

**HENDERSON SCHOOL ALUMNI ASSOCIATION TRUST (HSAAT)**

**BROWNFIELD MULTIPURPOSE CLEANUP GRANT APPLICATION** R04-24-M-004

**Narrative Response**

**1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

*1.a. Target Area and Brownfields*

1.a.i. Overview of **Brownfield Challenges** and **Description of Target Area**

**Brownfield Challenges:**

On behalf of EPA, Tetra Tech conducted a Phase II ESA during the week of September 25, 2023 at the Henderson School Alumni Association's Henderson property to assess presence of asbestos and Lead Based Paint (LBP) in the buildings located on the subject property, if any, and obtained information necessary to prepare an **Analysis of the Brownfield Cleanup Alternatives** (ABCA) report. The Phase II ESA included sampling of suspected ACM and screening for LBP. Results of the Phase II ESA investigation confirmed ACM and LBP present at the site that warrants consideration in future plans of demolition. Tetra Tech's assessment highlighted the following issues: 1) Eighteen suspected ACM samples from eight homogeneous areas contained asbestos at greater than 1 percent. 2) Five suspected ACM samples from two homogeneous areas contained asbestos at less than 1 percent. 3) Based on the screening results, LBP was identified in nine locations throughout the buildings. 4) A visual survey of hazardous materials was performed and identified potential PCB-containing ballasts and mercury equipment throughout the gym and school buildings.

Tetra Tech recommended that the LBP detected in the site buildings be removed by a state-licensed professional; they additionally recommended proper removal and disposal of the PCB containing materials and mercury-containing equipment observed during the hazardous materials inventory based on their characteristics. This Phase II ESA has confirmed asbestos-containing materials and lead-based paint at the site. Additional ESA activities at the site, if any, are at the discretion of EPA and GA EPD.

Henderson School Alumni Association Trust (HSAAT) will use the EPA Brownfield Cleanup Grant funds to pay a state-licensed professional for abatement at the site to properly dispose of the various materials confirmed to contain asbestos and any new material discovered during renovation or demolition activities.

The site is located at 820 North Mulberry Street in Jackson, Butts County, Georgia. The subject property operated as a school from 1950 until 2011.

The property is bordered to the north by developed residential properties, followed by Charlie Shephard Road, then followed by undeveloped wooded areas; to the east by developed suburban residential areas; to the west by North Oak Street followed by residential properties; and to the south by Henderson Street and Glenn Street with vacant land, residences, and commercial properties beyond.

Butts County, county seat of Jackson, is a 187-square-mile county. Butts County is one of several bedroom communities for the metropolitan Atlanta and Macon areas. Because of the great location, the county benefits from the synergy of these two large cities.

Butts County has two access points to the interstate with prime industrial and commercial land located at both interchanges, available for development, as well as access to rail lines from Norfolk Southern Railroad. Georgia highways 16, 36, 42 and 87 all converge in Jackson, as well as US Highway 23.

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

The property was put up for sale by Butts County Board of Education in 2012 for \$750K. When notified of the sale, former alumni & students of Henderson High and Elementary School came together to discuss and develop a strategic plan to purchase & renovate the facility to transform into a Community and Workforce Development Center. More than 75 people attended the initial alumni meeting. After several alumni group meetings, the group presented their plan to Butts County Board of Education. After holding an Executive session, the Butts County Board of Education, chaired by Superintendent, Mr. Robert “Buddy” Costley voted unanimously to sell the old Henderson school buildings to the Henderson School Alumni Association Trust (HSAAT) for \$235,000. According to Mr. Costley, the sale price was considerably less than the last contract price on the 20-acre campus. He noted that approval was granted based on the fact that the alumni association was a local community group who wanted to use the building for the implementation of providing community services within and throughout Butts County. The board conditioned the sale upon the eventual removal of the asbestos detected on the property; there will need to be confirmatory sampling following the removal of the asbestos, which HSAAT seeks to accomplish through cleanup grant funds.

1.b. *Revitalization of the Target Area*

1.b.i. Overall Plan for Revitalization

The Henderson School property is located in an underserved community in Jackson-Butts County, Georgia. According to the 2020 United States census, Butts County’s population is estimated to be approximately 25,434 residents, placing it well below the threshold to be considered a **rural community** (a population of fewer than 50,000). The Butts County population is approximately 65% white, 27% black and 3% Latino, and 4% Asian, with the remaining residents identifying as Native or Mixed. **Butts has a growing senior population, with needs including health and wellness services, recreational activities, and re-skilling for those needing to remain in the workforce.**

