39% of all children in Selma live below the poverty level and it is noted that 80% of children in the Black Belt region qualify for the federal free lunch program (2019 American Community Survey). It is also notable that 81% of children in the East Selma area live in poverty, which is an extraordinarily high percentage compared to other areas (neighborhoodscout.com/al/Selma/water-ave).

2.B. COMMUNITY ENGAGEMENT

2.b.i. Project Involvement

The mayor and the city council recognize that community engagement is vital to the success of this project. Our delivery approach will consist of active and regular engagement with the community, non-profits, government partners, and local businesses to develop plans and make progress toward the redevelopment and reuse of sites. Our approach is to create a problem-solving partnership that will engender positive working relationships among all stakeholders. At a minimum, the following process will include: Kickoff Meeting; 8 Brownfields Community Meetings; Community Visioning Workshop; Fundamental of Environmental Justice Training; Selma Economic Development/Partnership Workshop; Provide fact sheets for public information; assist with development of a Selma Brownfield Inventory; Provide fact sheets for public information. We also will conduct a historical and preservation workshop utilizing the Black Heritage Council of the Alabama Historical Commission.

2.b.ii. Project Roles

List of Organizations/Entities/Groups & Roles

Name of organization/entity/group	Point of contact	Specific involvement in the project or assistance provided
Selma and Dallas County Chamber of Commerce	Sherly Smedley	Educational Outreach
Selma and Dallas County Economic Development Authority	Aubrey Carter acarter@southernco.com 334-239-1335	Assist with recruiting businesses
Black Heritage Council of the Alabama Historical Commission	Loretta Wimberly lcwimberly@bellsouth.net 334-875-5894	Assist with providing training resources on preserving historical structures
Friends of the Trail	Charles Johnson [REDACTED]	Serve on the BAC
Wallace State Community College- Workforce Development	Raji Gourdine Raji.gourdine@wccs.edu 334-505-2539	Provide input for business districts and neighborhood redevelopment. Serve on the BAC
Black Belt African American Genealogical & Historical Society, Inc.	Rev. James Ephraim [REDACTED] 205-337-2739	Provide historical training
City of Selma Authority	Kennard Randolph Kennard.randolph@selmahousing.com 334-419-2571	Participate in community meetings and assist with community outreach

2.b.iii. Incorporating Community Input

We will solicit inputs from all segments of the community, and market the Brownfields Program to all stakeholders by educating them on the environmental and economic advantages of the program. We believe in the importance of in-person engagement with the community. However, due to COVID-19, we are prepared and technology equipped to conduct meetings virtually. Our delivery model factors in the need for a continued presence through not only the community meetings but also meeting preparation, current conditions analysis, area-wide planning, and other activities. We will use web sites, social media,

canvased neighborhoods, and attend other organizations' community meetings to engage community members. The website and social media will ensure we are able to engage with the community on a daily basis, but the community events and workshops will be held at least 8 times throughout the grant cycle. We have also identified locations to display educational and promotional materials.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.A. DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS

The Selma Brownfields Project will include the following major tasks: (1) Project Management, (2) Community Outreach, (3) Environmental Assessments, (4) Project Planning.

