



CARPDC

Central Alabama Regional Planning and Development Commission

Mayor Gordon Stone
Chair

Greg Clark
Executive Director

AUTAUGA, ELMORE & MONTGOMERY COUNTIES

R04-24-A-041

Narrative Information Sheet

1. Applicant Identification:

Central Alabama Regional Planning & Development District (CARPDC)
430 South Court Street
Montgomery, Alabama 36104

2. Funding Requested:

Grant Type: Community-Wide Coalition Assessment
Federal Funds Requested: \$1,500,000

3. Location: Autauga, Elmore & Montgomery Counties, Alabama

4. Target Area and Priority Site Information

a. Target Area 1: City of Tallassee (Elmore County Economic Development Authority Coalition member – non-profit)

Priority Site #1: Tallassee Falls Manufacturing Co Mill

3 Freeman Ave., Tallassee, AL

CT's: 01051030401 (West of River) & CT: 011239627006 East of River)

Priority Site #2: Old Bus Terminal and Maintenance yard

311 Jordan Ave., Tallassee, AL

CT: 01051030401

b. Target Area 2: Town of Autaugaville - Autauga County (Town of Autaugaville Coalition member)

Priority Site #3: Old Autaugaville School

2252 Highway 14 W, Autaugaville, AL

CT: 01001021100

Priority Site #4: Old Broom Factory

2255 Highway 14 W, Autaugaville, AL

CT: 01001021100

c. Target Area 3: Historic Downtown Prattville Corridor – Autauga County (CARPDC Coalition member)

Priority Site #5: Prattville Old Mill

110 Bridge Street, Prattville, AL

CT: 01001020600

Priority Site #6: Old County Courthouse

147 South Court Street, Prattville, AL

CT: 01001020200



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5. Contacts:

Project Director: Greg Clark, Executive Director/Highest Ranking Official
430 South Court Street, Montgomery, AL phone: 334.262.4300

Project Manager: Marshall Anderson, Senior Planner
430 South Court Street, Montgomery, AL phone: 334.262.4300

6. Population:

- a. Coalition Partner: City of Tallassee, Target Area 1: City of Tallassee (population: 5,199)
- b. Coalition Partner: Elmore County, Target Area 2: City of Autaugaville (population 829)
- c. Coalition Partner: CARPDC, Target Area 3: Historic downtown Prattville Corridor (pop – 3,157 in historic corridor; city pop is 37,977)

7. Other Factors:

	Page #
Community population is 10,000 or less	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory	
The priority site(s) is impacted by mine-scarred land	
The priority site(s) is adjacent to a body of water	1, 2, 3
The priority site(s) is in a federally designated flood plain	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy	
The reuse of the priority site(s) will incorporate energy efficiency measures	4, 5
The proposed project will improve local climate adaptation/ mitigation capacity and resilience to protect residents and community investments	4, 5
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 sites within target area	
The target area(s) are located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing	



Alabama Department of Environmental Management
adem.alabama.gov

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

November 9, 23

Mr. Greg Clark
Central Alabama Regional Planning and Development Commission
430 South Court Street
Montgomery, Alabama 36104

Re: Central Alabama Regional Planning and Development Commission Coalition EPA
Brownfield Grant Application

Dear Mr. Clark:

The Alabama Department of Environmental Management (ADEM) is pleased to support the Central Alabama Regional Planning & Development Commission (CARPDC) in your pursuit of a Brownfields Coalition Assessment Grant from the U.S. Environmental Protection Agency (EPA).

We understand that the CARPDC serves Autauga, Elmore and Montgomery Counties and 12 communities ranging in size from 125 in the Town of Billingsley to 200,603 in the City of Montgomery. CARPDC is adjacent to Alabama's Black Belt area and has historically been developed with an industrial focus beginning with the cotton processing/production mills along with other transportation and trade enterprises, the legacy of which remains to this day.

CARPDC has identified several target areas in critical need of Brownfields assessment work. The first target is within Millbrook in Elmore County. There are several properties near the junk yard that was recently cleaned up by the County and local school and is becoming a sports park, 17 Springs. This investment by the local governments shows dedication to changing the trajectory for this underserved, environmental justice community. The second target area is the old mill village area of Tallassee. There are multiple facilities there including an old dry cleaner that need attention and once remediated would contribute to development of a walkable community. The third area is the old mill village in Prattville next to an Opportunity Zone designated area. The focus there is an old service station, currently serving as a coffee shop where tanks are known to still exist underground. A possible fourth target area is in the Wetumpka area near properties owned by the Poarch Creek Band of Indians. Addressing those properties would enhance the Poarch Creek enterprises in that area, supporting that underserved population as well. As you know, the City of Montgomery is a major presence in the CARPDC region. However, the intent of this proposal is to work with the smaller, less resourced governments within the region.





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The ADEM Redevelopment Section routinely aids governments interested in brownfields redevelopment. Upon request, ADEM may participate in the various outreach activities needed to accomplish your brownfields project goals as well as entry of sites into the ADEM Voluntary Cleanup Program (VCP).

We wish you and the citizens of the Central Alabama Regional Planning & Development Commission success in the pursuit of your grant. Please let us know if we can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Crystal Collins".

Crystal Collins, Chief
Redevelopment Unit
Land Division



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1a. Coalition Members, Target Area and Brownfields

i. Coalition Members: The Coalition has 2 members in addition to CARPDC: Elmore County Economic Development Authority (a non-profit), and the Town of Autaugaville (Autauga County). Elmore County is largely rural as demonstrated by the size of the county seat, Wetumpka (pop 7,025). The Elmore County Economic Development Authority serves the development interests of the 7 communities (all micro) of Elmore County. The Town of Autaugaville (pop 999) is also a micro-community. Both Elmore County and the Town of Autaugaville (like 11 other cities) pay fees to CARPDC to manage infrastructure and economic development grants on their behalf. Low population and lack of resources and expertise prevent these coalition members from managing grants on their own.

ii. Overview of Brownfields Challenges and Description of Target Areas (TAs): The Central Alabama Regional Planning & Development Commission (CARPDC) was established by State legislation to serve the planning and development needs of its three (3) county areas of Autauga, Elmore and Montgomery Counties (2,017 square miles). It has 13 communities in the region, 10 of which are micro-communities (pop less than 10k). This rural central Alabama area is distinctive in its development due largely to geography, including the confluence of several rivers and creeks that were once used as transportation, including: the Alabama, Coosa and Tallapoosa Rivers, and overland trails that are now state and federal highways (Interstates 65 & 85). Indian settlements existed along strategic points in these river locations and became the cities that exist today, many retaining the original Indian names. The Poarch Band of Creek Indians has federally recognized reservation area (about 10 acres) in Elmore County¹. This region is at the fall line of the “black belt” region, so called due to its highly productive dark soil – and its corresponding history of cotton fields and slavery. This region became an important transportation cross-roads and central area for processing cotton from local plantations and areas and further south in the state. “Mill villages” and related textile and lumber manufacturing facilities are dotted throughout the region. Mill villages, typically located on a river for hydropower, were established as self-contained communities whose owners provided housing for workers, company owned stores, schools, churches and even water and sewer services. Over time, they were incorporated into broader communities but remain as distinctive enclaves where industrial, commercial, and residential properties share a common property line. Although several mill buildings have burned down, the remaining mill structures are nearly 150 years old. The State capital, Montgomery is in Montgomery County. It is central to the civil rights history with the Montgomery bus boycott and the Selma to Montgomery marches of the 1960’s, demonstrating the racial tensions that have long plagued the region. This assessment coalition grant focuses on the underserved rural areas outside Montgomery where the region has not benefitted from significant government support. Due to the rural nature of the region, more than 80+% of the work will be in underserved Target Areas (TAs).