1.b.ii. Outcomes and Benefits of Overall Plan for Revitalization

The transition of the Butts County economy from agriculture-based to industry-based to service-based led to the loss of factory (textile and manufacturing) jobs, homes, and stability for many residents; therefore, a dire need in Butts County is **job-training and workforce development which includes training of new workers and the re-skilling of workers in emerging fields such as renewable energy.** In direct response to the stated needs in the city of Jackson and Butts County – namely, a need for academic support and recreational opportunities for local youth; job training and re-skilling across generations; support for entrepreneurs and new businesses; and wellness services for seniors; and local, walkable sources of healthy food – HSAAT developed five focus areas for the Henderson Academy Community & Workforce Development Center for “*Children and Family Wellbeing*” in the Butts community. Those areas include: 1) Education & Training (w/Emphasis on S.T.E.A.M); 2) Job Creation and Workforce Development; 3) Business Development & Entrepreneurship; 4) Recreation for Adult & Youth (Boys & Girls Club); and 5) Community Health & Wellness (Alternative Solutions). HSAAT’s formula for success is to address community needs of job training, intergenerational recreation, and better health services by redeveloping the former site of the Henderson School. HSAAT raised funds through the community to acquire the property and is partnering with the city of Jackson to redevelop it. HSAAT is seeking funding from the EPA for a cleanup grant and is also in the process of securing Land Revitalization Technical Assistance.

1.c. *Strategy for Leveraging Resources*

1.c.i. Resources Needed for Site Reuse

HSAAT is now leveraging EPA processes and resources to pursue Land Revitalization Technical Assistance. Between November of 2023 and March of 2024, Vita Nuova will provide technical assistance, including:

identification of site and infrastructure assets and barriers, stakeholder interviews and other research as needed to build a reuse and funding framework for the Henderson School property.

The process will include a kickoff meeting (occurred in October 2023), project planning webinars with HSAAT; development of a framework for a community engagement plan through the creation of a stakeholder involvement and interviews; background research and data collection for the former Henderson School property and surrounding Site; analysis of infrastructure assets and barriers including a reuse assessment and potential conceptual design renderings; and a framework for a financial feasibility and potential funding options. At the kickoff meeting for the team, it was clear that Vita Nuova also takes an asset-based approach to identifying the special features and strengths of HSAAT and of the site – and will be rigorous in ensuring the support they provide is reflective of the vision, culture, and history of Jackson and the unique community of the Henderson School – a place that is alive and thriving in the determined work of its alumni to transform it into a powerful hub for services, economic abundance, and intergenerational connection.

HSAAT will also be applying for a Rural Community Development Initiative (RCDI) Grant in the 2024 cycle. Focusing on themes such as workforce development and supporting Jackson’s youth in career preparedness, HSAAT is well-positioned to take advantage of the RCDI’s emphasis on minority business entrepreneur education. The RCDI also supports board development, strategic planning, and fundraising techniques - all key areas for HSAAT as it prepares to diversify its funding sources and grow its already large network of supporters. As HSAAT further develops its plans for the wellness and healthcare capacities of the community development center, it may also seek funding from sources such as the Health Resources and Services Administration and the Substance Abuse and Mental Health Services Administration to support its proposed wellness clinic. The wellness clinic is yet another site whether the project will nurture intergenerational relationships and draw new business, practitioners, and services to Jackson and its environs.

#### 1.c.ii. Use of Existing Infrastructure

The sale of the site from the Butts County School Board to HSAAT was conditional upon the removal of asbestos on the property. The HSAAT team is already using EPA resources including the Target Brownfields Assistance Program and is in the process of leveraging the Land Revitalization Technical Assistance Program.

Currently the Henderson campus property is being utilized for community events such as Easter Egg Hunts for children in the community, concerts, Jubilee Day, Car shows, Food trucks, Fund Raisers, etc.

The Henderson High and Elementary School property (soon to be named Henderson Academy Community & Workforce Development Center) located at 820 N. Mulberry St., Jackson, first opened in November 1955 as Henderson High and Elementary School by Butts County Board of Education. The facility was the only educational campus serving black students, 1<sup>st</sup> through 12<sup>th</sup> grades. The campus includes two classroom buildings of about 76,000 square feet combined and a 13,000-square-foot gymnasium. The campus later served as the home of Henderson Junior High School and North Mulberry Elementary School for the entire county. The property was last used as the school system’s alternative school, North Mulberry Academy, and was closed in 2010. The facility has been vacant since 2010.

The EPA has been invited to do a full infrastructure analysis. In the recent past, the property has been subject to vandalism by youth from another county who thought that the property was abandoned and without an owner. The property also has been assessed by the Fire Chief as posing a fire hazard and has issues such as a need for the re-siting of the fire hydrant, sprinklers installed throughout the building, and the widening of the driveway to accommodate emergency vehicles should a crisis arise.

