



442 W. Washington Street, Suffolk, Virginia 23434

**PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-23-12/ CFDA NO. 66.818
Section IV.E – Narrative Proposal / Evaluation Criteria
November 13, 2023**

1. Applicant Identification

City of Suffolk - Economic Development
442 W. Washington Street
Suffolk, Virginia 23434

2. Funding Requested

- a. Assessment Grant Type: Community-Wide Brownfields
- b. Federal Funds Requested: \$500,000

3. Location:

Suffolk, independent City in Virginia

4. Target Area and Priority Site/Property Information:

- Target Area and Census Tract/Town/City of Target Area

<u>Target Area</u>	<u>Census Tract / Town / City</u>
Caroline Road – E. Main Street corridor	51800065100, 51800065302, 51800065401, 51800065402 / Suffolk, VA
W. - E. Washington Streets corridor	51800065100, 51800065302, 51800065401, 51800065500, 51800075504 / Suffolk, VA

Addresses of Priority Site(s)

1. Phoenix Bank of Nansemond, 339 E. Washington Street, Suffolk, VA 23434, 51800065500
2. former Univar Suffolk, 201 Suburban Drive, Suffolk, VA 23434, 51800075504
3. Tower 112, 112 W. Washington Street, Suffolk, VA 23434, 51800065302
4. Suffolk Industrial Park, Obici Industrial Boulevard, Suffolk, VA 23434, 51800065402

5. Contacts

a. Project Director / AOR

Nicolas C. Langford
Economic Development - Executive Director
442 W. Washington Street
Suffolk, Virginia 23434
Phone: (757) 514-4052
Email: nlangford@suffolkva.us

b. Chief Executive/Highest Ranking Elected Official

Michael D. Duman
City of Suffolk, Mayor
P.O. Box 1858
Suffolk, VA 23439
Phone: 757-514-4009
Email: mayor@suffolkva.us

6. Population

US Census Bureau, 2021:
Suffolk: 93,268
CT 51800065100: 2,303
CT 51800065302: 1,568
CT 51800065401: 2,420
CT 51800065402: 1,363
CT 51800065500: 3,036
CT 51800075504: 2,403

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	#3 1.a.iii Nansemond Indian Nation
The priority site(s) is impacted by mine-scarred land.	#2/3 1.a.iii Nansemond Indian Nation
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).	#2/3 Sect 1.a.ii Suffolk Industrial Park 1.a.iii Nansemond Indian Nation
The priority site(s) is in a federally designated flood plain.	#2/3 Sect 1.a.ii Suffolk Industrial Park 1.a.iii Nansemond Indian Nation
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	#3 Sect 1.b.ii
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	#3 Sect 1.b.ii
At least 30% of the overall project budget will be spent on eligible reuse/area- wide planning activities, as described in Section I.B. , for priority site(s) within the target area(s).	8/9 Sect 3.b.
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

8. Letter from the State Environmental Authority: Attached

9. Releasing Copies of Applications: N/A



Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

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Travis A. Voyles
Acting Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus
Director
(804) 698-4000

November 6, 2023

Nicolas C. Langford
City of Suffolk
442 W. Washington Street
Suffolk, VA 23434

VIA ELECTRONIC MAIL

Subject: Acknowledgement and Support – City of Suffolk
FY 2024 Community-Wide Assessment Grant
EPA-OLEM-OBLR-23-12

Dear Mr. Langford:

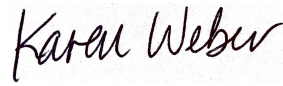
The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support to the above referenced Brownfields Grant application. The request will be for an EPA Community-Wide Assessment Grant for the City of Suffolk. It is our understanding that the City of Suffolk has identified one target area and at least four priority sites. The historic downtown core located in central Suffolk includes two main corridors that bisect several impoverished neighborhoods. The City actually encompasses approximately 430 square miles. This grant request includes focus areas and priority sites that will promote longer term Brownfield revitalization within the City.

The DEQ Brownfields Program is pleased to provide our support for this grant proposal and feels that if successful the grant funds will play a vital role in continuing the revitalization and redevelopment efforts.

It is our sincere hope that this EPA proposal will be successful, and that the City will be able to continue leveraging funds to stimulate economic development and revitalization within the target area.

If we can be of further assistance, please don’t hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Karen Weber". The signature is written in a cursive style.

Karen Weber, CPG
Brownfields Coordinator

cc: Meade Anderson, CPG, DEQ-CO
Lucas Hamelman, CPG, DEQ-CO
Lisa Silvia – DEQ-TRO

CITY OF SUFFOLK, VIRGINIA
 PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Unless noted, references are latest publicly available and reflect the most current information.

1.a. Target Area and Brownfields

1.a.i. Overview of Brownfield Challenges and Description of Target Area: The **City of Suffolk (Suffolk)** is located in the Hampton Roads region of southeastern Virginia. The City, encompassing approximately 430 square miles, is bordered by the counties of Isle of Wight and Southampton to the west, the state of North Carolina to the south, the cities of Chesapeake and Portsmouth to the east, and the James River to the north. In 1808, the town was incorporated into Nansemond County (named after the Nansemond Indian Nation) and a decade later, in 1910, became a city independent from surrounding Nansemond County. Nansemond County was converted to city status in 1972, becoming the City of Nansemond. Soon after, in 1974, the cities of Suffolk and Nansemond and the unincorporated villages of Holland and Whaleyville consolidated to become the current-day Suffolk¹. Suffolk is a predominantly rural area with one primary focus for proposed brownfield redevelopment: **the historic downtown core located in central Suffolk**. Downtown Suffolk (target area) is an urban neighborhood (based upon population density) and is loosely constrained by US Route 460/58 to the north, agricultural fields to the south, Great Dismal Swamp to the east, and Lake Kilby to the west.

The need for economic and community revitalization in the target areas is evident from various metrics reviewed using the EJScreen Community Reports, one of which in Census Tract 51800065500 (source: www.epa.gov/ejscreen), is the number of underutilized and vacant buildings as well as the poor condition of most structures in the neighborhood. Statistics indicate low income (76%), increased people of color (98%), and high unemployment (24%) for this neighborhood making it starkly lower in comparison with the rest of Suffolk and the Statewide averages, but the regional perception of this neighborhood is often worse because it includes one of the most impoverished, visibly blighted areas in the City. Focusing on brownfields redevelopment here will not only increase job prospects for residents in this neighborhood, but it also helps attract new residents to fill vacant properties, and through increased property and sales tax revenue provide additional resources to improve economic and social conditions for those most impacted by these brownfields. Brownfields redevelopment is critical for sustainable growth, to encourage more activity in these locations and others, raising property values and encouraging further investment and redevelopment, including those which would typically be overlooked due to environmental stigmas from past uses. What remains today are blighted empty buildings, vacant lots and deteriorating structures with a potential toxic history which lower the tax base.