Task/Activity: Project Management
<p>i. Project Implementation: The City of Selma will issue two RFQ for procurement: The first RFQ will be for a Technical Project Manager/Brownfield Community Engagement Specialist. The second RFQ will be for a firm to conduct the environmental assessments. A qualified environmental firm will be selected according to the guidelines outlined in the EPA’s Best Practice Guide and the provisions included in 2CFR 200.317-36. The environmental firm will be responsible for conducting the environmental assessments and the clean-up and reuse plan. The City of Selma will be responsible for developing a Work Plan. A kickoff meeting will be held with the following attendees: Mayor James Perkins; Danielle Wooten, Director of Planning and Development; Henry Thompson, Assistant Director of Planning and Engineering; Finance Director; EPA Project Officer; Gavin Adams, ADEM; contracted consultants, Selma Brownfield Advisory Committee. Required project reporting such as quarterly technical progress reports, financial reports, MBE/WBE, ACRES updates, and close out reports will be conducted under this task. Additionally, traveling for three to the National Brownfields Training Conference and the Southeast New Grantee Brownfield Training will be covered under this task.</p>
<p>ii. Anticipated Project Schedule: RFP for Environmental Firm prepared and issued June 2022; Environmental Firm selected August 2022; Workplan finalized August 2022; Generic QAAP prepared and submitted to EPA-September 2022; Kick off meeting held October 2022; Quarterly Reports that cover work status, work progress, difficulties encountered, and accounting of financial expenditures, preliminary data results, anticipated activities and any changes in key personnel involved with the project will be submitted quarterly starting on January 30, 2023; a Close Out Report will be submitted January 30, 2025. Site-specific accomplishments will be reported on Property Profile Forms and submitted in ACRES.</p>
<p>iii. Task/Activity Lead: Danielle Wooten will lead the effort of procuring an environmental consultant to conduct the environmental assessment and cleanup- reuse planning for the grant. The contracted Technical Project Manager will be responsible for managing the technical day to day operations of the grant and to make sure that all grant requirements and reporting requirements are met. The Technical Project Manager will be responsible for developing the Work Plan (non- grant funded task) and the Quality Assurance Project Plan. They will also be responsible for conducting the Community Engagement Task. The Environmental Assessment and Planning tasks will be led by the environmental consultant selected.</p>
<p>iv. Outputs: Work Plan, Cooperative Agreement, Generic QAPP, Kick-Off Meeting, Brownfield Advisory Committee (BAC), 12 Quarterly Reports, Closeout Report, Federal Financial Reporting & DBE Reporting; ACRES Report; 3 personnel attending Regional and National Brownfield Training Conferences.</p>

Task/Activity: Community Outreach
<p>i. Project Implementation: Our delivery approach will consist of active and regular engagement with the community, non-profits, government partners, and local businesses to develop plans and make progress toward the redevelopment and reuse of sites. We are prepared and technology equipped to conduct meetings virtually due to Covid-19. Our delivery model consists of community meetings, prep for the meetings, current conditions analysis, area-wide planning, and other activities. We will use web sites, social media, canvased neighborhoods, and attend other organizations' community meetings to get information out. We have also identified locations throughout the targeted brownfield communities to display educational and promotional materials. At minimum, the following process will include: Kickoff Meeting; 8 Brownfields Community Meetings; Community Visioning Workshop; Fundamental of Environmental Justice Training; Selma Economic Development/Partnership Workshop; Provide fact sheets for public information; assist with development of a Selma Brownfield Inventory; Provide fact sheets for public information; We also will conduct a historical and preservation workshop utilizing the Black Heritage Council of the Alabama Historical Commission.</p>
<p>ii. Anticipated Project Schedule: Brownfield Community Meeting- Brownfield 101- October 2022; Fundamentals of Environmental Justice Training- November 2022; Brownfield Community Meeting- January 2023; Community Visioning-April 2023; Brownfield Community -August 2023; Brownfield Community Meeting January 2024; Historical and Preservation Workshop for Brownfield Redevelopment in Historical Cities March 2024; Brownfield Community Meeting- June 2024; Selma Economic Development Partnership Summit-October 2024.</p>
<p>iii. Task/Activity Lead: This task will be lead by the City of Selma and their contracted Technical Project Manager and Community Engagement Consultant.</p>
<p>iv. Outputs: 8 Brownfield Community Engagement Events which includes Brownfields 101 Training, Environmental Justice Training and Economic Development Partnership Summit; Fact sheets for public information; Website updates; Brownfield Inventory; Partnership List</p>

