EPA CLEAN-UP GRANT APPLICATION FOR WOOLAWN PLAZA
A TRANSIT-ORIENTED DEVELOPMENT IN THE
WOODLAWN COMMUNITY OF BIRMINGHAM, AL

REV Birmingham, Inc. (REV) is submitting this proposal for an EPA Cleanup Grant for the removal of petroleum-affected media from two adjacent parcels (the Site) in the Woodlawn community in Birmingham, Alabama: **5600 and 5601 1st Avenue S, Birmingham, AL 35212**. Spurred by REV’s long-term work and the community’s stated desires for the Woodlawn neighborhood and commercial district, the Site was purchased by REV in 2021 with a vision to mixed-use development with community-oriented commercial spaces on the ground floor and mixed-income housing above.

Preliminary information on the project is as follows:

1. **Applicant:** REV Birmingham, Inc.
   
   5529 1st Avenue S
   
   Birmingham, AL 35212

2. **Nature of Request:**
   a. **Grant Type:** Single-site Clean-up
   b. **Fund Request:**
      i. **$461,485 in federal funds**
      ii. **No waiver** of the 20% cost share is requested.
      iii. **No waiver** of the $500,000 limit is requested.

3. **Location:** The Site is located in **Birmingham, Alabama in Jefferson County, Alabama Woodlawn neighborhood**

4. **Property Information:** The brownfield property consists of two adjoining parcels\(^1\) located at **5600 and 5601 1st Avenue S, Birmingham, AL 35212**.

5. **Contacts:**
   a. **Project Director** is Elizabeth Barbaree-Tasker, CFO, REV Birmingham
      elizabeth@revbirmingham.org; 205-453-4662; 5529 1st Avenue S, Birmingham AL 35212
   b. **Chief Executive** is David Fleming, President and CEO, REV Birmingham
      dfleming@revbirmingham.org; 205-623-0622; 5529 1st Avenue S, Birmingham AL 35212

6. **Population:** 200,733 in Birmingham, Alabama\(^2\) with 5,143 in the Woodlawn community\(^3\)

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\(^1\) Per Section 3.2.4- of the ASTM E1527-13 Phase I ESA Standard, adjoining properties defined as “any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

\(^2\) Per census.gov / QuickFacts for Birmingham city, Alabama as of November 2021.

\(^3\) A community of 3.82 square miles per a 2021 ESRI report, as defined by census tracts, as of November 2021.
7. Other Factors:

<table>
<thead>
<tr>
<th>Applicable Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population* is 10,000 or less</td>
<td>Pg. 4</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>n/a</td>
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<td>The proposed brownfield site(s) is impacted by mine-scarred land.</td>
<td>n/a</td>
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<tr>
<td>Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.</td>
<td>Pg. 3-4</td>
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<tr>
<td>The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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).</td>
<td>n/a</td>
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<tr>
<td>The proposed site(s) is in a federally designated flood plain.</td>
<td>n/a</td>
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<td>The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>n/a</td>
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<tr>
<td>The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.</td>
<td>n/a</td>
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<tr>
<td>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.</td>
<td>n/a</td>
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</table>

* Population of Birmingham, AL is not less than 10,000, but the community in which the Site is located is.

8. Letter from the State Environmental Authority: A letter dated November 22, 2021 from the Alabama Department of Environmental Management (ADEM) acknowledging this application and the cleanup described herein is attached to this Narrative Information Sheet.

9. Releasing Copies of Applications: Not applicable
Attachment A

ADEM Support Letter
November 22, 2021

Mr. David Fleming
President and CEO
REV Birmingham, Inc.
5529 1st Avenue South
Birmingham, Alabama 35212

RE: Brownfields Cleanup Grant Support Letter
5600 and 5601 1st Avenue South
Woodlawn, Jefferson County, Alabama

Dear Mr. Fleming:

We are pleased to support REV Birmingham in its pursuit of a Brownfields Cleanup Grant from the US Environmental Protection Agency (EPA) for the Woodlawn community of Birmingham.

We understand that the target site consists of two adjoining parcels located on the northern and southern sides of 1st Avenue South (totaling approximately 0.68-acre) housing a vacant gasoline station (5600 parcel) and a tract of vacant land, improved with an asphalt parking lot and concrete slabs associated with the structures (destroyed by fire in 2017, 5601 parcel). Historical Site operations included a gasoline station (5600 and 5601 parcels) and a transmission repair shop (5601 parcel) from approximately 1961 until 2014. Prior to the gasoline station and transmission shop on the 5601 parcel this property housed a dry cleaner and clothing dye operation from at least 1930 until 1940. Surrounding properties include residential housing to the south and east with commercial development to the north and west. Future Site improvements include a proposed multi-tenant affordable housing development and associated parking improvements to support the demand for housing in close proximity to the forthcoming Eastern Terminus Station of the Birmingham Xpress Bus Rapid Transit (BRT) system station (one block north) for area commuters and community residents. The BRT system will provide convenient rail access from Woodlawn to downtown Birmingham but also to western perimeter of the City. The mixed-use development project proposed with housing above with community-oriented commercial space will leverage the new activity brought by the BRT system, while improving quality of life for the Woodlawn community. As such, we are pleased to support this project and REV Birmingham’s plans.

We wish you and the residents of the Woodlawn community success in pursuit of these funds. Please let us know if we can be of further assistance.

Sincerely,

Mr. Gavin Adams
Chief, Redevelopment Section
Land Division
Alabama Department of Environmental Management

Cc: Elizabeth Barbaree-Tasker, REV CFO & Doug Bullock, Bullock Environmental, (via email)
Attachment B
Narrative Proposal
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
   a. Target Area and Brownfields
      i. Background and Description of Target Area: This proposal focuses on two adjacent parcels located at 5600 and 5601 1st Avenue South in the Woodlawn community to clean up petroleum-affected media on both parcels in preparation for the first Transit Oriented Development (TOD) developed in Birmingham, Alabama. The City of Birmingham Citizen Participation Plan defines the Woodlawn community as 4 neighborhoods comprising portions of 4 census tracts: 3; 23.03; 23.05; and 19.02. The community is located just four miles east of downtown, adjacent to the Birmingham Shuttlesworth Airport, along US interstates I-20 and I-59, and bounded by 2 active rail lines. These transportation modes surround the residential and historic cores on 3 sides, creating a noisy, gritty vibe that retains a sense of its working class, industrial roots. A suburb of Birmingham until 1910, Woodlawn is now on the city’s primary east-west corridor, US Highway 11. Woodlawn High School, the public library, and a mix of long-term and new businesses are located here, where roughly 17,000 cars per day travel. The Site of the proposed cleanup is in the historic commercial core, located 1/2 block from Hwy 11 on the more neighborhood-oriented 1st Avenue S (with traffic counts of ~7,000 cars per day) and within a block of the railroad.