Target Area 1: City of Tallassee (pop 5,199), Elmore County. The target area is the city boundary (12 mi sq). Tallassee is about 69% white and 31% African American/minority. The City was established around 1835. The first mill was built on this Native American “Talisi” settlement in 1844 on the east bank of the Tallapoosa River. It expanded a few years later to the west side of the river along with additional worker housing and community buildings. The City is split east/west by the river (resulting in 2 census tracts) and is largely configured geographically along the river which has very little public access. The priority sites besides the mill are in the southwest quadrant. This area is referred to as Jordanville due to the main road through it, Jordan Ave. This SW quadrant is predominantly African American and has the only access to the river. Abandoned and dilapidated buildings now dot Jordan Ave including a warehouse which once operated as a metal fabricator, two abandoned gas stations and buildings of unknown history. Public housing and the city’s middle school abut these abandoned properties. Vacant housing (15%), high rental rates (60%), and aged housing stock (35% before 1960) result from being a historically underserved and underinvested area. Recent city planning efforts and very modest redevelopment investment by the city (streetscapes, improved lighting) has helped stabilize the decreasing population. The dam on Thurlow Reservoir can achieve a class 5 white water rapid when water is released. The Brownfields challenge for Tallassee is to reuse target sites to support adaptive reuse including housing, retail and green space connected to the river (eco-tourism) and to address the blight along Jordan Ave which would improve the entrance to the city from Interstate 85 – the major corridor between Atlanta and the Mobile at the coast.

¹ The Poarch Band of Creek Indians reservation property is not in a Target Area (TA), but if work is done near the reservation, federal consultation processes will be triggered, and the tribe will be engaged.

Target Area 2: Town of Autaugaville (pop 999) (7.7 square miles). Autaugaville (founded in 1829) remains a very rural farming community, much like its roots in the mid-19th century. It is 24% white and 76% Black. It once boasted a gristmill, a sawmill, a cotton mill, and a buggy & wagon factory. Neglect and abandonment have erased that history and those structures raised. One industrial parcel remains but is abandoned as well. Existing commercial businesses are typically Black owned and serve very nominal community needs such as churches, restaurants, a pharmacy, a bait & tackle shop, and Dollar General. This Town is a designated food desert. Downtown buildings are shuttered, abandoned and interspersed among residential homes. 25% of the population is over 65. The Brownfields challenge for this community are the neglected and underutilized storefronts resulting from disinvestment, assessing properties that can fill community needs such as senior housing and reuse of existing limited industrial property for new industrial use creating new jobs.

Target Area 3: Historic downtown Prattville corridor (population 3,157, within Prattville pop of 37,977). This is approximately a six (6) block area bounded by SR 206 to the north, S Washington St to the east, Bridge Street south and west of the original mill. Prattville was named for Daniel Pratt who originally purchased 2,000 acres of land in what is now downtown Prattville. In 1839, he built what is now referred to as the "Old Mill" for the manufacture of cotton gins and other cotton processing machinery. Mill development expanded to both north and south sides of Autauga Creek. All the original buildings remain on the south side of the creek and the worker housing and additional mill buildings are on the north side of the creek. The dam that once served the mill, has a walkable trail connecting both sides, originally used to move workers between the mill and the downtown. This "walkable" downtown area has been designated the Daniel Pratt Historic District on the National Register of Historic Places with many original historic structures. This designation has been part of the city's efforts to revitalize this area. The mill is protected from 100-year flood plain by a concrete knee wall. The City area below the mill property is protected from floods by an earthen berm and by a levy below the dam that helps control the flow downstream of the dam. The remaining historic corridor abutting the mill is an "aged" and disinvested downtown. Businesses moved further out as the mill closed and fell into disrepair and as the city grew. The City's recent investment in streetscapes, lighting and the Heritage Park on the north mill property along the creek has helped shift the focus toward the redevelopment potential for this corridor based on its historic charm and recreational potential adjacent to the creek. The Brownfields challenge for this community is to convert the blighted historic buildings into marketable historic charm, protect current residents from the hazards already present at the unsecured, degraded buildings, and expand green space as community park along the creek.

iii. Description of Priority Brownfield Sites: Two priority site per target area are highlighted here, but many Brownfield sites exist in these rural and historically underserved areas.

Priority Site #1: Tallassee Falls Mill (TA 1). It was established 1844 on 35 acres on the east and 13 acres on the west side of the Tallapoosa River. It was a textile mill producing cotton and woolen goods and made cloth for Confederate uniforms. During WWII, it produced material for tents, cots, twine and rope. This plant was the longest continuous operating mill in the United States when it closed in 2005 after 161 years of operation. Over 300 jobs were lost. The east mill portion has about 8 structures, mostly brick. Most structures today are either rubble from prior fires or remain as shells without roofs where lead and asbestos can be transported further on and offsite. The site is nominally fenced and overgrown. The west mill portion served many functions over the years, most notably as a rifle manufacturing facility (armory) during the civil war. About 4 buildings of various vintages remain. The largest is the original 1930's brick structure, but only walls remain. The property is vacant, unsecured and overgrown but shares a property line with a boat ramp facility owned by the city immediately to the south; the only river access location for the city. Connecting the two sides of the mill is an old walking bridge needed to move workers between the sides still in use today. The walking bridge, proximity to residents and easy site access makes exposure to hazards a current threat. Over 160 years of use with minimal environmental regulation is suspected to have caused the release of contaminants of concern include VOCs, SVOCs, metals, Asbestos and PCBs from dyeing textiles, machining gin equipment and rifles, chemical storage, electrical transformers, etc. It's an immediate threat to neighborhoods sharing property boundaries. Reuse plans: East parcel has been purchased by a developer for mixed use, and through possible public/private partnership several options for redevelopment also include a new middle school and/or possible expansion of the nearby drinking water treatment plant. West parcel plans are for a park to connect to boat ramp for recreational use developing eco-tourism (protects the floodway).

Priority Site #2: Old Bus Terminal (TA 1). This 1.5-acre site once served as a bus station (also servicing the buses) and the only transit service to Montgomery and to other rural areas. There are 2-1960's vintage buildings on-site that currently serve as car detailing and minor car repair, otherwise the site has a broken fence and debris visible. Its location on the main road into town from the highway and its blighted image make it a target for assessment and redevelopment. Residential homes share the property lines on both sides. Environmental contaminants of concern include VOCs, SVOCs, petroleum hydrocarbons, and metals from fueling and repairing buses and cars as well as cleaning with solvents. Reuse plans: updated commercial space. *Other Brownfields in TA area 1: Several other Brownfield sites in this TA include the Carrville Mill, once made baby clothing and is now an auto salvage yard, GKN Warehouse in old mill building on Jordan Ave, once a metal fabricator, 2 abandoned service stations at the entrance to the city also on Jordan Ave, among others.*

Priority Site #3: Old Autaugaville School (TA 2) built in the 1950's to serve as an elementary school for this African American population. It closed in the 1970's when a new school was built that included K-12 grades. In addition to the original brick school, several outbuildings are also on the property, including a brick stand-alone cafeteria building (structure remains but roof collapsed now trees and ferns grow next to old lunch tables still stacked at the sides – an unsecured hazard with nearby soil contamination likely from lead and asbestos), a gym (now an underutilized community meeting place), and in the 1970's a building was built for the Head Start program (now a business incubator). The original school building is intact but empty and not in use. Peeling paint, exposed insulation (likely asbestos) and heating oil tanks are known at the site. The property also supports two baseball fields currently used by the community and the High School team. A small portion of the site is in 100-year flood plain related to a small creek east of the site. This site is in current use despite high exposure risks to sensitive populations (seniors, children and minorities). Contaminants of Concerns include lead, asbestos, pesticides, petroleum hydrocarbons and metals. Reuse plans: senior housing for the original school building, expand the business incubator space on property, expand green space near gym building (serving as community meeting space).