Task/Activity: Environmental Assessment
<p>i. Project Implementation: Three sites have been identified by the City of Selma for assessment and redevelopment. (1) Strong Service Station (2) Cougar Oil, Inc. (3) Miller Chevron Phase I and Phase II Assessments will be contracted to engineers and/or other personnel who are qualified to conduct such assessments. Their duties will include conducting the investigation in accordance with federal regulation. The Project Director and Technical Project Manager will conduct the due diligence to ensure that these investigators are appropriately qualified. A Brownfield Advisory Committee along with the mayor of the city will aid the project director in the search and selection process. Contractors' duties will also involve completing the appropriate reports for the EPA in a timely manner as well as meeting with the project director and technical project manager, and state and national environmental officials on an as needed basis. Because of the great likelihood that there will be even more eligible sites than what is already identified and what funding will allow, the final assessments sites will be selected by the Brownfield Advisory Committee with technical guidance from the contracted environmental professionals. After this consideration, ADEM's inventory of underground storage tanks, county rolls, and other databases in conjunction with results from other outreach activities will be used to dictate the other rankings.</p>
<p>ii. Anticipated Project Schedule: 5 Phase I Environmental Site Assessments (ESA)- Completed January 2022; 5 Phase II Site- Specific QAPP submitted to EPA and ADEM- March 2022; 5 Phase II Site Assessment completed by December 2022; 5 Additional Phase I identified and completed by</p>

March 2023; 5 Site-Specific QAPP submitted to EPA and ADEM-May 2023; 5 Phase II ESA completed by March 2024. Note: A Site Eligibility Determination Form will be completed and submitted to EPA and ADEM for approval before any assessments are done.
iii. Task/Activity: The task will be led by the environmental consultant selected. The technical project manager will conduct the quality assurance and review all technical reports from the consultant hired to conduct the environmental assessments. The Technical Project Manager will assist the City Project Director in obtaining Right of Entry to all sites and completion of the 10 Site Eligibility Determination Forms.
iv. Outputs: 10 Right of Entry Forms; 10 Site Eligibility Determination Forms; 10 Phase I ESA; 10 Site-Specific QAPP; 10 Phase II ESA

Task/Activity: Planning
i. Project Implementation: The City of Selma will give the consultant permission with the task of preparation of Analysis of Brownfields Cleanup Alternatives (ABCAs) for the seven sites that Phase II ESA were conducted.
ii. Anticipated Project Schedule: This task will take place from January 2023 – May 2024.
iii. Task/Activity: The task will be led by the environmental consultant selected.
iv. Outputs: 10 Analysis of Brownfields Cleanup Alternatives (ABCAs)

COST ESTIMATES

<i>Budget Categories</i>		<i>Task 1: Programmatic Support</i>	<i>Task 2: Community Outreach</i>	<i>Task 3: Phase I & Phase II Assessments</i>	<i>Task 4: Cleanup Reuse Planning</i>	<i>Total</i>
Direct Costs	Personnel	\$10,000				\$10,000
	Fringe Benefits					
	Travel	\$27,000				\$27,000
	Equipment					\$0
	Supplies	\$8,000	\$12,000			\$20,000
	Contractual	\$38,500	\$30,000	\$304,500	\$70,000	\$443,000
	Other					
	Total Direct Costs	\$83,500	\$42,000	\$304,500	\$70,000	\$500,000
Indirect Costs					\$0	

Budget Justification

- Personnel:** For activities related to programmatic support and outreach. This includes assisting the project manager with public meetings and programmatic duties.
- Travel:** For necessary travel and transportation expenses (travel, food, lodging, tips, etc.) including the Brownfields New Grantees and National meetings, local meetings, and conferences (at least 2 meetings per year).
New Grantees Meeting: 3 people @ \$1,500 = **\$4,500**; National Brownfields Conference: 3 people @ \$1,500 = **\$4,500**. Total of \$9000 per year for 3 people = **\$27,000.00**
- Supplies: \$20,000** - A laptop computer, an LCD player, and a projection screen will be purchased to facilitate meetings in certain facilities that do not offer such amenities. General supplies to expedite the program (e.g., Office supplies outreach and educational materials, quality assurance samples for laboratories). Includes printing costs for brochures, flyers, newsletters, reproduction of proposed

design renderings, and postage for distribution of materials.