Suffolk's primary **Target Areas** are the major brownfields corridors in need of the most help: **downtown Suffolk, which includes two main corridors that bisect several impoverished neighborhoods (Census Tracts 51800065100, 51800065302, 51800065401, 51800065402, 51800065500, 51800075504); these include Caroline Road – East Main Street corridor (north/south) and W. Washington - E. Washington Street corridor (east/west). Downtown Suffolk contains several National Register Historic Districts, which include portions of Caroline Road – East Main Street corridor and W. Washington and E. Washington Streets corridor.** Like several similar urban municipalities, Suffolk's downtown is dealing with dozens of abandoned and neglected properties, absentee landlords, crime and safety concerns, a diminished tax base and unsanitary conditions. Six neighborhoods (**Census Tracts 51800065100, 51800065302, 51800065401, 51800065402, 51800065500, 51800075504**), grew up around these two corridors to provide housing for workers and includes a mixture of businesses, light industry, closely spaced houses, and narrow streets. The area is roughly defined by railroad tracks, Washington, and Main Streets. While the neighborhoods have suffered from suburban flight, it nevertheless remains viable. Concerted efforts are needed to revitalize the neighborhoods and corridors. With renewed interest in traditional neighborhoods, these communities are well positioned for revitalization. While primarily residential, **these neighborhood corridors are littered with commercial and light industrial sites in various states of disrepair and needing redevelopment to enable the overall redevelopment.** Its residents have faced decades of exposure to environmental contaminants from the brownfields within and surrounding it such as the railroad activity, agricultural support, and other massive legacy industrial sites nearby, as well as high exposure to lead-based paint and asbestos from the very old homes and other structures in the neighborhood. There are multiple dilapidated former commercial properties along Washington and Main Streets, as well as larger industrial brownfields within the two major brownfields redevelopment target corridors that overlap/surround the six neighborhoods (**Census Tracts 51800065100, 51800065302, 51800065401, 51800065402, 51800065500, 51800075504**); assessment and redevelopment of these brownfields will play a major role in accomplishing the City's revitalization goals for **downtown Suffolk**.

¹ [Suffolk, Virginia - Wikipedia](#)

1.a.ii. Description of the Priority Brownfield Site(s): Dozens of abandoned Brownfield buildings exist within the **downtown Suffolk** target area (approximately 2.5 square miles), many located side by side, block by block, along the two main corridors that bisect several impoverished neighborhoods along Caroline Road – East Main Street corridor and W. Washington - E. Washington Street corridor; include vacant retail buildings and other boarded up commercial properties. Further swaths of Brownfield sites overlap/encircle six neighborhoods located in **Census Tracts 51800065100, 51800065302, 51800065401, 51800065402, 51800065500 and 51800075504**, including railroad tracks, chemical industries, scrap yards, lumber yards, oil distributors, manufacturers, automobile repair shops, junk yards, and contractor shops, as well as other very large industrial sites such as Planters Peanuts and Birdsong Peanuts properties. There are also opportunities to encourage the clearance of blighted properties that sit within a floodplain near this area along Lake Meade, Lake Kilby, and Nansemond River. The properties could then be used to potentially mitigate some of the flooding that affects the City, while creating new recreational and open spaces for the community. Changes to the City's priority sites (below) will have a profoundly positive impact on the community as they would reduce the perception of negative environmental issues.

The City highlights 4 Priority Sites: **Priority Site 1) Phoenix Bank of Nansemond** is a historic bank building (**Census Tract 51800065500**) that is planned to become an African American History Museum, located in the Suffolk Historic District at 339 E. Washington Street. It was built in 1921, and is a two-story, two bay, rectangular brick building. The bank was founded by a group of **African American entrepreneurs** in 1919 and served the black farmers and laborers of Suffolk and surrounding Nansemond County. The bank survived until 1931 and was added to the **National Register of Historic Places** in 1991. The building has been boarded up for decades and infrequently entered, thus, its condition is extreme dilapidation of the structure. The building does not have any working utilities (electricity, gas, water, sewer) or any heating or cooling systems, contributing to its demise. Potentially hazardous conditions anticipated are suspect hazardous building materials (lead-based paint, asbestos containing materials, mold), petroleum related impacts (heating oil), and poor structural integrity. Through assessments and reuse of this site as an African American Museum, the City aims to take significant steps toward improving the downtown Suffolk gateway to the W. Washington - E. Washington Street corridor (east/west), preserving an African American historic structure, attracting better businesses as well clientele and tax revenue from downtown and the adjacent neighborhoods, which will ultimately contribute to the economic revitalization of this neighborhood.

Priority Site 2) A high priority site located within **Census Tract 51800075504** is the **former Univar Suffolk (aka Former Prillaman Chemical Co)** located at 201 Suburban Drive. This currently vacant site, surrounded by underutilized properties (two auto salvage yards), is a gateway to downtown Suffolk. Univar Suffolk is a global specialty chemical, ingredient, and solution provider that distributes chemicals and related products and services to customers and suppliers. The site is associated with a DEQ Pollution Complaint (PC# 1990-0706), issued for hazardous substances in groundwater and vapor, and requires further assessment. Taking up 8 acres and 18,250 square feet of vacant warehouse space (zoned M-2 Heavy Industrial), the site has reuse potential, such as a secure truck and trailer parking facility and presents an excellent opportunity to convert this underutilized property into more productive use along this important gateway.

Priority Site 3) The **Tower 112** located at 112 W. Washington Street (**Census Tract 51800065302**) is more than 100 years old, and the first floor was formerly a bank. The building has seven floors with a mezzanine and about **28,000 square feet of vacant office space**. Potentially hazardous conditions anticipated are suspect hazardous building materials (lead-based paint, asbestos containing materials, mold), hydrocarbon related impacts (polycyclic aromatic hydrocarbons = PAHs, heating oil), and potentially poor structural integrity caused by fire and water damage. The building currently sits vacant and neglected. Facilitating assessments and redevelopment planning for this site could be a game-changing opportunity to see this commercial property attract new businesses and tenants.