2.a. Community Need

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

The Community and Workforce Development Center will serve several key needs and serve as a catalyst in key areas: 1) Redevelopment of the site will result in a reduction in crime, ending the opportunistic vandalism that an empty building attracts. 2) Redevelopment will positively affect local home and business owners, as the presence of a seemingly neglected and repeatedly vandalized property impacts local property values and stresses the social fabric of Jackson. The school is the largest publicly owned property in the city of Jackson, and therefore has an outsized impact on surrounding commercial and residential properties. 3) Redevelopment will strengthen and extend existing diverse partnerships that HSAAT has cultivated, specifically the relationship between HSAAT and the City of Jackson. Given the immediate needs of local youth for a safe place to recreate and the opportunity presented by the Henderson School property, the City of Jackson has expressed its intention to enter into a public/private partnerships with HSAAT to redevelopment the Henderson School site, with the initial target of the gymnasium. The city manager, Sylvia Redic – appointed by the city council – and the current mayor, Carlos Duffey, have been moved to act, persuaded that redeeming the dilapidated state of the property – which invites crime – and realizing the promise of activities in a renovated gymnasium are important ways to support Jackson’s youth and Jackson’s social and economic vitality more broadly. City officials were inspired to partner with HSAAT in part by the September 11<sup>th</sup>, 2023 testimony of a Jackson Elementary School Student, Cameron King, who presented at a council meeting on his own experience of seeking safe places to play basketball and other sports and having none.

**CURRENT DEVELOPMENT PLANS AS OF 2023-24**

Note: Phase numbering does not dictate the priority of development. The priorities may be based on the community needs and available resources.

| Phases       | Location                 | Centers Of Hope  | SF            | PME Renovation Cost    |
|--------------|--------------------------|--|---------------|------------------------|
| Phase 1      | Upper HS<br>Left Wing    | Business Office<br>Space for Boys & Girls Club                 | 10,360        | \$ 1,180,289.00        |
| Phase 2      | Lower ES<br>Left Wing    | Nursery  | 5,179         | \$ 603,285.93          |
| Phase 3      | Lower HS<br>Left Wing    | Community Health & Wellness<br>Center<br>Alternative Solutions | 16,133        | \$ 1,732,575.35        |
| Phase 4      | Upper HS<br>Right Wing   | Job Creation & Workforce<br>Development Work<br>Skills         | 2,661         | \$ 309,252.08          |
| Phase 5      | Upper HS<br>Right Wing   | Business Development/<br>Business Incubator                    | 11,491        | \$ 1,217,739.33        |
| Phase 6      | Auditorium/<br>Cafeteria | Culinary Arts-<br>Restaurant & Events Center                   | 7,671         | \$ 1,866,805.33        |
| Phase 7      | Lower ES<br>Right Wing   | S.T.E.A.M. Education   | 6,750         | \$ 731,431.25          |
| Phase 8      | Upper ES<br>Left Wing    | S.T.E.A.M. Education   | 14,326        | \$ 1,525,039.45        |
| <b>TOTAL</b> |                          |  | <b>74,571</b> | <b>\$ 9,166,417.70</b> |

HSAAT has drawn together diverse partners to help raise over \$100K. This successful fund-raising is only one, among many, pieces of persuasive testimony – demonstrating how community-driven HSAAT’s work is, and how powerfully it melds Jackson’s past and its future.

## 2.a.ii. Threats to Sensitive Populations

### *The surroundings:*

According to the US census data, nineteen percent of residents live below poverty line, which is approximately 1.4 times the poverty rate in Georgia (13.9%). Thirty-five percent of children under 18 are in poverty; according to United Way of Greater Atlanta’s Child Well Being Index and data, 2,217 (37%) children in Butts County live in communities with “Low Child Well-Being.” **Supporting vulnerable children across the life course** – by ensuring they have healthy food, safe places to play, excellent education, good technical, vocational or four-year-degree training and, finally, robust job prospects – is a **key need** in Jackson, and the envisioned Workforce Development and Community Center will be poised to meet that need. Creating excellent job prospects for the youth of Jackson, re-skilling those who are out of work, and attracting new talent to Jackson are central to the HSAAT vision.

### 2.a.ii.1. Health or Welfare of Sensitive Populations

HSAAT’s vision for its center invites youth and elders to recreate, learn, grow, and thrive together. Through cleanup and redevelopment, the Henderson School site and its environs will transform from a place where there is no grocery store within walking distance, no athletic fields or recreational site open consistently to young people, no comprehensive health care clinic, and no reliably affordable new housing stock or job training opportunities to a bustling and vibrant resource hub meeting key needs in the city of Jackson and Butts County.