4. **Contractual:** Expenditures related to the hiring of contractors and consultants for the performance of assessments, project management, and community outreach. Cost Estimate: Phase I, 10 sites @ \$3,500 each = **\$38,500**; Phase II, 10 sites @ \$26,000 = **\$269,000**; and **Cleanup and Reuse Planning= \$70,000**; Community Outreach @ **\$30,000** which includes conducting public meetings, development of educational and marketing materials, development of a brownfields assessment website and training for community members in Selma; the cost for an artist for community visioning workshops. Conducting quarterly community meetings; Programmatic Support.

3.C. MEASURING ENVIRONMENTAL RESULTS

The City of Selma Project Director, who serves as the Director of Planning and Development, has numerous years managing cities. He will implement a tracking plan that involves continuously documenting the processes and products of the grant. Mr. Thompson will require the consultants to submit monthly program reports, including the following: project schedule, outputs completed over the past months, and output projections for the following months. He will attend community meetings to make sure that the community engagement plan is followed throughout the project. The City Project Director will ensure that all records, including all correspondences, and technical and financial reports, are properly maintained. He will also ensure those grant agreements are met. The Project Director will collect all records and reports, will peruse them for clarity, accuracy, and technical recommendations, and ensure submittal to EPA on time. He will also ensure that sound accounting principles (GAP) are utilized.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

A. PROGRAMMATIC CAPABILITY

4.a.i. Organizational Structure & 4.a.ii. Description of Key Staff

The City of Selma has experience receiving and managing multiple federal grants over the years, including a previous Brownfields grant. Ms. Danielle Wooten, Planning and Development Director, will serve as the Project Director. Her primary responsibility will be to serve as the liaison among the Regional EPA Project Manager and the consultants. Duties will include but will not be limited to monitoring and signing requisitions to ensure that funds are expended in keeping with the terms of the grant and in conformity with cost principles as articulated in 2 CRF part 225; he has managed several federal grants for cities, attended a number of federal conferences and is familiar with federal rules and regulations. She will be assisted by Mr. Henry Thompson. Mr. Thompson's involvement ensures a smooth transition and continuity in grant management should the services of the Brownfield director be interrupted prior to the end of the grant period.

All technical aspects of the proposed project will be contracted in accordance with the procurement standards as articulated in 2 CRF Parts 30 or 31 as stated in Section B of Programmatic Support. Funds management will occur via the City of Selma using the city's usual requisition and approval processes. Sound accounting principles will be utilized. Approval by the project director will be required before disbursement of any funds to ensure that funds are expended in compliance with OMB and other federal regulations. Mr. Thompson will conduct bi-monthly meeting with the contractor supporting this project.