Priority Site 4) The **Suffolk Industrial Park**, located along Obici Industrial Boulevard, is in an Opportunity Zone (**Census Tract 51800065402**). This industrialized/residential census tract contains several undeveloped sites within a heavily agricultural-industrial area, constrained by railroad tracks to the north and south. Potentially hazardous substances from heavy industrial impacts, include VOCs, SVOCs, PAHs, petroleum hydrocarbons, and metal contamination. **As identified in the City's 2035 Comprehensive Plan, it is proposed for industrial redevelopment**; however its proximity to adjoining Lake Kilby, with waterfront access and recreation space, in addition to its **location near the floodplain, creates a tremendous opportunity for potential recreation and tourism related business development in this area.**

1.a.iii. Identifying Additional Sites: Suffolk is initiating discussions to include property owned by the **Nansemond Indian Nation (Tribe)** as an **additional site**. The Tribe intends to develop **Mattanock Town**, located north of downtown Suffolk, into a historical attraction for the Tribe's Native heritage (**Census Tract 518000753.02**). For over a thousand years, the Nansemond people have been stewards of the Nansemond River, which traverses through Suffolk. During the 1600, the Tribe was displaced from Mattanock Town. In the 1920s, the site was "pit-mined" for marl that was sold as high nitrogen fertilizer. In 1926, the mine operation was sold to Lone Star Cement Corporation to make Portland Cement. Historical maps show that Lone Star Cement Corporation constructed 3 mine pits and two ports

within Mattanock Town's property limits. In 1971, the EPA shut down the mine operation due to its unregulated and dangerous practices. Once Lone Star shut down, the City of Suffolk took possession of the property and turned a portion of it into a public park. However, the City did little mitigation to remedy the impacts on the land and the surrounding waterway. Because of this, evidence of the historical land use (both positive and negative) can still be seen upland and along the shoreline, including increased nutrient loading to the Nansemond River. In 1985, the Tribe received state recognition from the Commonwealth of Virginia to their rights as original stewards of the land and acknowledged the Tribe's sovereignty. In 2013, the City of Suffolk deeded 71.153 acres of the property to the Tribe. ***The Tribe is in the planning phase for cultural activities, tidal wetland and forest restoration, and plans for trails and water recreation along the floodplain.*** This grant will assist with environmental studies associated with the redevelopment. ***If, grant funds remain after addressing the priority and additional sites, the most current EJ Screening Tool will be used to identify additional sites in underserved communities in the geographic area, when sites have been identified they will be selected using the same criteria.***

1.b Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: ***Suffolk has implemented several iterations of existing Plans and undertaken several initiatives to focus attention on revitalization of brownfields and neighborhoods,*** demonstrating a systematic, successful approach with adherence to primary goals and the reuse/revitalization strategies identified in these documents. The proposed redevelopment/reuse plans for the priority brownfields sites are in alignment with the **2035 Comprehensive Plan's (2035 CP)** (source: www.suffolkva.us/DocumentCenter/View/941/2035-Comprehensive-Plan-PDF?bidId=) land use and revitalization plans. The City has robust plans for revitalization, using Suffolk's *growth management systems* and City's *Focused Growth Strategy* to clearly define areas that would benefit citizens in each area, as discussed in the 2035 CP. This plan is intended to guide and assist the City staff, public, development community, City Council, Planning Commission, and other officials in decisions related to development, redevelopment, growth, preservation, and the provision of public services through the year 2035. This update to the *Focused Growth Approach* advances the City's guidance regarding future design of new development and redevelopment, and sets out specific parameters for development. These describe certain characteristics that should be concentrated in key locations, **creating neighborhoods, centers, and corridors.** These include **Downtown and Town Centers**, Urban Neighborhoods, Traditional Neighborhood Centers, Traditional Neighborhoods, Suburban Centers, Suburban Neighborhoods, Villages, Special Districts, and Corridors. The **Phoenix Bank of Nansemond**, former **Univar Suffolk**, **Tower 112**, and **Suffolk Industrial Park** all reside in the CP 2035's "Mixed Use Core District, Core Support Use District, and Inner-Ring Suburban Use Districts", which provides areas for high intensity business, retail, residential, and civic uses. These Districts will enable Suffolk to compete regionally and nationally for the most intensive businesses by providing both undeveloped and redevelopment sites that are appropriate for high density urban-scale developments. Suffolk's development pattern has the unique opportunity to provide high density development opportunities in a mix of settings. The existing **downtown target areas** present opportunities for redevelopment, rehabilitation, and infill types of development.

1.b.ii. Outcomes and Benefits of Reuse Strategy: ***By revitalizing the priority sites, multiple outcomes will be achieved including the following:*** 1) Initially, about 35 or more acres made ready for reuse, 2) removal of legacy pollutants, 3) improved housing, façade and neighborhood aesthetics 4) new assets in the form of parks, recreation areas, and outdoor community centers instead of liabilities, 5) business growth and redevelopment within the target areas, and 6) increased tax revenue and overall improvement in economic prosperity. The benefits of these outcomes will have a major positive impact on its residents and the surrounding communities, including: 1) increased mental and physical health and reverse the high prevalence of substance abuse, 2) stronger community ties, 3) correction of past environmental and economic injustices toward disadvantaged communities and therefore more trust between the City and communities, and 4) less poverty due to increased economic opportunities. Suffolk is striving toward **improving local climate adaptation/mitigation capacity and resilience** to protect residents and community investment, as indicated in their Hazard Type Risk Index (National Risk Index, Suffolk City, Virginia – September 12, 2023 – Hazard Type Risk Index), which illustrates that social vulnerability for hurricane, tornado, drought, coastal flooding, heat waves, lightning, strong winds, earthquakes, riverine flooding, ice storm, winter weather, hail, and wildfire activity are deemed "relatively moderate" with community resilience deemed "relatively high", suggesting Suffolk's proposed projects will only improve on these trends. ***Rehabilitation of existing structures will focus on incorporating energy efficiency measures using modern equipment and technology, when feasible.*** To help stimulate economic redevelopment, ***Suffolk offers Economic Development Investment Program grants, Façade Improvement Program grants, Small Business grants, and Technology Zone opportunities.*** According to the VDEQ Environmental Data Mapper (source: <https://geohub-vadeq.hub.arcgis.com>; accessed 10/2/2023 at 2:23:44PM), Suffolk has **one active solar site** producing power and **four proposed solar sites**, active. Suffolk encourages renewable energy and supports using brownfields funding to support renewable energy from wind, solar, or geothermal energy. ***Opportunities to install solar panels on redevelopment commercial building rooftops will be evaluated, when feasible.*** Planning efforts funded under this grant provide an opportunity for Suffolk to focus on climate resiliency by incorporating climate friendly best management practices (BMPs) into brownfield site reuse concepts. This includes methods to reduce total energy use and increase the percentage of energy from renewable resources; reduce air pollutants and greenhouse gas emissions;

reduce water use and preserve water quality; conserve material resources and reduce waste; and protect land and ecosystems such as the Lake Kilby. Priority site 4 adjacent to Lake Kilby will particularly benefit from climate focused redevelopment planning as it is adjacent to the Lake and within designated flood prone areas. **By prioritizing BMPs, Low Impact Development, and Green Infrastructure for stormwater management into site reuse plans, Suffolk will build and strengthen community flooding resiliency to the effects of climate change and provide equitable development to its disadvantaged communities.**

1.c Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The FY23 EPA Brownfields grant will provide critical funding needed toward meeting the City’s visions for renewal. These funds will be further leveraged by many other existing programs and funds at the City’s disposal (or will pursue) including HUD’s Home Investments Partnerships Program (HOME under American Rescue Plan Act (ARPA)), general ARPA City funds, residential and commercial tax rebate and incentives, Enterprise zone local and state tax incentives and grants, as well as Virginia Economic Development Partnership (VEDP) grant funds for Brownfields assessments, cleanup and redevelopment, other federal and state grants and revolving loan funds.