      The history of Woodlawn is like many communities developed with the railroad boom in the late 19th and early 20th centuries. Once home to thriving, predominantly white working-class families who moved into the region for well-paying jobs in local mills, Woodlawn’s demographics shifted dramatically with the integration of public schools, leaving the remaining residents devastated by the effects of white flight. Likewise, construction of Interstates 20 and 59 in the late 1950s formed physical barriers around the community, disrupting and dividing its continuity and connection. The aftermath of abrupt abandonment and disconnection resulted in chronic problems that continue to plague the community today: fewer residents; less access to resources; more vacant houses and empty storefronts; increased poverty and crime rates; and lower levels of student achievement and educational attainment. Disinvested neighborhoods like Woodlawn also suffer from an image problem, which further compounds challenges in retaining and attracting residents and businesses. Dated and neglected building stock, facades, and signage, along with high rates of vacancy, reduce street appeal. Crime issues, both real and perceived, generate negative implications for new investment.

      The City of Birmingham Mayor Randall Woodfin’s vision shared in the Woodfin Way states that, “Although our GDP as a city has increased by about 8% since 2012, our GDP per capita has only increased about 0.6% in the same time period, implying that growth has not translated into shared prosperity across our community.” With current vacancy in the commercial district at 32%, Woodlawn’s lack of economic strength despite a decade of reinvestment is a testament to this fact. Its stock of historic real estate within a walkable urban neighborhood uniquely positions Woodlawn’s commercial district to close that gap by bringing access to more jobs, services, businesses, and affordable housing closer to residents who are predominantly low-income. The Site is strategically located between properties REV has redeveloped in the Woodlawn commercial district and investments Woodlawn Foundation (WF) and other partner nonprofits have made in new housing units since 2008, including transitional, affordable, and market-rate options. WF’s range of housing units – 64 affordable multi-family, 26 single-family (+70 planned in the next 2.5 yrs) and 147 renovations to existing

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1 Per Section 3.2.4- of the ASTM E1527-13 Phase I ESA Standard, adjoining properties defined as “any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.”
2 https://www.bhamwiki.com/w/Birmingham_Citizen_Participation_Plan The Birmingham Citizen Participation Plan (CPP) is a structured network of neighborhood associations that was created in 1974 to improve communication between residents and city leaders... Neighborhood associations serve as the primary conduit for communicating specific issues, problems and opportunities to the city government (and support) the development of the city’s Birmingham Comprehensive Plan.
3 A community of 3.82 square miles per a 2021 ESRI report, as defined by census tracts.
4 www.aldotgis.dot.state.al.us Alabama Traffic Data, 2020 data points per streets noted in the historic commercial district of Woodlawn.
homeowner units - have drawn private investment as well. Market prices for new construction homes reached $318,215 as of October 2021, creating values unheard of ten years ago and well above the average of $47,000 per 2019 ACS census data. The proposed redevelopment will link these significant partner investments by transforming the Site’s current blighted state into a high-quality, pedestrian-oriented mixed-use destination.

ii. Description of the Priority Brownfield Sites: The Site consists of two adjoining parcels located on the northern and southern sides of 1st Avenue South (totaling approximately 0.68-acre) housing a vacant gasoline station (5600 parcel) and a tract of vacant land, improved with an asphalt parking lot and concrete slabs associated with the former structure destroyed by fire and razed in 2014 (5601 parcel). Historical Site operations included as a gasoline station (5600 and 5601 parcels) and a transmission repair shop (5601 parcel) from approximately 1961 until 2014. Prior to the gasoline station and transmission shop on the 5601 parcel, this property housed a dry cleaner and clothing dye operation from at least 1930 until 1940. Surrounding properties include residential housing to the south and east with commercial development present to the north and west.

Previous Site assessments completed on each parcel revealed elevated levels of various petroleum constituents in soil and groundwater beneath both parcels. Underground storage tanks (UST) were removed from the 5600 parcel (with subsequent assessment and partial cleanup completed between 2012 and 2018, resulting in regulatory closure conditioned upon limited Site use and management of petroleum-affected media), but contaminated soil remains onsite, supporting elevated concentrations in underlying groundwater. Investigation of the 5601 parcel in 2021 revealed similar concerns with elevated petroleum constituents present in both soil and groundwater across the majority of this tract. Petroleum contamination extending to roughly 10’-12’ on both parcels is the primary barrier to future conversion of the Site into a mixed-use development with affordable housing and commercial improvements (Woodlawn Plaza).

b. Revitalization of the Target Areas

i. Reuse Strategy and Alignment with Revitalization Plans: Reuse at the Site will create a multi-tenant commercial, affordable and market-rate housing development with associated parking improvements to support the demand for housing and services in close proximity to the forthcoming Eastern Terminus Station of the Birmingham Xpress Bus Rapid Transit (BRT) system (located immediately north of the Site). The BRT system will provide convenient rail access from Woodlawn to downtown Birmingham and the west side of the City. The TOD project will serve community residents and area commuters by replacing blighted property with improved public space, thus improving quality of life.

In spring of 2010, seven local organizations, including REV and Woodlawn neighborhood association, joined around the single vision of a holistic revitalization of the Woodlawn neighborhood in a partnership called Woodlawn United (WU). Woodlawn Foundation (WF), a 501(c)(3) corporation, was formed to lead certain initiatives and to maximize partner coordination, collaboration and resources. Today, the WU partnership includes over 40 organizations, businesses and individuals, each of which lead initiatives that advance the health and prosperity of Woodlawn. WF and the Woodlawn United partnership are following the Purpose Built Communities vision for communities, which guides neighborhood revitalization by creating pathways out of poverty for the lowest-income residents, and building strong, economically diverse communities.

Early community engagement in this work led to the Woodlawn Community Revitalization Plan as a clear path to changing the threats to Woodlawn population. Adopted by Birmingham City Council and incorporated into the Comprehensive Plan with overwhelming support from the community, the Revitalization Plan identified issues and opportunities this project will respond to, including: “eliminate blighting and deteriorating conditions; stabilize and improve development conditions so that private reinvestment may occur; promote the development of safe, well-designed and maintained affordable housing to provide for the housing needs of the community; stimulate economic growth and development.” Since the Community Revitalization Plan was approved, the community has repeatedly noted a desire for more neighborhood-friendly businesses,
walkability, and most importantly, an ability for Woodlawn residents to participate in revitalization efforts and the benefits those efforts are yielding. REV and WF, strategic partners, are working to honor the community’s vision for new, equitable retail, services and housing at the project Site, rather than having the property purchased and used for non-equitable development by a for-profit owner.

