



402 Green Street – Thibodaux, LA 70301
P.O. Drawer 5548 – Thibodaux, LA 70302
985-446-8427 – 800-834-8832 – FAX 985-449-4012

www.lafourchegov.org

Archie Chaisson, III, *Parish President*

Grants and Economic Development

1. Applicant Identification

Lafourche Parish Government
PO Drawer 5548
Thibodaux, LA 70302

R06-24-A-003

2. Funding Requested

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

3. Location

- a) Not Applicable b) Lafourche Parish c) Louisiana

4. Target Area and Priority Site Information

Target Area: Census Tract 22057021800

Priority Site 1: Raceland Manor Nursing Home, 4302 Hwy 1, Raceland, LA 70394

Priority Site 2: Former Fueling Station, 3921 Hwy 1, Raceland, LA 70394

5. Contacts

a. Project Director

Kristi Lumpkin, LPG Director of Grants and Economic Development
985-493-6681
lumpkinkm@lafourchegov.org
PO Drawer 5548
Thibodaux, LA 70302

b. Chief Executive/Highest Ranking Elected Official

Archie Chaisson, III, Parish President
985-446-8427
chaissonap@lafourchegov.org
PO Drawer 5548
Thibodaux, LA 70302

Archie Chaisson, III	Parish President
Jerry Jones	District 1
William "T-Boo" Adams	District 2
Michael Gros	District 3
Aaron "Bo" Melvin	District 4

Jim Wendell	District 5
Terry Arabie	District 6
Armand Autin	District 7
D'lynn Chiasson	District 8
Daniel Lorraine	District 9



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6. Population

Raceland, LA (CT 218): 4,965 (US Census: 2017–2021 American Community Survey)

7. Other Factors

Other Factors	Page #
Community population is 10,000 or less.	4
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	2, 3, 6
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area.	N/A
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

8. Letter from the State or Tribal Environmental Authority

See attached.

9. Releasing Copies of Applications

Not Applicable.

Archie Chaisson, III Parish President
 Jerry Jones District 1
 William "T-Boo" Adams District 2
 Michael Gros District 3
 Aaron "Bo" Melvin District 4

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State of Louisiana
DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF ENVIRONMENTAL ASSESSMENT

October 10, 2023

Kristi Lumpkin, Grants & Economic Development Director
Lafourche Parish Government
402 Green Street
Thibodaux, LA 70301

RE: Louisiana Department of Environmental Quality acknowledgement of Lafourche Parish's FY24 Community-Wide Brownfield Assessment Grant Application to the U.S. Environmental Protection Agency

Dear Ms. Lumpkin:

Thank you for your efforts to enhance Louisiana's environment, economy, and quality of life by addressing environmental concerns at vacant and underutilized sites in your community through the Brownfields Program. The Louisiana Department of Environmental Quality (LDEQ) acknowledges Lafourche Parish's application for a \$500,000 Community-Wide Brownfields Assessment Grant to address sites under the federal Small Business Liability Relief and Brownfields Revitalization Act and the Brownfields Utilization, Investment and Local Development Act, and recognizes that Lafourche Parish will be conducting assessment activities in LDEQ's jurisdiction. In addition to providing regulatory oversight of your projects, LDEQ will provide technical assistance to your Brownfield Program as resources permit.

We look forward to partnering with you to facilitate the redevelopment of Brownfield sites in Louisiana! Please contact me at (504) 736-7069 or Rebecca.Otte@LA.gov if you have any questions or need further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca Otte".

Rebecca Otte
Brownfields Coordinator
Remediation Division, Office of Environmental Assessment

cc: Imaging Operations – IAS AI 178641



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. Overview of Brownfield Challenges and Description of Target Area: **The geographic boundary of this assessment grant is Lafourche Parish**, founded in 1807 as one of the original 19 parishes created from the Territory of Orleans. Since its founding, the parish has been home to a rich history of agriculture and livestock raising, a vibrant fishing economy, and in more recent decades, a vital port servicing approximately 90% of all domestic oil production in the Gulf of Mexico.¹ Given the food- and oil-related industries present in the Parish, the parish motto, “Feeding and Fueling America,” is well deserved.