1.c.ii. Use of Existing Infrastructure: Redevelopment at the priority sites identified in **Section 1.a.ii** will use existing infrastructure with access to all major utilities including electric, natural gas, fiber optic telecommunications, and City water and sewer, all with adequate capacity for redevelopment needs, and anticipated site uses. The City stands ready to facilitate other infrastructure improvements and upgrades as needed.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a Community Need

2.a.i. The Community’s Need for Funding:

The Community’s Need for Funding: Although the City of Suffolk has a reasonably large population (~93,000 residents), between 19.8% to 38.4% of their residents living in downtown Suffolk live in poverty, and many in **Census Tract 51800065402** show signs of generational poverty though tract level data was not available for MHI. The City’s resources are stretched thin in maintaining basic services, addressing current community issues, and funding future critical developments. The City does not have dedicated funding for such brownfields assessments and redevelopment planning except through these brownfields assessment grants. Under the

CRITERIA	US	VA	Suffolk	CT651	CT653.02	CT654.01	CT654.02	CT655	CT755.04
POPULATION	329,725,481	8,582,479	93,268	2,303	1,568	2,420	1,363	3,036	2,403
PERCENT MINORITY	31.8%	35.1%	50.2%	84.0%	63.1%	92.7%	98.4%	96.5%	58.8%
MEDIAN PROPERTY VALUE	\$244,900	\$295,500	\$273,600	\$146,400	\$268,100	\$157,200	\$125,000	\$158,900	\$156,700
MEDIAN HOUSEHOLD INCOME (MHI)	\$69,021	\$80,615	\$81,883	\$41,321	\$38,175	\$46,628	-	\$30,347	\$46,929
WITH FOOD STAMP/SNAP BENEFITS IN THE PAST 12 MONTHS	11.4%	8.0%	11.2%	35.0%	39.4%	19.8%	50.0%	32.3%	23.6%
PERCENT UNEMPLOYMENT RATE	3.5%	2.9%	4.2%	10.5%	4.5%	5.1%	17.3%	8.6%	4.7%
PERCENT IN POVERTY (ALL PERSONS)	12.6%	9.9%	7.8%	20.8%	23.0%	19.2%	38.4%	18.5%	21.4%
BACHELORS DEGREE OR HIGHER	33.7%	40.3%	31.0%	11.0%	10.6%	10.3%	23.7%	5.3%	14.0%
RENTER OCCUPIED HOMES	35.4%	33.4%	30.3%	58.8%	80.5%	59.3%	66.2%	52.5%	38.6%

US Census Bureau 2021 American Community Survey (ACS) 5-year estimate data

Justice40 Initiative the majority of downtown Suffolk including census tracts 51800065100, 51800065302, 51800065401, 51800065402, 51800065500, and 51800075504 that encompass the target areas for this grant, are identified as **Justice40 disadvantaged communities** on the Climate and Economic Justice Screening Tool (CEJST) <https://www.whitehouse.gov/environmentaljustice/justice40>, **marginalized, underserved and overburdened by pollution.**

The economic and demographic conditions in Suffolk, clearly demonstrate the need for funding. Statistics indicate low income (76%), increased people of color (98%), and high unemployment (24%) for these downtown neighborhoods making them starkly lower in comparison to the rest of Suffolk and the Statewide averages. The target areas suffer from even more distressing conditions with high minority populations, food stamp benefits, median property values, renter occupied homes, and lower education levels and all other demographics significantly lower than the State’s and the US scores. **Homeownership rates, MHI, and Median Property Values present the clearest insight into the neighborhood’s economic, housing, and social depression**, evidenced by among other things blight, homelessness and substance abuse. While primarily residential, **these neighborhood corridors are littered with blight, homelessness, and substance abuse, but there is no real data to support this.** Its residents have faced decades of exposure to environmental contaminants from the brownfields within and surrounding it such as the railroad activity, agricultural support, and other massive legacy industrial sites all around, as well as high exposure to lead-based paint and asbestos from the very old homes and other structures in the neighborhood. Changes to the City’s priority sites will have a profoundly positive impact on the community as they could reduce the perception of negative environmental issues.

2.a.ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations: The target area has multiple sensitive population groups including; people in living in poverty (>20%, many suspected to suffer from generational poverty), homelessness, and female single parents with children. The severity of their welfare issues is starkly clear when compared to other populations in the State and the Country. **CEJST** identifies **downtown Suffolk including census tracts 51800065100, 51800065302, 51800065401, 51800065402, 51800065500, and 51800075504 as a Justice40 disadvantaged community in several categories including low life expectancy (94th %ile), asthma (96th %ile), diabetes (93rd %ile), unemployment (90th %ile), poverty (92nd %ile) and energy costs (93rd %ile) for Census Tract 518000654, all of which point to a cumulative and overwhelmingly sensitive population. CDC created **the Social Vulnerability Index**, identifying **how vulnerable a community may be to human suffering** and financial loss, including environmental issues such as chemical spills or natural disasters, as well as disease outbreaks. Ranging from 0-10, a higher score indicates higher vulnerability. **Downtown Suffolk's census tracts 51800065100 (0.99), 51800065302 (0.88), 51800065401 (0.83), 51800065402 (0.91), 51800065500 (0.95), and 51800075504 (0.97) scores confirm an extremely vulnerable population compared to all of Suffolk (0.58), State (30), and US (40) (see table in Sec. 2.a.ii.2 for more info and data source).** Suffolk's brownfield reuse plan(s) will address these issues by confirming the presence of hazardous substances at brownfield sites, identifying environmental and health data and exposures with health agencies, allowing community outreach about the site or areas, developing and implementing appropriate reuse projects, funding health monitoring activities, analyzing and sharing data results, restricting access in hotspot areas for recreation or subsistence gathering or fishing until clean up.**

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: **Complete Census tract level health statistics** for the US and State, combined with modeled data from the CDC at the City and census tract level, indicate significant health concerns. Modeled data show that the **City of Suffolk has greater-than-normal incidences of nearly all health conditions including asthma, high blood pressure, coronary heart disease, and low birth weight (often associated with birth defects) when compared to the US and State.**

% Prevalence of Disease and Adverse Health Conditions	US	VA	City of Suffolk	Census Tract 651.00	Census Tract 653.02	Census Tract 654.01	Census Tract 654.02	Census Tract 655.00	Census Tract 755.04
Cancer	6.4	7.3	6.0	5.1	5.5	4.8	5.0	6.0	
Current Asthma	10.4	9.8	11.1	14.9	13.6	14.1	14.2	11.7	
High blood pressure	32.1	34.4	35.7	49.0	43.7	45.1	48.0	38.2	
Coronary heart disease	5.7	3.5	5.0	7.2	6.7	5.7	6.4	5.3	
Social Vulnerability ³	0.40	0.30	0.58	0.99	0.88	0.83	0.91	0.95	0.97
% Infants with low birth weight	8.2 ^c	8.1 ^c	9.0 ^c	n/a	n/a	n/a	n/a	n/a	n/a

CDC PLACES data except where footnoted: <https://www.cdc.gov/places/index.html>

b.ATSDR Agency for Toxic Substances and Disease Registry, CDC/ATSDR Social Vulnerability Index (SVI)

(https://www.atsdr.cdc.gov/placesandhealth/vi/interactive_map.html)

^cCDC and the National Center for Health Statistics, CDC-GRASP, 2017-2021. Source geography: Tract. Accessed via SparkMap.