Priority Site #4: Old Broom Factory (TA 2). Built on 29 acres in the 1930's, it made brooms, mops and handles. This unsecured site is across the street from the Old Autaugaville school. It has 13 building structures on the property of various sizes. The factory would have had many sources of potential contamination including solvents and hydrocarbons for maintaining equipment and wood coating/treating areas for finishing the product. The broom manufacturing moved out during the 1970's and it became a chemical storage facility, mostly for pesticides for this rural farm area. It was abandoned in 2020 when it lost fire insurance due to low roof clearance and lack of fire suppression. The entire facility remains an extreme fire hazard with sensitive populations nearby at the school property. Contaminants of Concern are pesticides, asbestos, VOC, SVOCs and metals. Reuse plans: new industrial/manufacturing space. *Other Brownfields TA 2: an eyesore abandoned gas station at the entrance to town, a food sandwich shop with underground tanks, a defunct laundromat/dry cleaner, and several vacant buildings on the Town's main street.*

Priority Site #5: The Old Prattville Mill (TA 3). Built by Daniel Pratt in 1848 on 29 acres as a cotton gin equipment manufacturing facility primarily, but also textile production. An additional 10 acres of mill property are located north of the creek. Over time, many additions to the original brick building on the south parcel were added and today stands as a patchwork of attached pole-barn type metal structures of various vintages (not always enclosed on the sides), covering several acres of this 12-acre parcel. There are also 6 stand-alone structures for ancillary operations, including a research facility for innovating textile technology (vacant) and a building currently used as a police and fire station (a 1960's addition). Others are vacant. The facility was in textile production until 2014, and 150 jobs were lost. Operations at the facility would have included dyeing fabric, including possible acid washing, maintaining heavy equipment, electrical transformers, etc. In 2023, the original brick building (29,000 sq ft) was converted to apartments, while the attached structures and outbuildings remain vacant, in significantly blighted condition and are current environmental and human exposure concerns for contaminants including: VOCs, SVOCs, petroleum hydrocarbons, asbestos, metals and PCBs. Reuse plans: additional housing, a museum/interpretive center in the research bldg. where gin equipment are still operable, possible commercial/small business with connecting bridge to historic area. The north mill portion once had 4 buildings but now has only 2. The other 2 were raised and only concrete pads remain. The 2 remaining buildings are boarded up and peeling paint is visible. Despite the lack of environmental assessment, the open space on this 10-acre parcel is being used as city park space, called Heritage Park. Reuse plans: expand and develop Heritage Park as a safe community green space.

Priority Site #6: Old County Courthouse (TA 3). The county courthouse was built in 1870 and used as such until 1906. On less than 1 acre, the original 2-story brick painted Italianate structure remains as built and has seen many incarnations, including decades as an auto machine shop. It would have used solvents, metals for welding, petroleum products, etc. The current use is as a dance studio. Contaminants of concern are VOCs, SVOCs, metals, PCBs, and asbestos. Reuse plan: expand the performing arts center to this location (from the current church location). *Other sites in TA 3: an old dry cleaner, a large auto repair site, old grocery store (heating oil tanks), other abandoned store fronts.*

- iv. Identifying Additional sites: Identifying additional sites in the target areas will be largely the result of outreach efforts to the residents, the community leadership and property owners. Additional sites in the target areas will also be identified by the QEP searching EPA and ADEM records and databases. Criteria for site prioritization after priority sites addressed will consider adapting one or more of the national models that already exist for developing scoring rubrics, such as the Delta Institute and/or EPA’s Community Reuse Property Prioritization Tool. Among criteria, potential environmental risk will weigh most heavily due to proximity to residents, current risks, hazards described above and location on rivers/creeks with desired recreational use. After that, redevelopment potential within Justice40/CEJST areas will be considered in alignment with existing redevelopment plans, with particular focus on properties with near-term cleanup and/or redevelopment likelihood. This is particularly important for assuring that at least 80% of funds be spent in these EJ areas. Addressing underserved, rural EJ communities is already inherent in the target area selection. EJScreen and CEJST databases will continue to be used to identify sites in those areas first.

1b. Revitalization of the Target Areas (TA’s)

- i. Reuse Strategy and Alignment with Redevelopment Plans: CARPDC has assisted Tallassee and Autaugaville to develop comprehensive plans. The City of Tallassee (TA 1) has the “Tallassee Now: 2040 Comprehensive Plan” (2018) recognizing opportunities to develop eco-tourism by connecting parts of the Tallassee Falls mill property to river and reservoir recreation, then developing a greenway which connects to the Blue Water State Trail outside the city. This would protect the small amount of area in the 100-year flood plain (mitigation, protect community investments, build climate resilience). The Plan addresses incorporating green infrastructure and storm water management in future residential and commercial buildings. The City is also pursuing establishing a land bank to address housing and dilapidated structure challenges. The Town of Autaugaville (TA 2) has the “Town of Autaugaville Comprehensive Plan: 2045” recognizing opportunities for retail growth around existing natural resources, improvements in streetscapes and green infrastructure to protect floodways. The goal is to support minority-owned businesses and retain population within this micro-community. The old Broom factory is ideal property for continued industrial use – the only currently viable industrial property in the town. The Historic Prattville Corridor (TA 3) has “Prattville 2040: Master Comprehensive Plan”. This plan also incorporates sustainability and green infrastructure. The Old Prattville Mill, built on rock outcrops of the river is not in the flood plain. The redevelopment plan is for tourism based on adaptive reuse of the existing historic buildings with restaurants, shops, and museum (in the research bldg. at the south mill). They also plan to expand Heritage Park on the north mill property. City investments to date include a new walking trail behind the Old Prattville Mill, along the creek, and added festival lighting to the bridge connecting the mill to the mill village, enhancing the romantic feel of the historic corridor.

Priority Site	Reuse Plans/Strategy	Alignment with Revitalization/Land Use Plans
City of Tallassee (target area 1)		
Tallassee Falls Mill	Acres west of river will create green space connected to existing boat ramp for new recreational use. Acres east of river will be mixed use, housing incl senior housing and possible new middle school	“Tallassee Now: 2040 Comprehensive Plan” (2018). Focus area is Jordanville neighborhood. Plan specifically addresses green infrastructure (p11-12), storm water management (p2-7), strengthen neighborhood housing to prevent displacement (p4-13), limit development or adapt structures in floodplain (p2-10), revitalize historic area for economic development (p3-12)
Old Bus Terminal	Lighter commercial use – such as office and/or beauty parlor/supplies	
Jordan Ave Area	Improve entrance to city; remove blighted bldgs.	
Town of Autaugaville (target area 2)		