### 2.a.ii.2. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Twenty-one percent of the senior population is in need of greater food security, and alternative health services. Providing wellness classes and preventive care at the envisioned Center will support the health of Jackson’s seniors, as well as its adults and children.

### 2.a.ii.3. Environmental Justice

#### 2.a.ii.3.a. Identification of Environmental Justice Issues

The Henderson School, formerly a vibrant all-black institution, is now a deteriorating building. Once a powerful community anchor; it is asbestos-ridden and serially vandalized, raising crime in the environs and demonstrating the importance of creating a sustainable and just community for local residents. The site has great potential to transform its surrounding community, fulfilling the vision of the black residents and leaders that compose HSAAT and its close partners.

#### 2.a.ii.3.b Advancing Environmental Justice

The owner of the property, Henderson School Alumni Association Trust (HSAAT) a community-based nonprofit organization has **a 10 year goal to partner with a local government organization to become an Environmental Justice (EJ) Thriving Community, based on “Children and Family Well-Being”, by seeking support from the EPA EJ Technical Assistance Centers (EJTCTAC) Program** established technical assistance centers throughout the United States to provide technical assistance, training, and support to communities facing environmental and energy justice challenges. The vision for the redevelopment of the site is fundamentally an environmental justice vision; the five focus areas HSAAT has identified are the building blocks for a sustainable thriving community. The disparate health outcomes, educational outcomes, and job prospects for black residents of Jackson that HSAAT seeks to ameliorate through its vision for the Workforce and Community Development Center are the same outcomes that so many environmental justice advocates and leaders are seeking to change through a place-based and asset-based approach to transforming their local communities and the lives of their neighbors.

2.b. Community Engagement

2.b.i. Prior/Ongoing Community Involvement

The powerful connection that HSAAT leaders and many other stakeholders in the community feel to the school represents perhaps its most potent asset. The Henderson School was founded in 1955, just one year after *Brown v Board* was decided; in the decade immediately following the decision, segregationist leaders in the South resisted desegregation through funding construction and improvements to all black schools—insisting that “separate” really could be “equal.” These school communities, composed of deeply determined black families, educators, administrators and students, were vital sources of social cohesion and identity in southern cities like Jackson. The Henderson School was an anchor of this kind; and the energy that its alumni have brought to their mission to redevelop the site is testament to the depth of that bond.

2.b.ii. Project Involvement

Charlie Barlow, the co-founder of the Henderson School Alumni Association Trust (HSAAT), and the visionary for the Henderson School Project, knew that it would take a whole community to make this project work. The partner table below indicates the breadth and depth of the community support that Mr. Barlow and the HSAAT leadership have cultivated.

2.b.iii. Project Roles

Describe the role each identified local organization/entity/group will have in the project including how it will be meaningfully involved in making decisions with respect to site selection, cleanup, and future reuse of the brownfield sites, including the priority site(s).

**List of Organizations/Entities/Groups & Roles**

| Name of organization/entity/group  | Point of contact (name & email)  | Specific involvement in the project or assistance provided  |
|--|--|---|
| HSAAT Board-Finance & Fundraising Committees                                       | <b>Charlie Barlow</b><br><b>Ella Allen</b><br><b>Eddie Travis</b><br><b>Betty Thurman</b><br><b>Harvey Norris</b><br><b>Casandra Knight</b><br>henderslonrepurpose@gmail.com | Create vision, mission, and measurable goals & objectives; project management, raising funds, developing partnerships<br><br>Community engagement |
| City of Jackson  | <b>Mayor Carlos Duffey</b><br>carlos.duffey@cityofjacksonga.com<br><b>City Manager Sylvia Redic</b><br>sylvia.redic@cityofjacksonga.com                                      | Public-Private Partnership- Restore Gym for community use   |
| Renaissance Group  | <b>Andriquez Mayfield</b><br>[REDACTED]  | Partnership on recreational and youth development programming   |
| EPA  | <b>Camilla Warren</b><br>warren.camilla@epa.gov<br><b>Jay Bassett</b><br>[REDACTED]  | Consultation on Environmental Justice   |
| Boys & Girls Club  | <b>Phillip Bryant</b><br><a href="mailto:pbryant@bgccg.org">pbryant@bgccg.org</a>  | Mentoring, tutoring, recreation, monitoring   |
| Jackson-Butts NAACP  | <b>Poleon Griffin</b><br><a href="mailto:president@buttskanaacp.org">president@buttskanaacp.org</a>  | Youth development and fundraising   |
| Georgia Tech (Center for Sustainable Communities Research and Education, or SCoRE) | <b>Dr. Ruthie Yow</b><br><a href="mailto:ryow6@gatech.edu">ryow6@gatech.edu</a>  | SCoRE has provided HSAAT with support from Georgia Tech interns; strategy development and facilitation support                                    |