4.a.iii. Acquiring Additional Resources

The City of Selma’s attorney will develop the contractual instruments that shall be used to secure the services of technical consultants and contractors. All contracts for services shall comply with OMB regulations, Competitive Procurement Standards, the laws of the State of Alabama, and CFR Section IV F. **All technical aspects of the proposed project will be contracted following the procurement standards as articulated in 2 CRF Parts 30 or 31 as appropriate. Two firms will be contracted: One firm will be contracted as the Technical Project Manager to manage the technical portion of the project.** Qualifications for the Technical Project Manager will include, but will not be limited to the following: University degree in a scientific discipline; A minimum of ten years of EPA experience; A minimum of ten years of responsible administrative experience in the environmental field; Government and federal/state grant activities, and significant experience in public participation and community outreach involvement; Ten years direct work experience in a project management capacity, including all aspects of process development and execution; Ten years of managing federal grants, including EPA Brownfield Grants; Strong written and oral communication skills; Strong interpersonal skills. Duties will include but will not be limited to 1) researching and identifying the number and types of hazards from databases and county rolls 2) researching and completing property profiles forms and entering data into ACRES; 3) working with the city attorney and legal department to develop appropriate processes, procedures and documents for issuing requests for proposals (RFPs) for environmental site assessments; 4) developing and disseminating objective standards for prioritizing and selecting of properties to be assessed; 5) supervising the selection and awarding process; 6) serving as quality assurance manager which includes reviewing for clarity and accuracy the technical reports developed by those contracted to perform the assessments and making recommendations as needed; 7) preparing all technical quarterly reports 8) attending all project meetings 9) responding to all Brownfield questions from EPA 10) conducting Brownfield Advisory Board meetings 11) assisting the Project Director for the city to manage the project from beginning to end. The second firm contracted will be responsible for performing Phase I and Phase II Environmental Sites Assessments and assist with the Project Planning.

4.B. PAST PERFORMANCE AND ACCOMPLISHMENTS

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

The City of Selma has been a recipient of an EPA Brownfield grant. For this grant, the city complied with all reporting requirements including uploading data into ACRES, technical reports, quarterly reports. And closeout reports. Selma was able to use the previous EPA Brownfields Assessment Grants to successfully complete several assessments on the core brownfields area in Selma.

Name of Agency	Purpose of Grant	Award Amount (\$)
ADECA CDBD	Street Drainage in 5 locations	450,000
ALDOT	Board Walk, Riverfront Park	500,000
ALDOT	Marie Foster Boulevard, Resurfacing Sidewalk	570,572
US Corp of Engineers	Stabilizing the River Bank	1.2 million
FEMA Flood Disaster Grant	Westhaven Drive, Marie Foster, Arsenal Place and Highland Ave- Infrastructure Repairs	1.2 million
ALDOT	Old Marion Junction Resurfacing Project	93,750
NPS	Expansion of the Interpretative Center	2.4 million
Land Water Conservation Fund (LWCF)	Splash Pad	75,000

APPENDIX A. THRESHOLD ELIGIBILITY DOCUMENTATION

1. Applicant Eligibility

The City of Selma is a General-Purpose Unit of Local Government as stated under CFR § 200.64.

2. Community Involvement

The mayor and the city council recognize that community engagement is vital to the success of this project. Our delivery approach will consist of active and regular engagement with the community, non-profits, government partners, and local businesses to develop plans and make progress toward the redevelopment and reuse of sites. We will utilize skills in organizing and mobilizing people to action. We believe in the importance of in-person engagement with the community. However, due to COVID 19, we are prepared, and technology equipped to conduct meetings virtually. Our delivery model, therefore, factors in the need for a continued presence through not only the community meetings but the additional prep for the meetings, current conditions analysis, area-wide planning, and other activities. We have been successful at implementing the actions necessary to solicit inputs from all segments of the community. We will utilize our method of effectively marketing the brownfield program to all stakeholders by educating them on the environmental and economic advantages of the program. We will use web sites, social media, canvassed neighborhoods, and attend other organizations' community meetings to get the information out. We have also identified locations throughout the targeted brownfield communities to display educational and promotional materials. Our approach to the Selma Brownfield Redevelopment Project is to create a problem-solving partnership that will engender positive working relationships among all stakeholders with varying attitudes & concerns regarding the environment and the brownfield redevelopment project. Knowing the community and having meaningful community involvement and input is key to a successful brownfield program. At minimum, the following process will include Kickoff Meeting; 4 Brownfields Community Meetings; Community Visioning Workshop; Fundamental of Environmental Justice Training; Selma Economic Development/Partnership Workshop; Provide fact sheets for public information; assist with development of a Selma Brownfield Inventory; Provide fact sheets for public information.

3. Named Contractors and Subrecipients

Not Applicable

4. Expenditure of Existing Grant Funds

See Attached Form