Old Autaugaville School	Create senior housing, expand business incubator	"Town of Autaugaville Comprehensive Plan:2020". Green infrastructure incl bioswales (PII-7,8,10). Develop walking trails (pII-11), improve road aesthetics (pII-13, V-13), target new business (PIII-11)
Old Broom Factory	Seek industrial reuse of land	
Downtown	Improve entrance to city; remove blighted bldgs.	
Historic Downtown Prattville Corridor (target area 3)		
Old Prattville Mill	South: mill museum, mixed use residential to improve walkability to historic downtown; North: expand park space at Heritage Park	"Prattville 2040: Master Comprehensive Plan" specifically addresses redevelopment including tax incentives, waive fees for developing in distressed areas, establish a land bank for abandoned property (p.24), connect & create walkable areas (p.36), expand parks & walkways (p.95), energy efficiency /green construct (p27)
Old County Courthouse	Expand local theater (currently in a church) into this location to create arts draw to downtown area	
Historic Corridor	Historic building tours, shops for tourism, restaurants	

ii. **Outcomes and Benefits of Reuse Strategy:** The Tallassee Falls Mill redevelopment vision is expected to generate at least **20-30 new jobs²** between expanded recreational use and new shops in old buildings. This will bring in new tax revenue for the city. In addition, the non-economic benefits in creating **13 acres of green space** and improving walkability and connectivity to trails outside the city will improve health outcomes for residents. The Old Autaugaville School is expected to create about **17 to 20 units** of senior housing and create at least **5 new jobs²** in the expanded business incubator, contributing to the tax base. Mixed generational use of the property will improve "place-making" for the community and health outcomes as it serves as a community gathering space. The Old Prattville Mill, Old County Courthouse and historic corridor redevelopment are expected to generate at least **20-30 new jobs²** as redevelopment results in new shops, a new museum/interpretive center, and expanded recreational facilities. The non-economic benefits in expanding Heritage Park (**10 acres**) and greater connectivity between the two sides of the river, will also contribute to "place-making" and health improvements as walking trails behind the mill and along the river expand. Creating green space along the waterways for Tallassee and Prattville is a Climate vulnerability /resiliency measure which protects natural resources, existing structures, and local community. New construction stays out of the floodway. Energy efficiency measures are on-going with home rehab grants and incorporated into new construction in all three community Comprehensive Plans.

1c. Strategy for Leveraging Resources

i. **Resources Needed for Site Reuse:** Resources noted here generally apply to all locations within the CARPDC region, depending on their funding mission. As a Regional Commission, CARPDC's mission is to apply for grants/ programs for these communities to support assessment, cleanup and reuse needs. The Alabama Department of Environmental Management (ADEM) has 128(a) funds (assessment support), and was awarded an **RLF in 2022** that may serve as a possible source of *cleanup funds*. **Private developers** are expressing some interest in Tallassee and Prattville and would be a source of cleanup and reuse funds. Both Tallassee and Prattville plan to use **ALDOT TAP (transportation alternatives program)** for improved pedestrian bridges over the creek/river to connect historic mill property to downtowns. **HUD/CDBG** has been used by Tallassee and Prattville for new sewers and some building demolitions but can also be used for economic development related to reuse. **Alabama Housing Finance Authority** has been used for reuse related to housing and green space, esp in Autaugaville and Tallassee. Alabama also has **Land and Water Conservation Fund** and the **Recreational Trails Program** for green space and trail development. **USDA -Rural Business Development grant** has been used for a grocery store feasibility study for Autaugaville but can also be used for economic development. Tax credit opportunities for cleanup, job creation and redevelopment are many, including investments in **Opportunity Zones, State job tax credits** (3% of last year's gross payroll for 10 years), and local **Tax Increment Financing** options as well as **"Growing Alabama Credit"** in which donations to local economic development organizations fund projects, including site assessment, cleanup and reuse. This

² Job estimates are based on finished space utilization rates from metro council.org.

grant will stimulate *the cleanup and redevelopment of the priority sites* by removing environmental uncertainty and demonstrating the readiness of these communities to fulfill their intended plans.

- ii. Use of Existing Infrastructure: Existing Infrastructure, including roads, lighting, water and sewer, broadband already accommodates future use in the target areas. Where structurally possible, buildings will be reused. Both Tallassee and Prattville have already rebuilt new water and sewer lines (CDBG funded) in the historic areas where these lines were originally built and operated by the mills. No other infrastructure improvements are deemed necessary.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2a. Community Need

- i. Community’s Need for Funding: CARPDC is a non-taxing authority funded through grants managed for the benefit of local governments, member government dues and an annual appropriation from the State legislature. All existing funding is targeted to its funding source mission. The low tax base in the region reflects existing conditions: small populations, high poverty rates, low wages and low median household income. The CARPDC region is experiencing a population shift toward seniors (>65) now at 26.8% of total population (an increase of 45%), while age brackets lower than 44 experienced a 3.5% decrease in population from 2000-2020. Seniors tend to have lower tax rates and discounts on local real estate taxes – contributing much less to the economy. Tallassee and Autaugaville are micro-communities. They have neither the initial funding potential, nor an ability to fund the remediation or reuse of the target sites. The Historic Prattville area (pop 3,157 vs city of 37,977) is significantly smaller than the city and the census track’s shown here. It struggles with the legacy of disinvestment and existing taxes for the corridor would not meet needs. The city itself is already financially committed to infrastructure improvements (roads, parks, utilities) which are high-cost items throughout the rest of the city, having already funded most of these needs in the historic corridor. Senior and disabled populations often have unique, higher accommodation costs. This grant will help fund brownfields in communities and underserved neighborhoods that cannot yet meet these needs on their own and empower local redevelopment moving them toward financial stability which would help prevent displacement.

Data Type ¹	Brownfield Target Areas (TA's)					County		Alabama State	United States
	Tallassee CT 304	Tallassee CT9627	Autaugaville	H. Ptvile (CT 202)	H. Ptvile (CT 206)	Autauga County	Elmore County		
Population	5,199		999	3,157 – 8% of city		58,239	89,563	5.1M	326.6M
Senior Population (age 65+ years)	13.6%	5.7%	24.8%	10.6%	17.5%	15.1%	16.3%	18.0%	16.0%
1-yr Unemployment Rate	4.6%	22.3%	24.8%	4.5%	2.5%	2.8%	3.8%	4.3%	4.3%
Median Household Income	\$28,359	\$43,839	\$34,375	\$52,609	\$86,987	\$62,660	\$71,651	\$63,477	\$75,755
Poverty Rate	21.6%	29.0%	20.6%	7.7%	9.8%	13.6%	10.7%	16.2%	12.8%
Person with Disabilities	19.1%	20.2%	6.4%	17.8%	20.5%	17.3%	16.9%	16.9%	13.4%

¹American Community Survey 2021 estimate. **Bold** indicates above; shaded above State averages.

ii. Threats to Sensitive Population:

- (1) Health or Welfare of Sensitive Populations: The sensitive populations - children, the elderly and minority populations are typically higher in these TA’s than the nation and/or the State. These numbers demonstrate the continued theme related to high poverty, unemployment and life in distressed neighborhoods resulting in disproportionate exposures and higher than average health and welfare impacts. They also show that these areas are typically worse than the state, which already measures among the lowest in the nation (see next section). Children in poverty are often more than twice the national rate. These sensitive populations are more likely to be exposed to contaminants in the home (older housing), the air (3a below) and possible sources within the community (3a below and site descriptions above). This grant will help address these metrics by identifying real or perceived contamination in blighted structures within the community, positioning them for creating green space for better health outcomes, creating jobs in redeveloped spaces and improving housing, especially for seniors.