To revitalize the contaminated parcels, **REV and WF are partnering with an experienced housing developer**, Zimmerman Properties, chosen for their capacity to undertake a 4-5 story mixed-use development with improved street frontage that prioritizes the pedestrian. Jointly, REV, WF and Zimmerman will redevelop the Site (and two adjacent parcels) into Woodlawn Plaza, a vibrant destination of commercial and mixed-income housing spaces. (*See partner MOU attached as evidence of leveraged resources.*) With the City’s East Transit Station (now under-construction) adjacent to the 5600 parcel, the Site presents an opportunity for equitable Transit-Oriented Development (TOD) that creates jobs, housing, and services for Woodlawn residents and BRT users from surrounding communities. The parcels adjacent to the Transit Center currently sit vacant. REV and WF are working to ensure that the project honors the community’s vision for new, equitable retail, services and housing, rather than having the property purchased and used for non-equitable development by a for-profit owner. The envisioned mixed-use TOD project will include affordable and market-rate housing above ground-floor retail on a revitalized site, connecting pedestrians in the neighborhood to the BRT and the existing commercial district, thus expanding economic opportunities for residents. The project will also draw BRT customers from the region into the Woodlawn community, increasing the customer base for area businesses, building a stronger, more sustainable market over time for retail and services to also benefit residents. As defined more specifically below, Woodlawn is defined as a disadvantaged community per the Justice40 Initiative, and these outcomes directly counter the disadvantaged characteristics residents of the Woodlawn community currently experience.

Redevelopment of these blighted properties into a high-density TOD increases availability of affordable housing and commercial space, addressing *Goals 1, 2 & 9* of the City of Birmingham Comprehensive Plan, which state 1) Neighborhoods are enhanced by investments to improve quality of life; 2) Urban Villages... provide access to retail and services; and 9) Quality housing meets the needs of households at all income levels. Woodlawn is one of five Urban Villages / Strategic Opportunity Areas defined in the plan, with the Site identified as a Mixed-Use, Medium Density land use.

**ii. Outcomes and Benefits of Reuse Strategy:** The proposed cleanup and future development supports the EPA’s Strategic Plan (Goal 1, Objective 3) to create a “Cleaner, Healthier Environment” and properly clean up contaminated sites to revitalize and return the land back to communities. This project brings long-sought-after outcomes and clear economic benefits to Woodlawn, because it removes hazards, improves health and safety, replaces blight with new uses, and continues to ready the Site for greater density to stimulate economic development. The planned reuse strategy was intentionally designed to address the City’s stated desire for development patterns prioritizing walkability and mixed-use. It fully leverages the City’s substantial investment in the new BRT system by adding jobs, sales tax, property tax and private sector investment into this disadvantaged community.

**c. Strategy for Leveraging Resources**

**i. Resources Needed for Site Reuse:** In-kind resources already in place for this grant include administrative fees for enrollment of the Site into the Alabama VCP ($42,985) by REV and its development partner (*See partner costs for due diligence noted in MOU*). Separately, REV is seeking discounted or waived tipping fees from Birmingham’s city-owned Subtitle D landfills (Eastern Area and New Georgia) to function as an offset to the overall project budget. REV has committed and identified resources to leverage into the redevelopment and reuse of the Site, relying on long-term partners (WF and City of Bham) that have invested with REV on previous development projects in Woodlawn (*City and WF resources have helped REV establish real*).

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estate assets of $3.5M in Woodlawn’s commercial district. See attached REV 2020 Statement of Financial Position as evidence.). In April of 2021, REV landbanked the property, after due diligence that noted contaminants were present, assuming risk and showing long-term commitment. As an owner, REV will continue to invest in maintenance and due diligence (See MOU). REV conducted an RFQ process to secure Zimmerman, a private sector developer with proven capacity to expend funds to design and construct the property. Its business model also includes investment in supportive services to residents that will stabilize families and help them grow. WF is also expending resources, as it purchased a third property to contribute to the development and is planning the subsequent cleanup of the gas station onsite through Alabama’s VCP. Lastly, the City of Birmingham will contribute HUD HOME funds for affordable units and infrastructure dollars to support this project. (See attached partner MOU and support letters regarding commitment of resources.)

ii. Use of Existing Infrastructure: The forthcoming Eastern Terminus of the BRT allows the Site to leverage this new community amenity to serve residents and transit users with additional parking, housing, retail and dining options. The James Rushton Early Learning and Family Success Center, developed by WF, is located one block west and will provide convenient access to quality childcare for new residents living on the Site. REV’s property improvements in commercial space will perform better with increased foot traffic, which will strengthen and stabilize the district. Finally, the City of Birmingham has plans for placing 1st Avenue South on a “road diet” to reduce traffic volume on this corridor and enhance walkability. The parking and improved sidewalks included in the Site development plan are designed to connect the existing surrounding uses to the Transit Center and the new users to the Site. All will serve as a vital element in both improving the lives of Woodlawn residents and supporting the City’s efforts to reduce overall traffic congestion (and associated air/noise pollution and road safety). This collaborative project supports the first of five vision statements in the City’s Comprehensive Plan:

“Birmingham has a connected network of walkable urban places. Our compact, mixed use, pedestrian-friendly neighborhood centers support an enhanced and efficient transit system, and a network of safe and attractive pedestrian and bicycle routes links neighborhoods with city destinations.”

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding: Despite progress made by REV and the Woodlawn United partners, there is still entrenched poverty in Woodlawn and many residents have not benefitted from investments to date. Woodlawn is a disadvantaged community, as demonstrated by the following data from American Community Survey 2019 5-year estimates for Jefferson County Census Tract 3, which includes the project site, Woodlawn commercial district, and the core of the Woodlawn neighborhood: 47.1% poverty rate; 10.3% unemployment rate; 46.4% with food stamp/SNAP benefits in last 12 months; 80.9% renter occupied housing units; Gross rent is 35% or more of household income for 46% of renters.

Based on 2020 census data, the Woodlawn population of 5,143 is 81% Black, 14% white. A total of 5.2% represent other races, with 5.5% noting Hispanic origin. The community has a median household income of $20,875, much lower than the statewide median of $50,536. This project will create housing and job opportunities onsite, including affordable housing options. It will also improve job access for people living in Woodlawn in light of its proximity to reliable, affordable mass transit, an amenity that is not available through Birmingham’s current bus system, known for unreliability, long wait times, bus breakdowns, limited routes. In analysis completed for the City, research from the Brookings Institute found there are 100 times as many jobs available to Birmingham residents with a car relative to those that rely solely on public transportation.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Data from EPA’s EJSCREEN tool (2020 data) indicates a significantly higher percentage of sensitive populations living within the target community relative to overall state. The population of people of color is 84%, compared with 34% for the state of Alabama. The low income population is 80%, which is in the 97th percentile for the state, and 33% of adult residents have less than a high