³Social vulnerability is the susceptibility of social groups to the adverse impacts of natural hazards, including disproportionate death, injury, loss, or disruption of livelihood.

Census tract data reveal even worse conditions with some such as heart disease being 69% greater than State prevalence and high blood pressure being 35% greater than the State prevalence in Census Tract 51800065100. Given that many structures with associated environmental risks are concentrated in and around the target areas, it can be inferred that these areas would have a higher prevalence of health issues. In addition to coronary heart disease, asthma, and low birth weight (about 11% greater compared to State and US) are all at significantly higher levels along the target corridors in downtown Suffolk. The priority sites and other brownfields in the area can directly contribute to these health problems, due to their former and some current activities containing contaminants that are proven to cause asthma, cancer, birth defects and various systemic health problems.

The plans for converting the priority sites into productive and clean new business and outdoor recreational areas resolve these health issues in two ways. First, in the process of site redevelopment, the source of airborne particulates that exacerbate asthma, or other chemicals that contribute to heart disease and birth defects, will be removed or mitigated, which decreases exposure and therefore adverse health conditions. Second, the outdoor areas will promote physical activity, replace eyesores with aesthetically pleasing landscapes, and achieve both target area communities' desires as noted in their plans, to improve physical and mental health. Furthermore, identifying and addressing the high incidence of lead in these structures will lead to direct health improvement to residents, especially children.

(3) Environmental Justice:

3.a Identification of Environmental Justice Issues: **CEJST** identifies **downtown Suffolk including census tracts 51800065100, 51800065302, 51800065401, 51800065402, 51800065500, and 51800075504 as a Justice40 disadvantaged community.** With **EJSCREEN index percentiles ranging from high70s to the high90s for nearly all Environmental Justice indexes**, downtown Suffolk is a severely underserved community with a long history of environmental injustice and **one of the most environmentally disadvantaged areas in Virginia** (source: <https://ejscreen.epa.gov/mapper/index.html>). The target population has heavy exposure to carcinogenic and systemic contaminants emanating from various chemicals and their byproducts from the industries within and surrounding residential neighborhoods including storm runoff, surface/subsurface contamination, diesel exhaust from locomotives,

heavy metals, petroleum, ozone smog forming compounds and fine particulate matter, all of which are known drivers of cancer, heart and lung diseases as well as birth defects to the exposed population. Former and current facilities can contribute to these environmental risks, including the rail facilities to the north and south and the surrounding former commercial/industrial sites.

Selected Variables	Suffolk CT 651		Suffolk CT 653.02		Suffolk CT 654.01		Suffolk CT 654.02		Suffolk CT 655		Suffolk CT 755.04	
	%ile In State	%ile In USA	%ile In State	%ile In USA	%ile In State	%ile In USA	%ile In State	%ile In USA	%ile In State	%ile In USA	%ile In State	%ile In USA
EJ Index for Particulate Matter 2.5	69	60	63	54	66	58	74	65	73	63	59	50
EJ Index for Ozone	39	44	33	39	36	42	43	49	40	49	38	40
EJ Index for Diesel/Particulate Matter	83	75	84	75	77	72	85	78	79	74	76	69
EJ Index for Air Toxics Cancer Risk	88	91	85	87	88	91	91	96	90	94	80	83
EJ Index for Air Toxics Respiratory HI	62	76	59	73	62	76	65	82	64	80	55	67
EJ Index for Toxic Releases to Air	93	82	90	77	92	80	95	85	95	85	88	77
EJ Index for Traffic Proximity	82	73	89	82	90	82	82	73	87	78	80	72
EJ Index for Lead Paint	97	93	96	98	98	93	99	94	97	91	79	68
EJ Index for Superfund Proximity	89	85	85	81	87	83	92	89	91	87	82	78
EJ Index for RMP Facility Proximity	96	90	95	89	98	94	99	98	99	94	90	82
EJ Index for Hazardous Waste Proximity	56	48	47	42	49	44	53	47	57	50	55	47
EJ Index for Underground Storage Tanks	98	93	95	89	98	94	95	90	91	84	76	71
EJ Index for Wastewater Discharge	96	83	92	72	97	84	99	89	99	92	84	62

■ 50 or above ■ 90 or above

3.b Advancing Environmental Justice: Suffolk is committed to advancing environmental justice to allow its population to have some level of agency over the decisions that impact their lives through community involvement, helping the neighborhood communities in the target areas organize around environmental issues, reduce inequalities, and seek positive legal and policy changes that address the inequalities and improve their life and health conditions, so Suffolk becomes equitable for all. This funding is needed to support Suffolk’s effort in evaluating the four priority sites for environmental risks, such as conducting Phase I/II ESAs and for remediation planning. This critical assessment step will help move the target areas closer toward redevelopment into new, healthier, and economically vibrant businesses, outdoor recreational facilities that will promote physical activity, improved housing stock, address lead paint and other indoor exposures, increase property values, provide more greenspace, and strengthen community bonds, all of which help rectify environmental injustices. Priority sites 1, 2, 3, and 4 are vacant; therefore, there will be no displacement of residents and/or businesses among the underserved communities in the target areas.

2.b. Community Engagement

2.b.i / 2.b.ii Project Involvement and Project Roles: Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, Suffolk will engage community members, made up of elected officials, administrative officers, economic developers, and public/private sector representatives from each locality to serve as the **Brownfields Redevelopment Advisory Group (BRAG)**. Among the first tasks of the BRAG will be development of a **community involvement plan** to guide broader community support for the overarching goals of the program and engage affected stakeholders to better understand their needs, concerns, and interests related to the brownfields program. The purpose of this plan is to provide a voice for the broader community and a forum for those who may not be directly represented by the BRAG. A **community liaison** will be responsible for interacting with the local community on behalf of the **BRAG**. Based on initial outreach efforts by the **BRAG**, the following **Project Partners** have committed to participation in the program:

Partner Name	Point of Contact/Email/Phone	Specific Role in Project
City of Suffolk Economic Development Authority	Nicolas Langford, City of Suffolk, Director of Economic Development; 757-514-4052; nlangford@suffolkva.us	Staff support, advise on economic development priorities, based upon reuse, has final authority to move forward on projects; and ensures that all project partners are involved in making decisions with respect to cleanup.
City of Suffolk Planning & Community Development	Kevin Wyne, City of Suffolk; Director of Planning & Community Development; 757-514-4065; kwyne@suffolkva.us	Assist with regional collaboration; advisement on economic growth, quality of life & sustainability
City of Suffolk Parks & Recreation	Mark Furlo, City of Suffolk, Director of Parks & Recreation; 757-514-7250; mfurlo@suffolkva.us	Assist with regional collaboration; advisement on parks & recreation, quality of life & sustainability
Hampton Roads Alliance	Doug Smith, President and CEO for Hampton Roads Alliance, 757-319-1015; dougsmith@hamptonroadsalliance.com	Assist with regional collaboration; advise on economic growth; and attract projects and developments

Hampton Roads Workforce Council	Steve Cook, Hampton Roads Workforce Council, (757) 314-2370 ext. 110; scook@theworkforcecouncil.org	Shall serve as liaison with community members in communicating with the Suffolk BRAG, to bring their ideas and visions to the Partners.
Nansemond Indian Nation	Cameron Bruce, Nansemond Indian Nation – Environmental Program Coordinator; Cameron.bruce@nansemond.gov	Liaison with Tribal neighborhood organizations; assist residents on community resources and advise on community needs.