|  |   |   |
|--|---|---|
| Office Of Ga Lt. Governor  | <b>Lt. Gov. Burt Jones</b><br>Burt.Jones@ltgov.ga.gov   | Funding support<br>Support from the Georgia Senate  |
| Georgia Power  | <b>Sister Ward</b><br>sward@southernco.com<br><b>Misty Fernandez</b><br>sward@southernco.com                            | Funding and community engagement  |
| Butts County Sheriff   | <b>Sheriff Gary Long</b><br>glong@buttscountyso.com<br><b>Dept. Chief Arthur White</b><br>awhite@buttscountysheriff.com | The Sheriff's department has provided safety and crime assessments of the site, and guidance as to how to make the future center accessible while also safe and secure from any kind of vandalism             |
| Concerned Clergy In Butts County (CCBCC)   | <b>Pastor Dee Sidney</b><br>[REDACTED]  | Community engagement and fundraising  |
| RCE Greater Atlanta (The Regional Centre of Expertise Greater Atlanta is a United Nations recognized network of community-based, university, government and industry partners collaborating to advance the U.N. Sustainable Development Goals) | <b>Dr. Jennifer Hirsch</b><br>jennifer.hirsch@gatech.edu  | HSAAT lead Reverend Charlie Barlow was introduced to key contacts at the EPA through a workshop hosted by the RCE Greater Atlanta, and SOSSI, another key HSAAT partner, was an RCE member since its founding |
| Butts County Economic Development Authority  | <b>Bob White</b><br>bwhite@buttscountyida.com   | Director Bob White works with HSAAT to discuss workforce development strategy relevant to attracting corporations to Jackson and identifying Jackson-based talent.  |

2.b.iv. Incorporating Community Input

**Henderson School Alumni Association Trust, Inc. (HSAAT)**

**EPA GRANT APPLICATION PUBLIC HEARINGS SET**

**October 27, 2023**

The Henderson School Alumni Association Trust, Inc. (HSAAT) will hold public meetings with Butts Life Enrichment Team, Butts Ushers Association, Butts County Chamber of Commerce, Butts County NAACP Community forums, in local churches and civic organizations; locations dates and times will be posted on the HSAAT website: [www.hendersonschoolalumnitrust.org](http://www.hendersonschoolalumnitrust.org). As part of the application for the Environmental Protection Agencies Cleanup Grant for the Henderson School Mulberry Properties. The reference number for this grant opportunity is:

**Funding Opportunity Number: EPA-OLEM-OBLR-23-11**

**Funding opportunity Title: FY24 GUIDLEINES FOR BROWN FIELD MULTIPURPOSE GRANTS**

Purpose of the public hearings is to give the community an opportunity to hear more about this project, ask questions, learn how grant dollars are being used to revitalize the Henderson School property and the surrounding community and to make comments about the grant application and the Analysis of the Brownfield Cleanup Alternatives (ABCA) document. A copy of the grant draft proposals and a draft of the ABCD Proposal will be available for viewing. The public will have an opportunity to verbally comment on the drafts. Comments will be captured in meeting minutes by HSAAT. These meetings will be held in person following applicable CDC guidelines and social distancing protocols. The ABCA will also be available via e-mail due to

COVID restricting participants from attending the meetings. For those unable to attend the public hearings, you can submit written comments to: [hendersonrepurpose@gmail.com](mailto:hendersonrepurpose@gmail.com).

The agenda for the meetings will include community input, discuss our plan to communicate project progress to the local community, the local organizations/entities/groups that will be involved in the project, and residents/groups impacted by the site(s), including the frequency and by what method(s) we will use (including methods that offer an alternative to in-person community engagement in the event of social distancing or other restrictions as a result of covid-19 and how input will be solicited, considered, and responded to.

### **3. Task Descriptions, Cost Estimates, And Measuring Success**

#### **3.a. Proposed Cleanup Plan**

The results of the Phase II ESA revealed regulated amounts of asbestos and lead-based paint within building materials at the former school and gym buildings. HSAAT intends to procure a qualified contractor to devise and submit a cleanup plan for the remediation of the identified environmental hazards, as well as coordinate the recycling and/or disposal of waste and debris generated during the remediation process. The proposed cleanup plan will delineate comprehensive remedial actions and associated costs as well as provide an extension to the provided draft ABCA report. Based on the thorough assessment of potential mitigation options for the above-mentioned environmental hazards, the ABCA provided the most practical and cost-effective remedial options for the planned redevelopment. The proposed cleanup plan will adhere to the guidelines set forth by the Georgia Environmental Protection Division (GA EPD) approved cleanup plan and will include:

- Abating identified regulated asbestos-containing materials (ACM) within building components; and
- Performing LBP encapsulation on surfaces associated with the gym and school buildings.