Data Type ¹	Brownfield Target Areas (TA's)					County		Alabama State	United States
	Tallassee CT 304	Tallassee CT9627	Autaugaville	H. Ptvile (CT 202)	H. Ptvile (CT 206)	Autauga County	Elmore County		
Women Child bearing Age	36.4%%	40.5%	31.9%	50.1%	42.3%	31.9%	39.5%	38.8%	40.1%

Data Type ¹	Brownfield Target Areas (TA's)					County		Alabama State	United States
	Tallasse CT 304	Tallasse CT9627	Autaugaville	H. Ptvile (CT 202)	H. Ptvile (CT 206)	Autauga County	Elmore County		
Children <5	7.2%	5.3%	11.1%	7.2%	4.2%	5.7%	5.0%	5.6%	5.5%
Children <5 Poverty Rate	4.7%	23.5%	51.4%	11.8%	39.9%	18.7%	16.3%	25.6%	17.4%
Elderly >65	13.6%	5.7%	24.8%	10.6%	17.5%	15.1%	16.3%	18.0%	17.3%
Minority	31%		76%	27%		25%	13%	31%	25%

¹ American Community Survey 2021 estimate % total population. **Bold** indicates above; shaded above State averages.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Health data are only available at the county level in Alabama. Alabama ranks among the lowest in the nation in many health measures – 47th overall. Alabama has the 4th highest death rate from all causes in the nation, exceeded only by other poverty states of KY, WV & MS. It is 3rd highest in obesity (americashealthrankings.org). Elmore and Autauga Counties, located in the rural black belt, exceed the State averages for all metrics. Although a function of rural poverty, site conditions, contaminants and exposure pathways can contribute to these adverse health data. Older housing and commercial/industrial buildings built before the mid-1970's are known for lead, asbestos and sometimes PCBs. PCBs will also be found in old transformers at these historic sites such as the Old Autaugaville School and the mill sites. Regulated Building Materials (RBM) are known to contribute to asthma and cancer, especially lung. More acute impacts can also be attributed to unregulated use and potentially improper on-site handling of VOCs, SVOCs metals and petroleum associated with the on-site machinery at the mill sites in Tallasse and Prattville. Burned buildings on some of these properties exacerbate the chance of exposure, spreading contaminants throughout the site and into the community. Prolonged exposure to these contaminants can also cause cancer and non-cancer health effects such as liver disorders, neurological impacts, immune system impacts and skin rashes or other impacts. Sensitive populations, such as the very young and old, minority and the low-income populations served in these TA's would likely be disproportionately impacted. This grant will facilitate assessment followed by cleanup and redevelopment of these sites and mitigate contributing factors to these cancer and non-cancer endpoints. Mitigating the building materials (lead, asbestos & PCBs) will meaningfully reduce contaminated dust and fine particles from inhalation and ingestion.

Health Condition ¹	County		Alabama State	United States
	Autauga County	Elmore County		
Cancer ²	491.0	456.4	443.4	403.0
Colorectal Cancer ^{1,3}	40.8	47.2	42.3	33.0
Lung Cancer ^{1,2}	71.9	70.9	63.9	47.0
Heart Disease ^{1,4}	311	276	247.5	209
Asthma ¹	9.1	9.0	9.6	7.8
Birth Defects ¹ (low birth weight/infant death rates)	9/8.3	11/6.3	10.4/7.6	8.5/5.5

¹ per 100,000 population. ²Alabamapublichealth.gov 2020. ³Statecancerprofiles.cancer.gov 2023. ⁴CDC.gov/NCHS/faststat/ heart-disease.htm. **Bold** indicates above; shaded above State averages.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues: The underserved populations in the rural micro-communities of Tallasse and Autaugaville, and the Historic Prattville area suffer from disinvestment and decades of neglect, aging housing stock, dilapidated structures and lack of resources to attend to basic needs. As shown in the previous section, the populations in these target areas are small, largely minority, and economically struggling. This data shown here express disproportionate impacts by risks related to daily exposures higher than most of the State and the nation in these key EJ indicators. Threats to air toxics shown here are typically higher than the US. Particulate matter from contaminants such as petroleum products, VOCs such as benzene, TCE, PCE and others, as well as asbestos and lead from building materials can be identified through this grant. Likewise, groundwater and soil contamination resulting from unregulated use and unrestricted site access can be identified for the community. Reducing these risks through the abatement, cleanup and redevelopment of property will reduce the environmental burden and promote Environmental Justice in the TA's.

Metric ¹	Tallassee/ Jordanville		Autaugaville		Historic Prattville	
	Percentile in		Percentile in		Percentile in	
	State	US	State	US	State	US
Lead paint indicator	61	59	58	58	78	86
Proximity to haz waste	80	72	28	20	48	32
Particulate matter	72	81	78	90	78	84
Air toxics cancer risk	43	76	48	86	82	93
Air toxics respiratory Health Index	43	83	45	90	78	89
Proximity to USIs	42	52	23	49	76	75
WW discharge	79	78	85	86	84	83
People of Color	65	63	72	70	74	72
Less Than HS Education	85	86	68	76	51	64
Justice40 (CEJST) community ²	Yes		Yes		No	
EPA IRA disadvantaged community ³	Yes		Yes		Yes	

¹ Source: EJScreen. ²CEJST is a multi-agency White House developmental EJ data initiative. ³ EPA Inflation Reduction Act EJ designations focus on climate justice. **Bold** indicated distress factors > 50th%tile. Shaded indicated distress factors > 70th%tile

(b) **Advancing Environmental Justice:** Supporting communities through economic development envisions stabilizing neighborhoods and minimizing displacement. There are several references to this for Tallassee and Prattville in their Vision 2040 plans (Tallassee p.4-13; Prattville p 51), and Autaugaville 2045 vision (III-10). Planning in these communities embraces increased diversity. Tallassee and Prattville seek to foster small business development based on tourism and eco-tourism and tax breaks for redevelopment, including possible TIFs in these areas as well as Opportunity Zone tax breaks. Tallassee has high housing rental rates. Their Vision 2040 document focuses on land bank opportunities where abandoned residential housing can be managed collectively with rules regarding who can purchase (owners, not renters – neighborhood focus). This will be combined with enforcement of housing codes to ensure neighborhood stability. CARPDC is currently managing a Covid CARES Act grant for \$3 million to help homeowners complete home improvements (energy efficient, safer, warmer, dryer) which prevents abandonment. Autaugaville has redevelopment plans for the priority sites which envision expanding the existing small business incubator. Creating local tax advantage opportunities, establishing land banks and supporting small business development are all recognized strategies for minimizing displacement, fostering a sense of place and encouraging growth. This grant will help identify properties, assess them and significantly advance these local strategies to minimize displacement, particularly among vulnerable populations.

2b. Community Engagement

i-ii. **Project Involvement and Project Roles:** In addition to the coalition members (not listed here), diverse organizations will be engaged who can bring important perspectives to the table. Partners noted here will be involved in all aspects of site selection, cleanup and reuse planning. In addition, they often bring specialized perspectives to guide group decision making. Small Community Based Organizations (CBO’s) or homeowners associations are almost non-existent in these rural target areas.