Other project partners include Virginia Department of Health (promoting health benefits on brownfields redevelopment in the community), Virginia DEQ (supporting with State grants, and complementary state environmental programs), and Hampton Roads Regional Alliance (advise of economic priorities and site selection as well procuring new leverage private/public funding).

2.b.iii. Incorporating Community Input: At the start of this grant cycle a community involvement plan will be focused on the grant cycle goals, and will include a communication component to identify specific methods and schedules for providing regular community updates through press releases, website content, and other social media outlets. The Plan will include a schedule for community open house meetings and planning charrettes at appropriate intervals throughout the project period. As noted above, the City will continue meeting with neighborhoods and community organizations face to face, at their venues. The City’s Facebook page will be used to inform citizens of meetings and project updates and providing an annual update to the Brownfield Plan. Specific Facebook and/or web pages may be created to cater to projects. Developers will be kept abreast of activities through outreach at business events and targeted marketing. The City’s email distribution service will feature news releases and marketing for the Brownfield program, and programs promoting Brownfield projects will be aired on local television (WAVY.com). Suffolk is committed to ensuring equitable access to all services and resources available to their citizens, residents, and visitors, regardless of the language they speak. Community input will be solicited, considered, and responded to using Suffolk’s Citizen Connections, powered by SeeClickFix, a web tool that allows citizens to report non-emergency issues, which are then communicated directly to the appropriate City Department. Citizens have the option of uploading a photo with each service request to visually communicate the issue to City staff. Citizens also have the option of reporting a concern anonymously.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs (Sections 3.a.i.-iv. outlined under each task)

Task 1 – Program Administration / Community Engagement
i. Project Implementation: Cooperative Agreement Oversight includes program and financial management to ensure compliance with grant requirements; oversee data input to EPA’s ACRES database; attend brownfield-related training and conferences; and submit quarterly, annual, and final performance reports. If specific, eligible, and appropriate activities occur beyond the priority sites are needed, the same process described herein will be followed as needed. Community Engagement includes coordinating and conducting meetings and developing materials. Grant-funded direct costs: Travel expenses (registration, airfare, lodging, and meals), supplies, and contractual costs for assistance with reporting and maintaining interactions with stakeholders. Non-EPA funded activities: In-kind staff oversight for administration, monitoring, reporting, and community engagement activities and attending training conferences (\$10,000).
ii. Anticipated Project Schedule: Procure Qualified Environmental Professional (QEP) (4.a.iii): Q1; ACRES and quarterly reports: quarterly and as needed; Annual and closeout reports: Q4, Q8, Q12, Q16; BRAG meeting: Q2 and quarterly thereafter; Other activities: Ongoing and as needed.
iii. Task / Activity Lead: Authorized Organization Representative (AOR; Nicolas C. Langford) and Management Team with input/assistance from QEP and BRAG. AORs have the authority to sign grant applications and the required certifications and/or assurances that are necessary to fulfill the requirements of the application process and grant implementation.
iv. Outputs: RFP/QEP Contract (1); Quarterly Reports (16 Total - 4/Year); Annual Reports (3); Closeout Report (1); Property Profile Forms/ACRES Site Entries (18); BRAG Meetings (16); Community Meetings (8); Conferences (3); Brochures (3); Media Releases (6); Web Page Content (4 annual renewals); Advertisement, printing, and supplies (2 events/year).
Task 2 – Site Inventory and Prioritization
i. Project Implementation: The City will prepare a GIS brownfields site inventory and database for priority and target area sites described in Section 1.a.ii and include sites in underserved communities within the geographic area. These properties will be compiled, mapped, characterized, and prioritized by the BRAG and City based on community vision, redevelopment potential, and

<p>community needs. A pool of sites will be selected for assessment from the target areas. If, grant funds remain after addressing the priority sites, the most current EJ Screening Tool will be used to identify additional sites in underserved communities in the geographic area, when sites have been identified they will be selected using the same criteria. No assessments will be conducted prior to confirming eligibility with EPA and DEQ if applicable for petroleum sites using Property Approval Questionnaires (PAQs). Grant-funded activities: Contractual costs to update, maintain inventory/database and prepare PAQs. Non-EPA funded activities: Staff oversight, site prioritization, and property owner access coordination.</p>
<p>ii.Anticipated Project Schedule: Site inventory and database, prioritization, selection: Q2 – Q3, update monthly; Other activities: Ongoing and as needed.</p>
<p>iii.Task / Activity Lead: QEP will prepare/maintain inventory and PAQs with AOR/Management staff oversight, assistance with access coordination and work product review/approval. BRAG will provide site selection and prioritization input.</p>
<p>iv.Outputs: Inventory/Database (1); Prioritization Matrix (1); New and/or updated PAQs (30).</p>
<p>Task 3 – Environmental Site Assessments (ESAs)</p>
<p>i.Project Implementation: Upon receiving eligibility approval and access from property owners, approximately 18 Phase I ESAs will be conducted beginning with priority sites. Phase I ESA time and costs are contingent upon property size, existing improvements, past uses, and extent of known or suspected Recognized Environmental Conditions (RECs). Based on Phase I ESA results, approximately 5 sites will be addressed through Phase II ESAs, which include (a) project work plans, i.e., Quality Management Plan (QMP), generic Quality Assurance Project Plan (QAPP) or Site-Specific Quality Assurance Project Plan; site specific Health and Safety Plans (HASPs), and Sampling and Analysis Plans (SAPs); (b) soil, groundwater and/or air sampling; (c) lab analyses and data validation; and (d) summary reports with recommendations for further action, if warranted. Grant-funded activities: Contractual costs for assessments, work plans and reports. Non-EPA funded activities: In-kind staff oversight, coordination with property owners, and review of work products prior to EPA submittal.</p>
<p>ii.Anticipated Project Schedule: Phase I ESAs: Q3 – Q15 (after creating inventory database and priority list); Phase II ESAs: Q3 – Q15 (following Phase I review and priority list).</p>
<p>iii.Task / Activity Lead: QEP with AOR oversight, assistance with property owner coordination and community input, and work product review/approval.</p>
<p>iv.Outputs: Phase I ESA Reports (12); Phase II ESA Reports (5); Phase II ESA Planning Documents (9 Total); QMP (1), Generic QAPP (1), HASPs (5) and SAPs (5).</p>
<p>Task 4 – Preliminary Planning for Remediation and/or Redevelopment</p>
<p>i.Project Implementation: For some sites addressed through Phase II ESAs, preliminary remediation plans (Analyses of Brownfields Cleanup Alternatives or ABCAs) and associated cost estimates will be prepared to review alternatives for further environmental investigation and/or remediation, if warranted. Staff and QEP will also work with stakeholders to conduct preliminary redevelopment planning for selected target areas and/or sites to explore best reuse and economic potential. This may include reuse plans, marketing/feasibility studies, master plans, infrastructure evaluations, and conceptual development plans. Grant-funded activities: QEP costs for remediation and redevelopment plans. Non-EPA funded activities: Staff oversight, coordination with property owners and community partners to prepare plans and review/approve work products.</p>
<p>ii.Anticipated Schedule: Q3 – Q15</p>
<p>iii.Task / Activity Lead: QEP with AOR oversight, assistance with property owner coordination and community input, and work product review/approval.</p>
<p>iv.Outputs: Site-Specific ABCAs (2); Site-Specific Redevelopment Plans / Studies for priority sites (4); Area-Wide Revitalization Plans / Studies for target areas (2)</p>