The proposed cleanup plan will assist in delineating the scope and severity of environmentally affected areas on the site, provide health and safety measures for on-site personnel and visitors, provide information concerning the notification of abatement activities to regulatory agencies and other permits needed during the remediation process, site preparation, reporting, and address the environmental hazards outlined and addressed in the Phase II ESA and ABCA reports. The proposed cleanup plan will also state any actions that will contribute to long-term sustainability and resilience at the site. Moreover, the proposed cleanup plan will identify key personnel and stakeholders associated with the project.

#### **3.b. Description of Tasks/Activities and Outputs (25)**

##### **3.b.i. Project Implementation (10) & ii. Anticipated Project Schedule (5)**

**Task 1 – Project Management and Reporting** HSAAT will provide administrative support for the project in order to ensure the effective and transparent execution of environmental remedial efforts. The administrative responsibilities encompass a range of activities aimed at maintaining compliance, overseeing progress, and facilitating clear communication among project stakeholders. Tasks will include grant compliance and oversight, budget management to monitor project expenditures and ensure budget accountability, contractor procurement and management, project planning and stakeholder coordination (including, but not limited to, coordinating meetings with the EPA, GA EPD, community members, and members of HSAAT), and regular assessment and updates (i.e. quarterly and annual updates of costs and progress) to the EPA to address evolving project conditions through the cleanup process. HSAAT aims to allocate resources both meticulously and strategically to successfully implement the project in the most prudent manner. HSAAT expects to allocate approximately \$34,500 in project management costs for the coordination, oversight, and implementation of all grant-related activities; \$4,000 in travel for essential transportation, lodging, and related expenses for national and regional Brownfield conferences and new grantee workshops; and \$2,000 in supplies. Approximately \$20,000 in consultant costs are expected to provide specialized expertise in quarterly and annual report development. This Task is expected to begin immediately upon award and continue throughout the three-year duration of the cleanup grant. Chief Harvey Norris, HSAAT Board of Directors, will also lead this task to ensure the performance of monthly team meetings throughout the duration of the grant to ensure effective time and resource allocation.



**Task 2 – Community Involvement and Engagement** HSAAT plans to foster a collaborative and transparent partnership between members of the local community that ensures the community’s concerns, perspectives, expertise, and priorities are encompassed in the decision-making processes of the cleanup and redevelopment efforts. As a result, HSAAT will develop a comprehensive community involvement plan (to be drafted within the first quarter of receiving the grant) to inform the community about the project, potential impacts to the community, objectives, and progress. The community meetings will include a virtual attendance option to provide inclusivity and accessibility to community members. HSAAT will work with Georgia Tech, the City of Jackson, the Boys and Girls Club and other community groups to coordinate regular community meetings to provide updates on project progress and project findings, and to address concerns raised by community members. These community meetings will create an open forum for dialogue, allowing community members to actively participate in shaping the project’s direction. HSAAT will also implement targeted public information campaigns through various media outlets such as social media, local media, the local print newspaper, and project brochures. HSAAT estimates a budget of approximately \$32,500 in labor and approximately \$2,000 in supplies for community involvement. This budget will provide supplies, labor, and materials for community engagement activities. HSAAT will procure a consulting firm with a community involvement coordinator to establish meaningful collaborations with the project director and project stakeholders. We anticipate approximately \$22,500 in consultant fees for the creation of the community involvement plan (CIP) and brochures and to support community meetings throughout the duration of the cleanup grant.

**Task 3- Planning, Cleanup, and Final Reporting** HSAAT intends to successfully execute cleanup activities by utilizing the ESAs to define the specific environmental hazards located on the site. HSAAT will finalize the ABCA and prepare a cleanup plan to clearly articulate project objectives, remedial activities, timelines, and anticipated outcomes. The cleanup plan will provide guidance for implementing planned remedial activities both systematically and efficiently. HSAAT will include a project schedule of activities for the selected cleanup alternative. HSAAT will also prepare a health and safety plan (HASP) to outline health and safety measures to protect on-site personnel and visitors during site activities. The cleanup plan and HASP will be reviewed and approved by EPA and GA EPD. Cleanup planning is anticipated to take place by month four of the cleanup grant. Cleanup activities are expected to be executed in stages. HSAAT has allotted a budget of \$37,000 to support the coordination of cleanup planning and final reporting. The significant components and schedule of site cleanup activities are the following:

**Year 1**

- Quarter 1, Year 1 – Bid and selection of a consultant to lead the technical aspects of the project including overseeing cleanup activities, preparing the final ABCA, preparing the site cleanup plan, and preparing the HASP. Anticipated cost \$12,000.
- Quarters 3 & 4, Year 1 – ACM abatement and disposal of the school and gym buildings in accordance with applicable regulations and protocols to prepare for renovation. Anticipated cost: \$512,740.
- Quarters 3 & 4, Year 1 – LBP abatement of the school and gym buildings in accordance with applicable regulations and protocols to prepare the property for redevelopment. Anticipated cost: \$121,910.