Organization	Contact Name & Info	Org Purpose / Specific Role
Prattville Area Chamber of Commerce	Patty VanderWal, President P: 334-365-7392 pvanderwall@prattvillechamber.com	Purpose: develop socio-economic climate of the community. Role: highlight economic challenges, inform site reuse plans. Site selection/ reuse planning
Autaugaville Senior Center – Autauga County Senior Services	Cynthia Jackson, Autauga County Senior Services Director P: (334) 358-6743	Purpose: offers health, wellness & cultural programs for aging population Role: Advise on issues critical to a vulnerable population. Reuse planning
Mid-South Resource Consv & Dev Council (Mid-South RC&D)	Pamela Hughes, Executive Director P: (334) 356-1855	Purpose: nonprofit organization working to enhance human and natural resources. Role: environmental education and assistance/involvement in local projects. Site selection

Historic Prattville Redevelopment Authority (HPRA)	Scott Stephens, Planning Director – P: (334) 595-0501 - scott.stephens@prattvilleal.gov	Purpose: revitalization of the Daniel Pratt Historic District. Role: advise on historic preservation and economic redevelopment. Site selection, cleanup, reuse planning
Alabama Wildlife Federation	Tim L Gothard, Executive Director awf@alabamawildlife.org	Purpose: citizen-based conservation organization dedicated to management and protection of wildlife and related natural resources. Role: Advise on resource stewardship. Reuse planning
Tallassee Falls Museum	William E. Goss, Curator mtallasseefalls@elmore.rr.com P: 334-991-4704	Purpose: nonprofit organization preserving local history and culture preservation from native American through present. Role: advise on cultural preservation. Reuse planning

iii. **Incorporating Community Input:** Community Input will be the cornerstone of this project because in small rural communities people engage more and feel more vested in outcomes for their future. The target areas are small; messaging will be easily transmitted through either school, churches or gathering places like restaurants. CARPDC will form a Brownfields Advisory Committee (BAC) to assure equitable access to site selection decisions as well as to ensure that members advise on the best means for reaching communities. The BAC will be formed through self-nomination from community organizations, economic development organizations, developers, property owners and other interested parties. Communication methods will include announcements at community events, CARPDC and target area websites, social media posts, flyers and other means of communication that are known to reach residents of these communities. CARPDC has successfully used these methods recently to encourage applications for housing improvements through the Covid Cares Act and 1,500 homeowners responded the first day. At least 3 in-person public meetings are planned in each TA, once at the beginning before sites are selected, 2 years into the grant and at the end to report accomplishment and explore next steps. CARPDC’s Project Manager will respond to all comments through the CARPDC and Coalition members websites within 1 week. Communications will be a 2-way street in which comments are not just taken in, but response will include how the comment will be incorporated into the planning process. If members of the public are not comfortable with in-person participation, or Covid-19 restrictions are reinstated, on-line participation in the meeting will be available through a commercial video conferencing platform. CARPDC will also seek events, such as county fairs to engage the 3-county region at large.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS

3a. Description of Tasks/Activities & Outputs

i-iv. **Project Implementation:** In-kind resources are contributed by BAC through their time and knowledge, and CARPDC covers administrative costs as in-kind resources.

Task 1 – Project Management, Reporting & Coalition Capacity Building

i. Project Implementation: CARPDC will oversee QEP and manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement (CA) with EPA. At CARPDC’s direction, the QEP will assist with compliance reporting (quarterly and final reports, ACRES updates, annual Disadvantaged Business Enterprise [DBE] and Financial Reports, etc.) and other eligible project activities identified in the CA Work Plan. CARPDC will facilitate monthly check-in meetings with the QEP and Coalition to ensure the project is progressing as planned. Capacity building for coalition members in this rural area is planned through travel to state, regional and national brownfields workshops. 4 Coalition members to 2 national conferences; 6 members to State Brownfields workshops for 3 years; 8 members to regional workshops 2 x; 2 members to other brownfields related opportunities.

ii. Anticipated Project Schedule: Activities will be ongoing throughout the 4-year project period.

iii. Task/Activity Lead(s): CARPDC with support from the QEP.

iv. Output(s): 16 Quarterly Reports; 1 Final Report; 4 DBE/WBE and 4 Federal Financial Reports (FFRs); quarterly, completion of ACRES updates; and monthly meetings. Conference and workshop attendance over 4 years.

Task 2 – Site Inventory/Prioritization

i. Project Implementation: A comprehensive inventory of sites will be developed for each target area – with QEP assistance with state/federal databases. QEP will recommend site prioritization method. BAC will review and prioritize sites nominated for grant funding. The inventory will be linked to CARPDC’s geographic information system (GIS) to maximize its long-term value as a planning resource.

<p>ii. Anticipated Project Schedule: Preliminary inventories for the target areas will be completed by 2Q. Updates will continue to Q16 as new sites are identified. Site prioritization methodology will be completed by 2Q, updated as needed until Q16.</p>
<p>iii. Task/Activity Lead(s): The Coalition and BAC will lead site prioritization efforts. The QEP will contribute to the inventory based on state & federal database searches of permitted and unpermitted (registered “uncontrolled hazardous) sites.</p>
<p>iv. Output(s): Brownfield inventory for target areas, a site ranking rubric and a prioritized sites list.</p>
<p>Task 3 – Community Engagement</p>
<p>i. Project Implementation: The community engagement program (described in 2b above) includes developing a BAC comprised of Coalition members, local government representatives, CBOs, and business and property owners. CARPDC will lead outreach to residents of the TAs with support from the Coalition members and project partners (as in-kind services). CARPDC’s existing project webpage, fact sheets and site nomination form will be updated. 3 community meetings in each TA 3 times over the 4 years (beginning before site selection, middle, and end for accomplishment reporting and next steps). Where needed, community meetings may incorporate participant support costs for childcare and snacks. Such meetings will also allow for on-line or remote participation. Additional community outreach may also occur outside TA at events such as county fairs. QEP will develop CIP, facilitate public meetings.</p>
<p>ii. Anticipated Project Schedule: The BAC (which includes the Coalition members) will be convened monthly with the first meeting during 1Q. CARPDC will update website in 1Q and as progress warrants. Community meetings in TAs will be in 3Q, 9Q and 15Q. CIP will be completed in 2Q.</p>
<p>iii. Task/Activity Lead(s): CARPDC will lead outreach to residents of the TAs with support from the Coalition members and project partners (as in-kind services). The QEP will assist with facilitating stakeholder, BAC, public meetings and develop CIP.</p>
<p>iv. Output(s): 1 CIP, Updated project webpage, fact sheets and site nomination form; ~40 BAC meetings (10/yr)(mostly virtual); ~15 other stakeholder meetings; approx. 3 in each target areas x 3 times as well as 3 more regionally as opportunities permit.</p>
<p>Task 4 – Phase I/II ESAs and Regulated Building Materials (RBM) Surveys</p>
<p>i. Project Implementation: CARPDC estimates 31 sites will be assessed (the final total will depend on the number of sites for which more than one type of activity is performed). CARPDC will prepare Eligibility Determination requests and site access agreements (with support from the QEP) for sites prioritized by the BAC. The QEP will conduct Phase I ESAs for ~ 31 sites in accordance with the AAI Final Rule and the ASTM E1527-21 Phase I ESA Process. The consultant will complete Phase II ESAs for ~ 19 sites and RBM Surveys for ~ 18 sites. Prior to initiating sampling or other field investigation activities, the QEP will develop the Quality Assurance Project Plans (QAPP) for EPA and ADEM approval and Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for each site selected for a Phase II ESA and/or RBM Survey. The SAPs will be submitted to EPA & ADEM for approval prior to fieldwork.</p>
<p>ii. Anticipated Project Schedule: <u>Year 1:</u> Master QAPP, 6 Phase I ESAs, 10 Phase II ESAs, 3 RBM Surveys; <u>Year 2:</u> 10 Phase I ESAs, 6 Phase II ESAs, 7 RBM Surveys <u>Year 3:</u> 8 Phase I ESAs, 5 Phase II ESAs, 4 RBM Surveys <u>Year 4:</u> 7 Phase I ESAs, 4 Phase II ESAs, 4 RBM Surveys</p>
<p>iii. Task/Activity Lead(s): Site Access will be secured by CARPDC. QEP to prepare the Eligibility Determination forms for CARPDC to submit to EPA and complete Phase I, II ESAs and RBMs.</p>
<p>iv. Output(s): 31 Phase I ESAs; 1 Master QAPP , 19 SAPs, 19 eligibility determination requests, 19 Phase II ESAs; 18 RBM Surveys</p>
<p>Task 4 – Site Specific Cleanup, Reuse Planning & AWP</p>
<p>i. Project Implementation: At CARPDC direction, the QEP will develop site cleanup plans or Analysis of Brownfields Cleanup Alternatives (ABCA) or, State Cleanup Action Plans (CAPs) – depending on next steps for sites for up to 8 sites. Redevelopment feasibility studies or market studies for ~ 2 catalyst sites. One AWP for the Town of Autaugaville focused on the Old Broom factory. The feasibility studies will assist the Coalition with identifying the highest and best reuse for sites with unique redevelopment challenges and possible funding sources</p>
<p>ii. Anticipated Project Schedule: <u>Year 1:</u> 1 Cleanup Plan <u>Year 2:</u> 3 Cleanup Plans <u>Year 3:</u> 3 Cleanup Plans 1 Redevelopment Plan, 1 AWP <u>Year 4:</u> 1 Cleanup Plan, 1 Redevelopment Plan</p>
<p>iii. Task/Activity Lead(s): The consultant will lead all technical activities at the direction of CARPDC.</p>
<p>iv. Output(s): 8 Site Cleanup Plans; 2 Redevelopment feasibility studies, 1 AWP deliverable</p>