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school education, which is in the 95th percentile for the state. Low-income, less-educated, and minority populations historically face greater barriers to accessing jobs, housing, healthcare, and other essential resources. Transit-oriented development on the site will create jobs in the community and increase access to resources through the addition of housing adjacent to the Bus Rapid Transit station. The BRT route will run through downtown Birmingham, providing access to the UAB medical center and high quality downtown jobs.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions\textsuperscript{11}: Key health statistics from the Centers for Disease Control (CDC) illustrate a high incidence of adverse health conditions in the target area. Woodlawn has a life expectancy at birth of 68.5 years, lower than the metro rate of 75.6 yrs, 75.4 yrs for AL and US rate for 78.8. This same report notes an 11.3% uninsured rate for Woodlawn, compared to 8.8% for the metro area and US. The CDC reports that Alabama has the third highest adult obesity rate in the United States at 32.2%. Jefferson County (JeffCo, where Site is located) shows “66% of adults are either overweight or obese. A 2018 Jefferson County Health Action Partnership\textsuperscript{12} report states that heart disease mortality for Black residents in JeffCo is 206.1 per 100,000 deaths, significantly higher than the national average of 168.5 per 100,000 deaths. The report identified that the infant mortality rate for JeffCo in 2015 was 10.5 deaths per 1,000 live births, almost double the national rate of 5.9 deaths per 1,000 live births; the infant mortality rate for Black mothers was 2.3 times higher than white mothers. This report was developed by the JeffCo Department of Health in partnership with UAB, a well-renowned local research hospital, states that “80-90% of health outcomes relate to social determinants of health, including factors such as employment, housing, transit, and the physical environment.” This project directly improves these determinants, supporting that health outcomes will improve over time as a result of the project.

Christ Health Center, a founding member of WU created to “eliminate the healthcare gap in our community,” is located one block east of the Site and receives federal funding from HHS to meet the community’s needs with primary care, dental care, professional counseling and an onsite pharmacy. They serve the uninsured by offering a “generous sliding scale fee-for-service option” as a payment option. Funding from EPA will help provide a more walkable environment for residents, better access to the health clinic, and transit access to medical services in downtown by launching a project with street-facing, urban sidewalks and public courtyards, as well as pedestrian connections to the commercial core and the BRT stop. These design components will likely lead to improved health statistics and increased overall physical activity.

(3) Promoting Environmental Justice: Woodlawn residents are exposed to a high number of negative environmental variables. EJSCREEN data indicates that the Woodlawn community is in the 90th percentile or higher in the region for the following environmental variables: Particulate Matter, NATA Diesel PM, NATA Air Toxics Cancer Risk, NATA Respiratory Hazard Index, Traffic Proximity and Volume, Superfund Proximity, Hazardous Waste Proximity, and Wastewater Discharge Indicators.

When the Comprehensive Plan was created, the Woodlawn community had the third-highest percentage of tax-delinquent properties of the 23 Birmingham communities. With 30% of housing\textsuperscript{13} vacant, blight continues to be a problem, as vacant properties encourage illegal dumping, fires and increased crime. The median value of $47,000 suggests that even those who own a home are not able to leverage that home for economic stability. The missions of WF and REV are focused on promoting environmental justice as described previously, and the project’s intentional design will reduce blight and improve access locally and city-wide. Site redevelopment, spurred by brownfield funding, will help change perceptions of the community, create jobs for disproportionately impacted populations, raise property values, and create greater foot/bicycle access. Better sidewalks and public spaces into the commercial core will make the Site a safer, more inviting space.

b. Community Engagement

i. & ii. Project Involvement and Project Roles: REV has been part of conversations with the Woodlawn community since the early engagement launched Woodlawn United. The community vision that resulted from

\textsuperscript{11} Opportunity 360, powered by Enterprise https://dashboards.mysidewalk.com/opportunity360-community-dashboard-091f2d384f87/health-and-well-being

\textsuperscript{12} https://www.jcdh.org/SitePages/Misc/PdfViewer?AdminUploadId=607

\textsuperscript{13} US Census, American Community Survey, 2019, for Census Tract 3
REV consistently plans projects in response to their input by holding input meetings several times a year and coordinating with smaller “community advisory groups” monthly. REV will apply this framework to this project, in addition to the extensive community engagement efforts shared below. Since 2018, REV has worked with three Woodlawn community facilitators who receive a monthly stipend to lead REV initiatives in Woodlawn. As noted below, they will facilitate communication to specific community groups in Woodlawn. REV and the WF team communicate frequently by holding joint team meetings twice monthly to discuss community challenges, real estate opportunities, and plans for the Woodlawn commercial district. WF also hosts a quarterly meeting of Woodlawn United partners for broader information sharing to generate input and coordinate on work.

REV will oversee the planned cleanup of the Site and take a lead role in the planned development that will follow. REV, WF and development partner Zimmerman Properties will joint-venture to build the mixed-use, commercial / housing development that will follow. Other members of Woodlawn United will provide supportive services to the residents and business owners that ultimately tenant the mixed-use property. Key partners also include the City of Birmingham and the BJCTA as they complete the BRT station adjacent to the future development.

Contact info and specific involvement of those actively involved with the project are as follows:

<table>
<thead>
<tr>
<th>Name of Organization/Entity/Group and Point of Contact (name, email, &amp; phone)</th>
<th>Specific involvement in the project or assistance provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>REV Birmingham, Inc. Elizabeth Barbaree-Tasker, CFO <a href="mailto:elizabeth@revbirmingham.org">elizabeth@revbirmingham.org</a> 205-453-4662</td>
<td>Project lead for Site cleanup; partner in the future mixed-use development planned for the Site plus 2 adjacent parcels; responsible for community engagement &amp; commercial tenant recruitment in the future mixed-use development project.</td>
</tr>
<tr>
<td>Woodlawn Foundation Joe Ayers, Director of Real Estate <a href="mailto:joe@woodlawnunited.org">joe@woodlawnunited.org</a> 205-599-6963</td>
<td>Lead partner in Woodlawn United that created a shared vision, convenes partners to coordinate impact &amp; progress, engages community members, &amp; provides direct investment into community-based initiatives &amp; redevelopment. Joint-venture partner on the future mixed-use development. Providing leveraged funding via the purchase of an adjacent parcel that will be adjoined to the Site for the future mixed-use project.</td>
</tr>
<tr>
<td>Zimmerman Properties Tab Bullard, VP of Development, SE Region <a href="mailto:tbullard@wilhoitproperties.com">tbullard@wilhoitproperties.com</a> 417-883-1632</td>
<td>Development partner &amp; financial stakeholder working with REV &amp; WF to develop a mixed-use &amp; mixed-income property on the Site &amp; 2 adjacent parcels. Will provide leverage funding in the future development.</td>
</tr>
<tr>
<td>Woodlawn United David Liddell, Woodlawn Foundation Director of Strategic Partnerships <a href="mailto:david@woodlawnunited.org">david@woodlawnunited.org</a> 205-599-6963</td>
<td>A partnership of almost 40 community service providers working to improve the quality of life for Woodlawn residents, coordinate through WF. They will support residents with wrap-around services and support business owners with technical assistance and access to capital to open businesses.</td>
</tr>
<tr>
<td>Woodlawn Neighborhood Association Valencia King, President &amp; Jason Avery, Vice Pres. <a href="mailto:wnasbirmingham@gmail.com">wnasbirmingham@gmail.com</a></td>
<td>Key connection and facilitation role for community engagement through monthly neighborhood association meetings, community notices, and outreach for input and reporting opportunities.</td>
</tr>
<tr>
<td>Woodlawn Business Association Wayne Honeycutt, President and Bekah Fox, Secretary <a href="mailto:woodlawnb@gmail.com">woodlawnb@gmail.com</a></td>
<td>Key connection and facilitation role for community engagement through monthly business association meetings, community notices, and outreach for input and reporting opportunities. <a href="http://www.woodlawnbhm.com">www.woodlawnbhm.com</a></td>
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iii. **Incorporating Community Input:** As is common with all REV and WF projects, REV will deploy its project and communications teams, and its community liaisons with the neighborhood and business associations, to provide an array of regular engagement with the community for this project. REV’s communications team will facilitate the creation of a project specific website and provide consistent posts on social media via the Woodlawn BHM, REV and WF Facebook and Instagram pages. The Engagement Coordinator and community facilitators will conduct on-the-ground outreach to neighbors, and REV will cross-promote the updates at other community events and meetings. The Project Director will continue to report and seek feedback in at least 4 community meetings over the grant period. As the work of the cleanup begins and as the project proceeds, REV will invest in social media ads to raise awareness and garner more attention to the work. Regular team meetings will ensure WU partners and stipended volunteers are well-versed on project status and clear on how to receive and relay feedback on the project to the project team. In addition, these meetings will provide places for discussion on how to address feedback received. Community meetings will be designed to gather feedback in multiple ways (written, verbal, electronic). As much as possible, meetings will be held in person at SocialVenture, where REV and WF share offices. A Zoom option will always be provided and meetings will be held virtually if required by public health officials. REV will work closely with stakeholders to ensure an equitable project that addresses the community’s wishes, improves health and promotes environmental justice.

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

#### a. Proposed Cleanup Plan

The proposed cleanup plan (Alternative 3 further detailed in the draft ABCA, included as an attachment) includes the excavation areas of COC-affected soil on both the 5600 and 5601 parcels to a depth of up to ten feet below grade with confirmation soil samples collected from the sidewalls and base of each excavation to ensure complete removal of COC-affected media to the maximum extent possible to ensure protection of human health and the environment. Once removed, the material will be stockpiled adjacent to the excavation area for subsequent waste characterization in accordance with applicable ADEM Solid Waste regulations. Upon receipt of analytical results and approval from ADEM’s Solid Waste Branch, the material will be transported offsite disposal at an ADEM-permitted landfill. The excavations will then be backfilled with clean, compacted fill material (sampled prior to placement to ensure no contaminants of concern are present) to ground surface and covered with gravel, asphalt, or other appropriate material. With shallow soil relatively unaffected on both parcels, this material will be retained as a cost-savings measure for use as future fill material in each excavation. This approach is considered most effective at mitigating short-term and long-term risks, maximizing future redevelopment options, and minimizing costs incurred for improvements. This alternative would also mitigate, if not altogether eliminate, future vapor intrusion concerns by removing the source material supporting this potential exposure risk.

#### b. Description of Tasks/Activities and Outputs

Eligible tasks planned for the project are presented as follows: Task: Schedule by Quarter / Lead Entity, Staff / Implementation Activities and Outputs listed under each.

The grant period is anticipated as a 9/1/22 start to grant closeout by 12/15/24, a total of 9 quarters (QTR).

**Task 1: Manage Project & Team.** QTRs 1-9 / REV (E. Barbaree-Tasker, Project Lead)

i. **Project Lead (as Project Manager):** Q2- develop with team & monitor workplan implementation; Q1-9- oversee & manage team in completion of all project tasks; review & approve required reports by QEC; maintain compliance with Cooperative Agreement; coordinate with partners; Q6- secure leveraging.

iv. **Outputs:** Clear workplan; Approved reports for ADEM & EPA; Leveraged Commitments secured.

**Task 2: Write RFP & select QEC; oversee work.** QTRs 1-8 / REV (B. Wieseman, Director of Catalytic Development)
i. Director: Q1- write competitive RFP for QEC & manage selection process; Q2- work with QEC to develop draft workplan; enroll the Site into the Alabama Voluntary Cleanup Program; Q3-8- oversee weekly work of QEC; review & approve drafts of required reports by QEC; support community engagement with project updates; provide support to long-term development.

iv. Outputs: RFP for QEC that complies with 2 CFR § 200.319; Selected QEC; Monthly progress on workplan milestones; Approved drafts of required reports; VCP enrollment.

Task 3: Engage the Community. QTRs 1-8 / REV (J. McKinney, Communications Dir.; D. Tolbert, Engagement)

i. Communications team: Q2- design a community involvement plan; host kick-off meeting; develop project website; Q2- design, print & distribute project collateral; Q3,5,8- host 3 community update meetings; Q1-8- post project updates on social media; engage community in on-the-ground outreach.

iv. Outputs: Written Community Involvement Plan; Kick-off Meeting Minutes & Sign-in Sheet; Project Website; Print collateral for distribution; 16 posts for project on Facebook & Instagram; 4 ads for community meetings; Meeting minutes from 3 community meetings.

Task 4: Clean up Site per final ABCA. QTRs 1-9 / QEC (To be selected)

i. QEC: Following selection through a competitive process as outlined in 2 CFR § 200.319, REV will assign certain technical, administrative, and communication roles in the project to the QEC: Q2- finalize ABCA; Q3-8- Site cleanup & testing (excavation, capping, fill, etc.); Q2-9- prepare all technical plans and reports (e.g. outputs); submittal of reports to EPA following review and approval by the REV. Should health monitoring activities be required, REV & QEC will involve local, relevant health agencies (Jefferson County Department of Health), depending on type and form of monitoring work.

iv. Outputs: Final Analysis of Brownfield Cleanup Alternatives (ABCA); Final Quality Assurance Project Plan; Voluntary Cleanup plan (for ADEM and EPA approval); HASP; 10 quarterly reports; ACRES Database updates; Cleanup Completion Report (for ADEM and EPA approval); MBE/WBE Reporting (Annually); Environmental Covenant; Final EPA Close-out Report draft.

Task 5: Administer Grant & Report to EPA. QTRs 1-9 / REV (E. Barbaree-Tasker, Project Lead/CFO; A. Scottland, Finance & Admin Manager)

i. Project Lead (as CFO): Q1- execute a Cooperative Agreement with EPA; Q2-9- oversee & manage team on compliance; review monthly financial reports; monitor compliance requirements (e.g. MBE/WBE Reporting); review and approve quarterly, annual & final EPA reports; maintain existing document repository for public review; Q9- write, review & submit final report to EPA. Project Lead (as CFO):

iv. Outputs: Cooperative Agreement; Administrative Record of tasks completed and all grant requirements; Final EPA Close-out Report.

c. Cost Estimates: All work undertaken as cost share by REV except as noted by QEC. A full description of the cleanup plan and logic used to estimate the cleanup cost is included in the attached draft ABCA.