**Year 2**

- Quarter 2, Year 2 – In Quarter 2 of Year 2, a detailed summary of cleanup activities will be prepared at the completion of cleanup activities. HSAAT will provide the cleanup summary report to EPA and GA EPD for their review. The summary of cleanup activities will be included in a final cleanup closure report to be prepared at the completion of the cleanup and grant period of performance. Anticipated cost is \$12,000.

**3.b.iii. Task/Activity Lead (5)** HSAAT plans to utilize a team of diverse and qualified personnel to fulfill the EPA cleanup grant objectives and successfully implement the project. The Project Director will coordinate and manage all aspects of the grant. The Project Director will ensure that all project tasks are performed in accordance with

EPA Brownfields requirements, state, local, and federal laws. Our project leads by task and a summary of their qualifications is presented below. **Project Director** – Chief Harvey Norris, HSAAT Board of Directors, will lead Task 1, overseeing the grant and all project activities. Chief Norris serves on the HSAAT Board of Directors Finance Committee as well as the City of Jackson as the current Fire Department Chief. **Community Involvement Coordinator** (CIC) – Dr. Cassandra Knight, HSAAT Board of Directors Member, will lead Task 2 and serve as the CIC. Dr. Knight will be responsible for collaborating with the QEP and Project Director to prepare a CIP that will delineate HSAAT’s strategy for fostering significant community engagement throughout the term of the cleanup grant. HSAAT will select a **Qualified Environmental Professional** (QEP) through a competitive bid process to contribute valuable insights to ensure that the cleanup activities and technical aspects of the cleanup grant meet the highest environmental standards. The QEP will manage cleanup planning, implementation, and reporting. The QEP will also have experience with grant administration, conducting remedial investigations, managing environmental cleanup/remediation, and overseeing site redevelopment and reuse projects. The QEP will select an experienced remedial subcontractor through a competitive bid process, with the subcontractor reporting directly to the QEP.

3.b.iv. Outputs (5) The outputs generated through the utilization of this grant will reflect the successful implementation of efforts encompassed within the scope of cleanup activities. The outputs encompass a range of outcomes that contribute to the overarching goals of the cleanup grant, community well-being, and regulatory compliance. HSAAT anticipates the following outputs as part of the cleanup grant:

- Quarter 1, Year 1 – Procurement of a Qualified Environmental Professional (QEP); Actions subsequent to the procurement of the QEP consist of the following: A final ABCA documenting the costs and scope of selected cleanup alternatives; A cleanup plan outlining remedial activities, comprehensive strategies to address identified environmental hazards, and timelines; and A community involvement plan (CIP) outlining proposed outreach efforts to enhance public understanding of environmental issues and the community’s role in meeting project objectives. The CIP will exist to specify the project stakeholders’ roles for properly disseminating information about cleanup activities, project achievements, goals, and best practices. The CIP will also contain information regarding the submission of quarterly progress updates throughout the three-year grant performance period, the distribution brochures/fact sheets at community meetings and on stakeholder mailing lists, and track community participation.
- Monthly, throughout 3-years – Throughout the duration of the cleanup grant period, the project team will engage in monthly collaborative sessions to ensure accountability and adherence to project goals for all outputs.
- Quarterly, throughout 3-years – The project team will make quarterly project updates to the ACRES database throughout the three-year grant period. HSAAT will submit quarterly reports to the EPA project officer to maintain accountability and transparency during project execution. These reports will include updates on the outputs and expenditures and will persist for the duration of the three-year cleanup grant period.
- Quarter 4, Year 3 – A final cleanup report will be submitted in Quarter 4 of Year 3 to EPA and GA EPD for their approval. Upon completion of cleanup grant activities, a completion report will be provided to the EPA project officer in Quarter 4 of Year 3.