3.b. Cost Estimates The **Project Budget Table** below shows cost estimates for each task, the cost development based on reasonable and realistic unit costs, and cost application to task activities. Cost estimates include an allocation of 53% of funds towards

site-specific assessments and 30% of funds towards reuse/area-wide planning activities, and 10% toward programmatic costs.

Budget Categories		Task 1 Grant Reporting / Community Engagement	Task 2 Site Inventory / Prioritization	Task 3 Environmental Site Assessments	Task 4 Remediation / Redevelopment Planning	TOTAL
Direct Costs	Travel	\$10,000	\$0	\$0	\$0	\$10,000
	Supplies	\$3,000	\$0	\$0	\$0	\$3,000
	Contractual	\$39,200	\$35,000	\$262,800	\$150,000	\$487,000
TOTAL BUDGET		\$52,200	\$35,000	\$262,800	\$150,000	\$500,000

Task 1 – Administration / Community Engagement – \$52,200 Direct & Contractual

- (a) Travel – \$10,000 Total (Direct Expense) – Attendance of 2 national conferences for 1 person and 3 state conferences for 2 people assuming the following unit costs (national/state): Conference registration: \$255/\$190; Transportation: \$1000/\$205; Hotel: \$200 per night for 3 nights/\$175 per night for 2 nights; Meals: \$70 per day for 4 days/\$70 per day for 3 days
- (b) Supplies – \$3,000 Total (Direct Expense) – Advertisement, printing, supplies and promotional materials for 6 community-wide and/or site-specific events estimated @ \$500 per event.
- (c) Contractual – \$39,200 Total – QEP assistance for reporting / grant reporting: \$1,200/quarter (\$4,800/year, \$19,200 Total); and QEP assistance for community engagement activities including development of communication materials: \$1,250/quarter (\$5,000/year, \$20,000 Total)

Task 2 – Site Inventory and Prioritization – \$35,500 Contractual

- (a) Develop and maintain a GIS brownfields site inventory mapping / database and site prioritization matrix estimated: \$15,000 Total
- (b) Site access coordination assistance, preparation, and submittal of PAQs: \$1,250/quarter (\$5,000/year, \$20,000 Total)

Task 3 – Environmental Site Assessments (ESAs)* – \$262,800 Contractual

- (a) Phase I ESAs – Twelve (12) @ \$5,250 average – \$63,000 total
- (b) Phase II ESAs – Five (5) @ \$36,060 average – \$180,300 total
- (c) Project Work Plans – Nine (9) plans – \$19,500 total, as follows:
 - Quality Management Plan – 1 @ \$ 2,000, Generic Quality Assurance Project Plan – 1 @ \$ 6,000, Site-Specific Health & Safety Plans (HASPs)** – 5 @ \$1,000 average – \$5,000 total
 - Site-Specific Sampling & Analysis Plans (SAPs)** – 5 @ \$1,300 average – \$6,500 total

Task 4 – Remediation / Redevelopment Plans – \$150,000 Total – Contractual

- Based on site conditions following assessment, the City anticipates completing approximately nine (9) planning documents estimated as follows:
- (a) Preliminary Site Remediation Plans (ABCAs) – 2 @ \$15,000 average – \$30,000 total
 - (b) Site-Specific Redevelopment/Reuse Plans/Studies – 4 @ \$15,000 average – \$60,000 total
 - (c) Area-Wide Redevelopment Plans/Studies – 2 @ \$ 30,000 average – \$60,000 total

* Unit costs for ESAs are estimates and may change depending on site-specific conditions.

** HASPs and SAPs will be combined into single report submittal.

3.c. Plan to Measure and Evaluate Environmental Progress and Results: To maintain steady progress throughout the grant, the QEP will prepare **quarterly reports to the City and BRAG** in compliance with the approved **EPA Cooperative Agreement Work Plan**, which will summarize activities, e.g., milestones achieved, issues encountered, and budget and schedule updates. Progress will be measured by the outputs defined in Section 3.a.iv. and evaluated against the schedule in Section 3.a.ii. and costs defined in Section 3.b.i./3.b.ii. Significant deviations will be discussed with the EPA Project Officer to develop corrective actions if needed. Updates will be reported upon implementation and completion of each site-related task in **EPA’s ACRES database**, and Suffolk will provide to EPA ongoing (quarterly, at a minimum) and post-grant information describing outcomes and benefits of the funding, including additional funds leveraged, jobs created, acres made ready for redevelopment, and private investment and tax revenue generated by the program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a Programmatic Capability

4.a.i. / 4.a.ii. / 4.a.iii. Organizational Capacity, Organizational Structure, and Description of Key Staff: The table provides the future brownfields program’s organizational structure and describes key staff experience and qualifications. Given their education and professional experience, including their current position with the City, the key staff fulfill roles that provide the technical, administrative,

and financial capacity to provide oversight, management, and administration the grant. If additional staff or resources are required, the City will seek in-house staff to fulfill the need.