<table>
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<tr>
<th>BUDGET CATEGORIES</th>
<th>Task 1. Manage Project.</th>
<th>Task 2. Write RFP for QEC; oversee work.</th>
<th>Task 3. Engage Community.</th>
<th>Task 4. (by QEC) Cleanup Site per ABCA Alt. #3.</th>
<th>Task 5. Grant Admin</th>
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d. Measuring Environmental Results: As project manager, REV will measure immediate environmental impacts of the work proposed in the grant, to include: 1) Cooperative Agreement signed with EPA; 2) Number of community meetings and social media promotions held; 3) Volume of contaminated soil removed; 4) Volume of clean fill added to the Site; and 5) Square footage of land improved through the cleanup.

REV regularly conducts walk audits in the Woodlawn commercial district to check business and investment data against publicly available metrics, enabling us to track improvement, investments and businesses opened. For long-term metrics, REV will audit the blocks surrounding this project, collect and report this data in Salesforce and Monday.com, two database platforms we have customized to track progress of the district, business owners and properties. The collection of the above metrics and general demographics in Woodlawn will be monitored and reported to EPA as outlined in the anticipated Cooperative Agreement. REV and WF will be closely involved with development of the mixed-use project following environmental cleanup, including project design, business and resident recruitment, and property management.

Once cleanup is complete, the mixed-use development is planned for a fall 2025 completion. The following metrics will indicate success in creating an equitable TOD project that improves quality of life and community health for Woodlawn: 1) Number of affordable and market rate units created; 2) Number and demographics of residents living onsite; 3) Number of new businesses opened onsite; 4) Jobs created in ground-floor businesses; 5) Number and demographics of residents filling those jobs; and 6) Business openings and property investment in the surrounding area during and after completion.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. to ii. Organizational Structure & Description of Key Staff: REV operates under a 3-person leadership team, in place since REV formed in 2012, which balances clear vision, strategic action and fiscal acumen to accomplish significant impact through our core values of Daring Problem-Solving, Collaboration and Honesty/Inclusion/Integrity. This team will oversee and enrich REV’s implementation of this project from award to grant closeout. David Fleming, President & CEO, is a recognized leader in community and economic development with a 27-yr history of successfully forging partnerships, solving problems and identifying resources to revitalize Birmingham’s historic districts. Atticus Rominger, Chief Strategy Officer, is an experienced PR professional with a deep knowledge of Birmingham & key to REV’s messaging, action-oriented workplans & program delivery. Elizabeth Barbaree-Tasker, CFO, diligently manages REV’s accounting, grant compliance and reporting.

### Indirect Costs

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<td>$24,310</td>
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Personnel Hours Committed by Task in grant period. Further detail in Key Staff section.

- CFO: 312 hrs ($61/hr) over grant period of 2.25 years.
- Director of Catalytic Development: 416 hrs ($37/hr) spread over cleanup work (~1.75 years).
- Communications Dir: 208 hrs ($35/hr) over 2.25 yrs.
- Engagement Coordinator: 416 hrs ($20/hr) over 2.25 yrs.
- Personnel is QEC contracted. Other costs outlined in draft ABCA attached.
- CEO & CSO: 42 hrs each ($75/hr & $61/hr)
- CFO & Finance Mgr: 104 hrs. each ($61/hr & $30/hr)

*All personnel provided by REV, except that provided by QEC in Task 4. REV personnel & fringe are actual costs for key staff noted in 4.a.ii at # of hours listed above over grant period. Fringe includes payroll expenses then varies per staff re: enrollment in health insurance & 401k. **Supplies in Task 3: project website, social media postings & ads, print material, meeting supplies. ***Contractual in Task 4: Cleanup costs by QEC. ****Other in Task 4: cost of enrollment in ADEM Voluntary Cleanup Prog. **In Task 5: actual cost for 5% of annual REV overhead (rent, insurance, equipment, data subscriptions)
also oversees all REV’s real estate development work, in light of her past experience as a project management consultant for affordable housing developers and her work renovating properties in REV’s real estate portfolio. Together, REV leadership has 60+ yrs experience specifically in Birmingham’s revitalization.

To support grant management, Elizabeth and Aimee Scottland, Manager of Finance & Admin, have in-depth experience with managing federal grants or funding, as REV has received a range of federal funds since 2004 (detailed below). REV operates with clear systems, processes and controls, evident in clean audits and excellent financial management standards with no instances of findings or mismanagement since its formation. Elizabeth will ensure all project objectives are met and all outcomes proposed are on track for completion. In budgeting for this project, REV is providing cost share via payroll & related costs for the team listed here.

Ben Wieseman, Director of Catalytic Development, will design and manage an RFP process to select the QEC and then provide day-to-day contact and oversight of the QEC on cleanup work. Ben is a registered landscape architect and certified planner of 15 years. He is familiar with environmental cleanup from prior project management experience in cities across the state of Alabama and in Colorado.

An accredited PR professional with 12 years’ experience, Julie McKinney, Communications Director, assisted by Darianne Tolbert, Engagement Coordinator (3 yrs experience in community engagement), will design and implement a comprehensive community engagement plan, from the kick-off meeting to grand opening of the final mixed-use development. Engagement efforts will include a project website, social media updates and ads, on-the-ground outreach, in-person meetings and celebrations of progress. (See more under 2.b.iii.)

iii. Acquiring Additional Resources: REV (and its predecessor from 1957) was formed as a public-private partnership and has always secured resources from the city, local corporations, and grantors for its operations and programs, as has WF. REV’s CEO engages regularly with funders to secure support, and REV has a donor relations team that generates support. REV’s community-oriented developer (Zimmerman) was selected via criteria that prioritized its ability to secure other funds, which is acknowledged in the MOU, as is the expectation that federal subsidies will fund the project. Zimmerman, WF and REV each have experience in securing multiple sources for real estate development- Low Income Housing, New Market Tax Credits, city and state incentives.

b. Past Performance and Accomplishments
i. Current EPA Brownfields Grants: Not applicable
ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal Funds: Past funds received and managed by REV include 18 years of CDBG funding totaling over $2.3M and federal grants through the USDA, CDFI Fund, ADECA, FTA and CDC. All funds were managed to successful completion. No issues with grant compliance have ever been reported in the millions of federal or private funds deployed to meet REV’s mission of creating vibrant commercial districts. REV Birmingham formed in 2012 after merging 2 similar nonprofits- ONB (est. 1957) and Main Street Birmingham (est. 2004). REV works with stakeholders on strategic planning, project management, real estate development, technical assistance to community businesses, and strategic initiatives that develop and grow the local market by deploying the National Main Street™ Center’s Four Point Approach for 18 years. Successes in Woodlawn specifically include:

- REV has redeveloped $3.5 million in historic Woodlawn properties, transforming distressed storefronts into new affordable space for the community. The SocialVenture building, a vacant and abandoned industrial warehouse, opened in 2013 as a mix of offices, meeting space, retail and maker-space. This $1.4M project included a $1M loan from the City of Birmingham, support from 3 local foundations and a private lender. Cleanup of contaminated soils was required and was paid for by the REV/WF joint venture team. Mrs. Barbaree-Tasker managed the project.
- From 2015-2020, REV launched and operated Zyp Bikeshare, Birmingham’s public-private micromobility solution. This $4M venture relied on local transportation dollars from the City, corporate support from sponsors and revenue from ridership to sustain. REV received JARC funding from FTA totaling $360,349.
- As WF began, REV helped assemble 74 vacant, blighted properties for future housing use and contributed to community-led design standards for the residential district and commercial districts. Various properties (mostly residential) required environmental assessments and minor cleanup.
Attachment D

Threshold Criteria
1. Applicant Eligibility: REV Birmingham, Inc. (REV), located at 5529 1st Avenue S, Birmingham, AL 35212, is a designated tax-exempt, 501(c)3 organization per the Internal Revenue Code and an eligible entity to receive EPA Brownfields Cleanup grant funding per the grant guidelines. (See attached for IRS documentation in file for REV Birmingham, originally named Main Street Birmingham.)

2. Previously awarded Cleanup Grants: REV has never received an EPA Cleanup Grant.

3. Site Ownership: REV Birmingham, Inc. acquired the property on April 30, 2021 through its wholly-owned subsidiary, MSB Properties, LLC, and is the sole owner of the site. Proof of ownership in the form of a recorded deed is attached. Documents to show that REV Birmingham (formerly Main Street Birmingham) is the sole member of MSB Properties is bookmarked on page 9, while the name is change bookmarked on page 14 and in 501(c)3 letter from IRS.

4. Basic Site Information: The Site is commonly known as the “Mays properties” due to long-term prior ownership of the Mays family and their Mays Auto Service business. The Site includes 5600 and 5601 1st Avenue S, Birmingham, AL 35212 located at the intersection of 1st Avenue South and 56th Street in the Woodlawn neighborhood of Birmingham, Alabama. The site is held in the name of MSB Properties, LLC a wholly-owned subsidiary of REV.

5. Status & History of Contamination at the Site: The Site is contaminated by both hazardous substances and petroleum. It consists of two adjoining parcels located on the northern and southern sides of 1st Avenue South (totaling approximately 0.68-acre) and currently houses a vacant auto repair shop and gasoline station (5600 parcel) and a tract of vacant land (5601 parcel), improved with an asphalt parking lot and concrete slabs associated with prior structures destroyed by fire in 2011. Historical site operations included as a gasoline station (5600 and 5601 parcels) and a transmission repair shop (5601 parcel) from approximately 1961 until 2011. Prior to the gasoline station and transmission shop on the 5601 parcel, this property housed a dry cleaner and clothing dye operation from at least 1930 until 1940. Surrounding properties include residential housing to the south and east with commercial development present to the north and west. The recognized environmental conditions (RECs) as reported in the Phase I ESA are presented below.

“This assessment has revealed evidence of recognized environmental conditions in connection with the site, specifically the operation of a gasoline service station or automotive shop for approximately 90 years on the 5600 parcel, and, on the 5601 parcel, the operation of a dry cleaner (approximately 1925 to 1940) and a gasoline station or transmission repair shop (approximately 1961 to 2014). While the 5600 parcel received NFA status from the Alabama Department of Environmental Management (ADEM) in 2019, this regulatory closure included conditions associated with petroleum-affected soil remaining onsite and free-phase petroleum still present in onsite groundwater. Moreover, there are no records regarding the removal of the historical gasoline tanks from the 5600 or 5601 parcels or data regarding potential effects from the former dry cleaning operation. As such, without confirming soil and groundwater data, it is not possible, at this time, to evaluate the extent (if any) that historical petroleum, automobile services, or dry cleaning operations have affected onsite soil or groundwater quality.”

With the results of the Phase I ESA, REV Birmingham completed a Phase II ESA in March 2021 in conformance with ASTM E1903-19 and the sampling protocols set forth in the Alabama Environmental Investigation & Remediation Guidance (AEIRG) document (revised February 2017). Field work for the Phase II ESA was
conducted between March 24, and 25, 2021, and included the installation of eight soil borings and groundwater monitoring wells to evaluate the effects of the former uses of the Site. The conclusions from the April 2021 Phase II ESA report are presented below.

“Investigation activities completed on March 24, and 25, 2021, revealed evidence of petroleum-affected soil and groundwater, likely associated with former gasoline USTs and dispenser lines and automotive repair operations on the Site. The petroleum-affected media appears to extend from the southern boundary with the highest concentrations noted in the north-central portion of the Site (comprising an area of approximately 7,200 square feet). The concentrations of certain VOCs are present at levels representing a potential vapor intrusion risk (should a building be constructed on the Site). A calculation of potential vapor intrusion risks (based on the maximum concentrations detected in onsite groundwater) indicate that benzene and naphthalene represent the greatest vapor intrusion risk if future development includes the construction of a building on the Site.”

More detailed information can be found in the draft ABCA included with this application.

6. Brownfields Site Definition
The site is not listed or proposed for listing on the National Priorities List; is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and is not subject to the jurisdiction, custody, or control of the U.S. government.

7. Environmental Assessment Required for Cleanup Grant Applications
A Phase I Environmental Site Assessment (ESA) was conducted at the Site at both addresses in conformance with the scope of American Society of Testing & Materials (ASTM) Standard Practice E 1527-13 (report date of February 24, 2021). As described below, further analysis was also conducted by the previous owner, and when combined with the assessment work completed by REV Birmingham for this project, resulted in analysis equivalent to a Phase II for the 5600 parcel. With repeated monitoring events documenting the localized nature of the free product on the 5600 parcel, ADEM issued No Further Action (NFA) with specific conditions relating to the future use of the Site (non-residential) and the requirement to manage petroleum-affected material in accordance with applicable solid waste regulations if such material were disturbed or removed during future grading/site work activities. A copy of the NFA letter is included in Appendix A of the draft ABCA. With the free-phase hydrocarbons and petroleum-affected media remaining on this parcel, supplemental corrective measures are warranted to achieve conditions suitable for residential use, which the redevelopment plan for the property plans. A Phase II ESA (report date of April 06, 2021) was completed on the 5601 parcel. All reports were paid for with charitable funds from REV Birmingham. More specifics about both parcels are as follows.