3b. Cost Estimates: An average rate of \$145/hour was used for task 4 contractual services and \$200+/hour for tasks 1, 2 contractual services (5% of budget); \$60/hr used for CARPDC personnel/fringe (\$45/hour for personnel +

\$15/hour for fringe). Grant Program management (CARPDC’s costs) is 5.5% of grant. The Coalition members will contribute their own resources as in-kind services and CARPDC will contribute indirect costs as leveraged contributions to support the grant. **77% of grant funds are allocated for site specific assessment work in Task 4.**

Budget Categories		Project Tasks (\$) (unused lines: equip, construction & indirect costs removed b/c not used)					
		Task 1: project mgt	Task 2: site inventory/prioritization	Task 3: Community Engagement	Task 4: Phase I, II’s, Regulated Building Materials (RBMs)	Task 5: Cleanup Planning & AWP	Total
Direct Costs	Personnel	36,000	13,000	5,940	4,860	1800	61,600
	Fringe Benefits	12,000	4,500	2,175	1,620	600	20,895
	Travel	31,600		262	262		32,124
	Supplies	10,000					10,000
	Contractual	27,442	18,900	46,349	1,146,500	108,000	1,347,191
	Other	3,200		990	24,000		28,190
Total Budget		120,242	36,400	55,716	1,177,242	110,400	1,500,000

Budget notes: **Task 1:** CARPDC 400 hrs (100/yr) @\$60/hr (personnel & fringe breakdown noted above) = \$48k; Travel to national conf 4 (2 CARPDC, 1 ea coalition) twice in grant cycle @\$1,500 (hotel 4 days @\$130, airfare \$800, per diem @ \$60/day) = \$12,000. 6 (2 CARPDC, 2 ea coalition) to state BF workshops for 3 years @ \$500 (2 nights @ \$130 + per diem @\$60 = \$380 + mileage (0.665) + gas = \$9,000. 8 (2 CARPDC, 3 ea coalition) to Regional BF workshops twice @\$600 (cost as above, but more mileage + gas due to out of state) = \$9,600. Alabama Assoc of CDC’s workshop @\$500 x2 = \$1,000. Total for Travel = 31,600; Supplies: 2 computers @ \$4k + software @ \$1k = 10,000. Contractual: monthly check ins: 2 hr/mo x 48 mos @ \$215 = \$20,640; reporting 1 hr/mo @ \$141/hr = \$6,802; Other is conference registration fees @\$100 x 4 members x 8 events = \$3,200.

Task 2: CARPDC 300 hrs (75/yr) x 1 staff @\$60/hr = \$4,500; Contractual: 90 hrs (30/TA) @\$175/hr for inventory, 15 hrs @\$210 prioritization process = \$18,900.

Task 3: CARPDC 135 hr (33/yr) @\$60/hr, travel 100 mi/yr x4 yr @\$0.655 (fed rate)= \$262, Contractual: CIP 25 hr @\$200/hr = \$5k x 3 TA’s = \$15k; 9 community meetings 6 hr incl travel @\$200/hr = \$10,800, 2-1 day charettes 8 hrs @\$200/hr = \$3,200; visioning @\$6,175/event = \$10,350; final reports 12.5 hr @ \$200/hr x2 = \$5,000. Total = \$46,349, Other: childcare for public meetings 2 hr @\$25/hr + snacks @\$60/meeting = \$110 x 9 meetings = \$990;

Task 4: CARPDC 108 hr (27/yr) @\$60/hr = \$6,480; travel 100 miles /yr x4 @\$0.655 (fed rate) = \$262; Contractual: 31 Phase I’s (38 hr@ \$145/hr) = \$5,500 x 31 = 170,500; Site Eligibility forms (~\$1,450/site) 10 hr x \$145 x 19 sites = \$27,550; phase II’s @ \$35k x 19 sites = \$665,000; 1 QAPP, 19 SAPs (41 hr @\$145/hr) = ~\$6,000 x 20 = \$120,000, Health/Safety Plan (HASP) ~\$1,400/site = \$28,000; 18 RBM surveys (incl SAP) (55 hr x \$145/hr)= \$8k x 17 = \$136,000; Other: enrolling 4 sites into ADEM BF program @ \$6k = \$24k.

Task 5: CARPDC 40 hrs (10/yr) @ \$60/hr = \$2,400, Contractual: CAP/RAP/ABCA @ \$6k x 8 sites = \$48,000, 2 redev feasibility study/market study @ \$15k = \$30,000, 1 AWP @ \$30k = \$30,000

3c. Plan to Measure and Evaluate Environmental Progress and Results: Standard quarterly and annual reports to EPA noted in tasks will keep the project on schedule and allow accomplishments during the 4 years to be recorded in ACRES. Output Metrics to be reported to the communities, BAC and public via outreach plans discussed in 2b above, will include # of sites (and site names) in the queue and/or completed for phase I, II, RBM assessment work, # of CAPs/ABCA’s, # site reuse plans, and # of public meetings. Metrics important to the State will also be reported including sites enrolled and certificates of completion issued. Over time, outcomes will also be shared with the public and EPA for jobs and dollars leveraged as each site is redeveloped, housing units developed, green space created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4a. Programmatic Capability

i-iii. Organizational Capacity, Organizational Structure, and Description of Key Staff: CARPDC

has a team of staff experienced in federal grant management. CARPDC’s executive director, Mr. Greg Clark, with more than 3 decades of experience, will serve as Project Director for this grant. Mr. Clark has degrees in Urban Planning, Psychology and Sociology. He has served as Executive Director for CARPDC since 2004. Mr. Clark leads a team of 11 people in 3 Sections: Planning, Community Development and Weatherization. Serving as back-up for this grant will be Senior Planner, Marshall Anderson in the Planning Section. Mr. Anderson has a BS in Geography and an MS in Planning and 6 years of experience. Mr. Anderson has expertise in GIS, CDGB grants, Community Development and Hazard Mitigation Planning. Ms. Chantil Nasef, with 5 years of experience, is the Accounting/Finance Clerk for CARPDC and will ensure all the financial and administrative responsibilities including all documentation for and completion of the ASAP draws. Additional planners, community development coordinators, and staff at CARDPC are also available to ensure the success of this grant.

iv. Acquiring Additional Resources: CARPDC has already procured and selected a local Qualified Environmental Professional (QEP) to provide the needed technical support for the implementation of this grant. The competitive process followed 2 CFR Part 200 and 2 CFR Part 1500, issuing a Request for Qualifications (RFQ) in widely advertised newspapers and on the website in this fair and open competition on June 26, 2023, and closing July 31, 2023, exceeding the 30-day requirement. The selected EP will assist CARPDC with all technical, cleanup planning and community engagement activities. Additional efforts to hire locally will be met by hiring DBE/WBE firms for subcontract work including drilling, lab analysis, community engagement, and AWP or feasibility/market studies. No subawards are anticipated for this project.