AUTHORIZED ORGANIZATIONAL REPRESENTATIVE (AOR): Mr. Nicolas Langford, Director of Eco Dev.
Nicolas C. Langford will serve as the City’s Authorized Organization Representative (AOR) and project lead for the Brownfields Program. Mr. Langford has been with Suffolk for 1 year. Mr. Langford has a master’s degree in public administration from the University of Louisville. Mr. Langford successfully implemented an FY2021 US EPA Brownfields Multipurpose Grant for the Town of Clarksville, Indiana, before coming to Suffolk.
ECONOMIC DEVELOPMENT / PLANNING: Mr. Nicolas Langford, Director of Eco Dev.
Nicolas C. Langford will serve as the City’s Economic Development / Planning representative for the Brownfields Program. Mr. Langford will serve as the project manager overseeing the day-to-day details and implementation of this grant. Mr. Langford will assist with implementation of the City’s Brownfields program through reporting, marketing, and long-range planning efforts.
FINANCIAL: Mr. Nicolas Langford, Director of Eco Dev.
Nicolas C. Langford will serve as the Financial representative for the Brownfields Program. Mr. Langford will provide Financial Experience with project accounting and reporting.
TECHNICAL: William A. Webb III
William A. Webb III will serve as the City’s Technical advisor. Mr. Webb is a Procurement Analyst and Norfolk Naval Shipyard C400 Capital Investment Program Acquisition Coordinator for the US Navy, Norfolk Naval Shipyard. He is a graduate from Roanoke College (B.A. Political Science) and Regent University School of Law (J.D.). He is a current Board Member for the City of Suffolk Economic Development Authority. Mr. Webb will serve in technical advisory role and as an active senior advisory role throughout the grant.

4.a.iv. Acquiring Additional Resources: The City will rely on **Qualified Environmental Professional (QEP)** with appropriate expertise and resources to carry out Program technical requirements. To obtain high quality services at reasonable cost, the Suffolk QEP selection will follow competitive negotiation policies and procedures, which will be conducted in a fair and impartial manner in compliance with Federal Code 40 CFR 31.36 and the Virginia Public Procurement Act (VA Code, Chapter 43, Title 2.2). Beginning with advertisement of a request for qualifications and proposals, followed by interviews with top candidates if needed, staff will score applicants and make recommendations to the City for contract negotiation approval with a qualified candidate. Applicable EPA solicitation clauses will be incorporated into the City’s solicitation and final contract executed with the selected QEP.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

Suffolk has no current EPA Brownfields grant; however, Suffolk has recently received three Federal grants, two are discussed below.

(1) Purpose and Accomplishments

Two of the most recent and largest Federally funded projects being managed by Suffolk are:

1. **Route 58 /Holland Road Corridor Improvements:** Description -Construction of additional travel lane both east and west bound, traffic signal upgrades, amenities for bikeway and multi-use path / Total project cost estimate \$83,781,184 / Fully funded - Projected completion date 9/2026.
2. **Bridge Road / Shoulders Hill Intersection:** Description –Full build out of Shoulders Hill Road and Route 17 Intersection to include added lanes in each direction, turn lanes and traffic signal improvements / Total project cost estimate \$32,276,053 / Fully funded / Projected completions date 5/2026.

(2) Compliance with Grant Requirements

For each Federal grant, Suffolk has fulfilled the requirements of developing a work plan, maintaining a timely schedule, and fulfilling the terms and conditions of all assistance agreements. Throughout implementation of these grants, Suffolk has submitted all Technical reports, Quarterly Reports, MBE/WBE/DBE reports, Financial Status Reports, Close-Out Reports, and other required documentation in a timely fashion, as deemed warranted.

CITY OF SUFFOLK, VIRGINIA
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-23-12/ CFDA NO. 66.818
Section IV.E – Narrative Proposal / Evaluation Criteria
November 13, 2023

The following documents are included in this file:

1. Narrative Information Sheet
 - a. State Letter
2. Narrative Proposal
3. Threshold Criteria

CITY OF SUFFOLK, VIRGINIA
PROPOSAL FOR USEPA'S COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT
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1. Applicant Eligibility

The City of Suffolk (City), an independent City located in Virginia, was incorporated in 1974. As a chartered political subdivision of the Commonwealth of Virginia, Suffolk is considered a **General Purpose Unit of Local Government** and an eligible applicant for funding under EPA guidelines having rights to conduct associated activities within the City's incorporated limits under the EPA Cooperative Agreement. Suffolk is not exempt from Federal taxation under section 501(c)(4) of the Internal Revue Code.

Current charter:

Charter, 1973, c. 367, consolidating City of Nansemond and City of Suffolk (effective January 1, 1974).

2. Community Involvement

The City will use the following criteria to identify additional sites within the target areas: first, through community engagement activities, identify what community see as assets and needs in the study area, and prioritized using collected pertinent demographic (census tract) and environmental data (EJScreen, etc.), as well as preferred development types; second, identify underutilized properties with revitalization potential where clean up and redevelopment can act as a catalyst for redevelopment activities within the City; and third, identify potential reuses of the identified catalyst sites that match the community needs. For this study, a catalyst site is defined as a *site that: is known to be contaminated or has the potential for contamination; is vacant or abandoned; and, because of its attributes (e.g., size, location, etc.), its redevelopment may spur other development.* If, grant funds remain after addressing the priority sites, the most current EJ Screening Tool will be used to identify additional sites in underserved communities in the geographic area, when sites have been identified they will be selected using the same criteria. Suffolk is initiating discussions to include property owned by the Nansemond Indian Nation as an additional site.

Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, Suffolk will engage community members, made up of elected officials, administrative officers, economic developers, and public/private sector representatives from each locality to serve as the **Brownfields Redevelopment Advisory Group (BRAG)**. Among the first tasks of the BRAG will be development of a **community involvement plan** to guide broader community support for the overarching goals of the program and engage affected stakeholders to better understand their needs, concerns, and interests related to the brownfields program. The purpose of this plan is to provide a voice for the broader community and a forum for those who may not be directly represented by the BRAG.

Communication: At the start of this grant cycle a community involvement plan will be focused on the grant cycle goals, and will include a communication component to identify specific methods and schedules for providing regular community updates through press releases, website content, and other social media outlets. The Plan will include a schedule for community open house meetings and planning charrettes at appropriate intervals throughout the project period. As noted above, the City will continue meeting with neighborhoods and community organizations face to face, at their venues. The City's Facebook page will be used to inform citizens of meetings and project updates and providing an annual update to the Brownfield Plan. Specific Facebook and/or web pages may be created to cater to projects. Developers will be kept abreast of activities through outreach at business events and targeted marketing. The City's email distribution service will feature news releases and marketing for the Brownfield program, and programs promoting Brownfield projects will be aired on local television (WAVY.com). Suffolk is committed to ensuring equitable access to all services and resources available to their citizens, residents, and visitors, regardless of the language they speak. Community input will be solicited, considered, and responded to using Suffolk's Citizen Connections, powered by

SeeClickFix, a web tool that allows citizens to report non-emergency issues, which are then communicated directly to the appropriate City Department. Citizens have the option of uploading a photo with each service request to visually communicate the issue to City staff. Citizens also have the option of reporting a concern anonymously.

3. Named Contractors and Subrecipients

Not applicable: the applicant has not identified a procurement contractor nor subrecipient to conduct work proposed in this application.

4. Expenditure of Assessment Grant Funds

Not Applicable: The applicant affirms it does not have an active EPA Brownfields Program Grant.