5600 1st Avenue South Parcel: In May 2012, three 4,000-gallon USTs were removed from the Site, prompting supplemental investigations through 2014, which included the installation of eleven groundwater monitoring wells and one free product recovery well. Subsequent assessment included ongoing groundwater monitoring through 2018 and numerous HVR free product recovery events to remove free-phase hydrocarbons in the southern portion of the parcel (adjacent to the former USTs and dispenser lines). With the repeated monitoring events documenting the localized nature of the free product on the Site, ADEM issued No Further Action (NFA) with specific conditions relating to the future use of the Site (non-residential) and the requirement to manage petroleum-affected material in accordance with applicable solid waste regulations if such material were disturbed or removed during future grading/site work activities. A copy of the NFA letter is included in Appendix A of the draft ABCA attached to this application. With the free-phase hydrocarbons and petroleum-affected media remaining on this parcel, supplemental corrective measures are warranted to achieve conditions suitable for residential use. The petroleum-affected media appears to be present primarily in the south-central portion of the parcel, comprising an area of approximately 2,300 square feet; the highest constituent concentrations remaining on this parcel were located in wells MW-1 through
MW-4 and RW-1 (See Figures 3A-1 through 3A-3 and supporting assessment documents included in Appendix A and Appendix B of the draft ABCA).

The Phase II ESA on the 5601 1st Ave South parcel revealed evidence of petroleum-affected soil and groundwater, likely associated with former gasoline USTs and dispenser lines and automotive repair operations on the Site. Concentrations of certain VOCs are present at levels representing a potential vapor intrusion risk (should a proposed future building be constructed on the Site).

8. Enforcement or Other Actions
There are no ongoing or anticipated environmental enforcement or other actions related to the brownfield site for which the funding is requested. There are also no inquiries or orders for federal, state or local government entities that we are aware of regarding the responsibility of any party for the hazardous substances or petroleum at the Site.

9. Sites Requiring a Property-Specific Determination
This site does not require a Property-Specific Determination.

10. Threshold Criteria Related to CERCLA / Petroleum Liability
   a. Property Ownership Eligibility – Hazardous Substance Sites (not applicable)
   b. Property Ownership Eligibility – Petroleum Sites
      There is no viable responsible party, the applicant is not potentially liable for cleaning up the site, and the site is not subject to a RCRA corrective action order. (See attached petroleum determination letter from REV to Alabama Department of Environmental Management (ADEM) and correspondence following regarding the state’s discussion with EPA and determination that the site is eligible.)

11. Cleanup Authority and Oversight Structure
   a. REV Birmingham and its Qualified Environmental Consultant (QEC) will oversee the cleanup at the site. The Site will be enrolled into the Alabama Voluntary Cleanup Program (VCP) with REV Birmingham identified as a non-responsible party. This process (including the submittal of a VCP Application, Assessment Report, and Cleanup Plan) will ensure the cleanup is completed and in a manner that is protective of human health and the environment. The selected QEC (if awarded) will also provide the technical expertise to assist REV Birmingham in conducting, managing, and overseeing the cleanup to comply with the competitive procurement provisions of 2 CFR §§ 200.317 through 200.327. REV Birmingham will ensure that this technical expertise is in place prior to beginning cleanup activities.
   b. While residential development is present in the vicinity of the Site, REV Birmingham will require no access to neighboring properties to implement this cleanup. Moreover, the assessment completed to date indicates no offsite migration of contaminants onto neighboring properties (residential or otherwise). As such, no plan for accessing neighboring parcels is needed to successfully implement this cleanup effort.

13. Community Notification
   a. Draft Analysis of Brownfield Cleanup Alternatives: REV provided an opportunity for the community to comment on the draft application and draft ABCA. Notice was provided via a public ad, social media posts, email to neighborhood leaders, and announcement at a neighborhood meeting, all of which noted contact information for how the public could review and comment. At the public meeting, the draft ABCA was reviewed. All required summary information was included, and the draft ABCA is attached to this application.
b. **Community Notification Ad:** Per EPA guidelines, **REV Birmingham published an ad** for community notification regarding the intent to apply for EPA funding and ability of the public to comment on the application and ABCA in the Sunday paper of al.com, which runs three days per week. In addition, REV posted notice of the public meeting held November 15, 2021 on community Facebook and Instagram feeds for the Woodlawn BHM community, as well as sharing with community leaders via email, which is a common method of communicating with the community for REV and Woodlawn Foundation, the partner community coordinating entity. Evidence of the three notices are attached to this application.

c. **Public Meeting:** REV presented the proposed project and the need for environmental cleanup on the Site at a regularly scheduled meeting of the Woodlawn Neighborhood Association on June 14, 2021 and again on November 8, 2021. At the Nov. 8th meeting, REV announced the project-specific public meeting to discuss the draft application and ABCA and notified the community that they could comment on those documents. Then, REV **held a public meeting in-person on November 15, 2021 at 5pm at the SocialVenture building, which is across the street from the Site.** (This space is accessible to persons with disabilities.) Five community members attended the meeting. The project, grant application and draft ABCA were presented for review and comment. **A summary of all public meetings is included, along with meeting minutes of the November 15th public meeting.**

d. **Submission of Community Notification Documents:** REV offers the following responses to the required submission of community notification documents:

- A copy of the draft ABCA is attached separately from Narrative attached as the file size is very large.
- A copy of the newspaper ad, a flier presented at the November 8, 2021 neighborhood association meeting and in two social media posts are attached.
- Other than questions and comments contained within the public meeting notes, no comments on the draft ABCA or application were received. A request for more information about the application was made via email by an environmental consulting firm.
- REV’s response to the request for information was to share the executive summary from the ABCA and ask if they had any other questions. No other questions or comments were received.
- A meeting summary of all three public meetings where the project was discussed is attached. Meeting notes and the sign-in sheet from the project-specific public meeting held on November 15, 2021 are attached. Sign-in sheets from the prior two neighborhood association meetings where the project was discussed is attached.

14. **Statutory Cost Share:**

a. **REV Birmingham is providing statutory cost share of $92,300,** which is 20% of the EPA funds requested in ABCA Alternate 3 Budget Estimate. Out of funds raised from private and public (non-federal) sources, REV will contribute hard costs for a portion of cleanup and for community engagement, and the cost for payroll and related expenses for REV team members to manage and implement the cleanup project as presented herein. No more than 5% of the costs will be expended to administer the grant as outlined in the narrative. **A commitment letter to this effect and a copy of the Consolidated Statement of Financial Position from REV’s 2020 Audit is attached.**

15. **Waiver of $500,000 Limit:** REV Birmingham is not requesting a waiver in this application.

16. **Named Contractors and Subrecipients:** Not applicable. No contractor or subrecipient has been selected for the work proposed. As part of any grant award, REV will conduct a competitive process to select a contractor as provided in 2CFR 200.319.