4b. Past Performance and Accomplishments:

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: CARPDC has never received an EPA Brownfields Grant but has managed many federal and non-federal grants similar in scope to the EPA Brownfields grant. In addition, CARPDC also manages such grants on behalf of all communities within the service area (9 of 12 are micro-communities).

(1) Purpose & Accomplishments:

Awarding Org ¹	Purpose of award	Amount of award	Purpose & Accomplishments (Outputs / outcomes); reporting
American Rescue Plan Act	Support housing rehabilitation/ energy efficient	\$3 million	On-going: 225 homes repaired / makes warmer, safer, dryer, reduce monthly expenses, discourages displacement; reporting: quarterly/annual
Dept Of Energy	Home weatherization (annual)	3.8 M (5 years)	4,000 low, moderate income family homes made more energy efficient / reduces monthly expenses, discourages displacement; reporting: quarterly/annual
Economic Dev Agency	Sewer Improvements & treatment works construction (2019)	\$2.4 million	Sewer lagoon system rebuilt; 1,450 jobs retained, 10 new created / expansion capacity built for Tallassee Industrial Park; reporting: quarterly/annual
Dept Of Interior	Land & water conservation funding for building parks and green space (annual)	1.6M	Tallassee Babe Ruth Park built / healthier population, improved health outcomes; reporting: quarterly/annual
HUD/CDBG	Demo/clearing dilapidated homes	\$350k	30 homes demolished / safer community; reporting: quarterly/annual

¹These federal agencies fund from an annual projects list with on-going funding. List is most recent projects and funding.

(2) Compliance with Grant Requirements:

CARPDC has successfully met all grant compliance requirements including workplan Terms & Conditions, project schedules, reporting requirements (Qtrly/annual), including financial management and grant closeout for its grants for those being administered on behalf of member communities. All reports submitted on time. No adverse findings have ever been claimed by awarding organizations.



CARPDC

Central Alabama Regional Planning and Development Commission

Mayor Gordon Stone
Chair

Greg Clark
Executive Director

AUTAUGA, ELMORE & MONTGOMERY COUNTIES

Threshold Criteria Responses

1. Statement of applicant eligibility: Central Alabama Regional Planning & Development Commission (CARPDC) is a regional council within the State of Alabama, established by State Authority on April 27, 1971 Under AL Code 11-85-1.
2. Documentation of Lead Applicant Eligibility: See attached documentation of Executive Order 11, April 27th, 1971 establishing Central Alabama Regional Planning and Development Commission.
3. Statement of Lobbying activities if lead applicant is a 501(c)(4) organization: CARPDC does not lobby.
4. Statement on the number and eligibility of non-lead members:
 - a. Elmore County Economic Development Authority is a non-profit organization serving the needs of communities in Elmore County, Alabama. It is tax-exempt under 501(c)(3). Elmore County Economic Development Authority does not lobby.
 - b. Town of Autaugaville is a unit of the government under the State of Alabama.
5. Documentation on non-lead member's tax-exempt status: See attached documentation for Elmore County Economic Development Authority's tax-exempt status. No documentation is required for the Town of Autaugaville, Autauga County, AL.
6. Statement of Lobbying activities if non-lead member is a 501(c)(4) organization: Elmore County Economic Development Authority does not lobby.
7. Statement on lead and non-lead coalition member's target areas:
 - a. Lead member CARPDC's target area is the Historic Corridor in Prattville, a City in Autauga County.
 - b. Non-lead member Town of Autaugaville's target area is the entire town of Autaugaville. It is in Autauga County.
 - c. Non-lead member Elmore County Economic Development Authority is the City of Tallassee in Elmore County.There are no overlapping jurisdictions among the target areas.
8. Affirmation that non-lead members do not have an open cooperative agreement for under EPA MARC grant funding nor were they awarded a grant from 2016 for later: Neither the coalition lead, CARPDC, nor its coalition members, Elmore County Economic Development Authority or the Town of Autaugaville have been awarded an EPA Brownfields MARC grant after 2016 and therefore also have no open cooperative agreements.



CARPDC

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9. Signed letters of commitment for each coalition member: See attached letters from the Town of Autaugaville and Elmore County Economic Development Authority (ECEDA).

10. Description of Community Involvement intended through this grant:

Community Input will be the cornerstone of this project because in small rural communities' people engage more and feel more vested in outcomes for their future. The target areas are small; messaging will be easily transmitted through either schools, churches or gathering places like restaurants. CARPDC will form a Brownfields Advisory Committee (BAC) to assure equitable access to site selection decisions as well as to ensure that members advise on the best means for reaching communities. The BAC will be formed through self-nomination from community organizations, economic development organizations, developers, property owners and other interested parties. Communication methods will include announcements at community events, CARPDC and target area websites, social media posts, flyers and other means of communication that are known to reach residents of these communities. CARPDC has successfully used these methods recently to encourage applications for housing improvements through the Covid Cares Act and 1,500 homeowners responded the first day. At least 3 in-person public meetings are planned in each TA, once at the beginning before sites are selected, 2 years into the grant and at the end to report accomplishment and explore next steps. CARPDC's Project Manager will respond to all comments through the CARPDC and Coalition members websites within 1 week. Communications will be a 2-way street in which comments are not just taken in, but response will include how the comment will be incorporated into the planning process. If members of the public are not comfortable with in-person participation, or Covid-19 restrictions are reinstated, on-line participation in the meeting will be available through a commercial video conferencing platform. CARPDC will also seek events, such as county fairs to engage the 3-county region at large.

11. Affirmation Statement that the Applicant does not have an open grant: CARPDC does not have an open EPA Brownfields MARC grant.

12. Documentation of Contractor and/or Subrecipient Procurement:

A Link to the '[Request For Qualifications \(RFQ\) For Procurement and Implementation of U.S. EPA Brownfield Assessment Grant](#)' was posted on the center banner of CARPDC's Website homepage on June 21, 2023 at 5:00pm. The RFQ was advertised from June 21, 2023 through the RFQ's due date on July, 31, 2023, which is a length of 40 days. Ten total firms were solicited, and two firms replied with Statements of Qualifications. Those firms were interviewed and evaluated, and United Consulting Group, LLC was selected as the contracting firm for this project and a '[Consulting Services Agreement](#)' was signed. As a part of the evaluation process, "Proposed Cost/Range of Associated Costs" was worth 20% of the total available points on the Rating Rubric. No subawards are planned for this grant.

13. A copy of or link to the solicitation document and the signed, executed document:

See attached links and attached contract. Link: '[Request For Qualifications \(RFQ\) For Procurement and Implementation of U.S. EPA Brownfield Assessment Grant](#)'; Link: '[Consulting Services Agreement](#)'.