### 3c. Cost Estimates

The budget table below provides a detailed summary of how HSAAT will allocate the requested \$704,500 in EPA Cleanup Grant funding and estimates costs for each task associated with the successful implementation and completion of the cleanup grant. The budgetary framework is designed to support key project components, adhere to cleanup grant guidelines, and demonstrate a commitment to fiscal responsibility. Previous sections describe the proposed tasks in further detail.

| Budget Categories        | Project Tasks                          |  |                                       |           |
|--------------------------|--|--|---------------------------------------|-----------|
|                          | Task 1: Project Management & Reporting | Task 2: Community Involvement & Engagement | Task 3: Planning, Cleanup & Reporting | Totals    |
| Personnel                | \$34,500                               | \$32,500                                   | \$37,000                              | \$104,000 |
| Travel                   | \$4,000                                | \$0  | \$0                                   | \$4,000   |
| Supplies                 | \$2,000                                | \$2,000                                    | \$0                                   | \$4,000   |
| Contractual <sup>1</sup> | \$20,000                               | \$22,500                                   | \$550,000                             | \$592,500 |
| Total Direct Costs       | \$60,500                               | \$57,000                                   | \$587,000                             | \$704,500 |
| Indirect Costs           | \$0                                    | \$0  | \$0                                   | \$0       |
| Total Budget             | \$60,500                               | \$57,000                                   | \$587,000                             | \$704,500 |

Notes:

<sup>1</sup> Contractual cost breakdown discussed in Section 3.b

\*\*\$0 costs are estimated for fringe benefits, supplies, travel, equipment, construction, and other indirect costs as outlined in the sample format for the budget provided in the request for application.

### 3d. Measuring Environmental Results

#### 3.e *Plan to Measure and Evaluate Environmental Progress and Results*

The environmental results will be measured by the following predicted outcomes of site cleanup activities:

- A reduction in asbestos and lead-based paint contamination, contributing to a healthier and safer environment.
- Demonstrated adherence to established environmental guidelines, ensuring that the project meets and exceeds regulatory requirements.
- Substantial mitigation of health risks caused by ACM and lead-based paint in building materials.
- Positive economic impact through job creation and skills development, including on-site staff, local workforce development, and local business partnerships.
- Increased community awareness of environmental impacts fostered through participation in community engagement activities.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

*To conserve space, you may present information for 4.a.i. – 4.a.iii. in the same response.*

4.a. Programmatic Capability; 4.a.i. Organizational Capacity; 4.a.ii. Organizational Structure

4.a.iii. Description of Key Staff

HSAAT has the **knowledge and experience to successfully carry out and manage the programmatic, administrative, and financial requirements of the project and grant.**

| <b>HSAAT Abatement Project Organizational Structure</b>  |  |   |
|--|--|---|
| <b><u>Chief Executive Officer</u></b><br>Charlie Barlow former General Manager, XEROX Corp; former Regional General Manager, EnPointe Technologies Corp  | <b>CEO Charlie (Chuck) Barlow,</b><br><b>Cell 404-754-3073</b><br>[REDACTED] | Experience overseeing multi-million dollar budgets; Will provide communication and continuity with local community, the underserved community(ies) and residents/groups directly affected by the project work |
| <b><u>HSAAT Finance Committee,</u></b><br><u>Nell Ford, Retired Internal Financial Auditor, Federal Government</u>                                       | <b>Ms. Nell Ford</b><br><b>Cell 404-583-0903</b><br>[REDACTED]               | Will support budget management; Extensive experience in budgets, financial oversight  |
| <b><u>HSAAT Board Vice Chair,</u></b><br>Ella Allen, Executive Director Federal Federal Headstart Program, State Pre-K Program, Early Childhood Programs | <b>Ms. Ella Allen</b><br><b>770-843-8854</b><br>[REDACTED]                   | Will support program management and administrative capacities; Deep Programmatic and administrative experience; managed \$17M Budget  |
| <b><u>Project Director</u></b><br>Harvey Norris- Fire Chief with Hazardous Materials Certifications  | <b>Mr. Harvey Norris</b><br><b>Cell 678-243-8204</b><br>[REDACTED] t         | Main point of contact for the project and should be the person responsible for the project’s day-to-day operations.   |
| <b><u>Grant Administrator</u></b>  | TBD  | Oversees project funds and project scope  |

4.a.iv. Acquiring Additional Resources

**In order for HSAAT to complete this Brownfield Project, HSAAT will have to hire/contract with a Grant Project Administrator. HSAAT will selected a contractor in compliance with applicable requirements as described in Section III.B.7. Also, HSAAT will promote strong labor practices, local hiring/procurement, or will link members of the community to potential employment opportunities in brownfields assessment, cleanup, or redevelopment related to the proposed project in a meaningful and equitable way.**

4.b. Past Performance Accomplishments (ONLY respond to Item i OR Item ii OR Item iii)

4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements

**We affirm that the HSAAT organization has never received any type of federal or non-federal assistance agreement (grant or cooperative agreement).**