The **target-area focus** of this application is **Census Tract (CT) 22057021800 (Justice40 Disadvantaged Community)** in the heart of **Raceland, Louisiana**, an unincorporated community along the banks of Bayou Lafourche, with iconic State Hwy 1 as a historic thoroughfare. Highway 1 runs the length of Lafourche Parish from Thibodaux to Port Fourchon on the coast and beyond, serving as the only road access to Grand Isle, a popular tourist destination. Raceland businesses profited greatly from the traffic along this iconic route until the 1970s, when a stretch of US Hwy 90 was completed, redirecting a substantial portion of traffic around the community. In a long, slow decline, businesses left Raceland, moving to more advantageous locations or simply closing, unable to survive the economic downturn. **Climate change** has also had a severe negative impact on the community. In August 2021, Hurricane Ida made landfall as a Category 4 storm, leaving abject devastation throughout many communities in the Parish, including Raceland. The storm wreaked havoc on the already unsound structures and damaged many more, contributing to the growing number of **blighted properties**. In the wake of the storm, more businesses closed, leaving the already strained community with even fewer basic amenities than before. The only grocery store in Raceland, Rouses, closed permanently in the wake of Ida, leaving residents with the local “Dollar General” as the only source of food in the area and with extremely limited fresh produce. In addition, target-area residents experience **low rates of high-school-level education and high rates of poverty**. Raceland has also been designated a **medically underserved community**, and residents experience **high mortality rates from cancer, heart disease, and respiratory and autoimmune diseases**. The combination of events in Raceland over the last several decades has left many properties derelict, posing environmental hazards to target-area residents. The community lacks the resources to deal with those hazards, recycle the properties, and create new opportunities on their own. A Brownfield Grant will give the community the means to take concrete actions to mitigate environmental hazards and to identify and assess viable properties for reuse. This grant funding will provide an avenue to draw investors and businesses back to the area, creating new opportunities to address its community needs and improve the quality of life for all.

ii. Description of the Priority Brownfield Site(s): The confluence of economic downturn and destruction left by Hurricane Ida has left Raceland dotted with dozens of derelict businesses, unused properties, and empty residences. Many of the 20–30 target-area sites, which include old fueling stations, warehouses, retail fronts, and restaurants, are situated on or within walking distance of Highway 1 and would be instrumental in revitalization efforts. **Two of these properties, both located on Highway 1, have been identified as priority sites due to their location, potential for reuse, and overall benefit to the community.**

The first priority site is **Raceland Manor Nursing Home—4302 Hwy 1**. This 2-acre site contains a large, dilapidated, storm-damaged 34,000-square-foot building. The property operated as a nursing home for decades but had been vacant for several years before sustaining substantial roof damage from Hurricane Ida, exposing portions of the building to the elements. Given the age of

¹ <https://www.lafourchegov.org/lafourche>



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the building, the presence of **asbestos and lead paint** in the building materials is of concern. Records also indicate that the nursing home once housed an underground storage tank (UST) for diesel-fuel storage to supply emergency generators. Although the 300-gallon tank was removed in the early 1990s, the potential for residual contaminants of **total petroleum hydrocarbons (TPHs), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAHs), and heavy metals** in the soil or groundwater remains. The property has no fence to secure the building, allowing children or passersby to access it with relative ease. The site is bordered by residential properties to the south and by commercial properties on either side along Hwy 1, making it an excellent location for a new medical clinic. The site, near the Parish's Town and Community Center development designated by the **2014 Lafourche Parish Resiliency Plan**, is a priority for redevelopment.

The second priority site is **Former Fueling Station–3921 Hwy 1**. This historic fueling-station site includes a recently demolished 1,700-square-foot fueling-station structure located on a 0.25-acre plot. The fueling-station structure has been vacant for approximately 15 years and was demolished in November 2022. The age and recent demolition of the building indicates the potential for **asbestos and lead paint** present in the building materials remaining on site. In addition, the age of the fueling station indicates the potential for the presence of unregistered USTs associated with contamination from **TPHs, BTEX, PAHs, and heavy metals**. The entire property is easily accessible with no fencing to protect children or other residents from the physical and environmental hazards noted above. The site is in the heart of the partially developed Parish-designated Town and Community Center on Hwy 1, adjacent to both residential and commercial properties, and less than a block from a large residential area. The proposed reuse of the site is a car wash, which would benefit the community by removing blighted, dangerous structures, bringing new local jobs, and returning the property to productive commerce in a highly visible area. **Site access for assessment has been given by the current property owner.**

iii. Identifying Additional Sites: Once the target area has been fully assessed, the Parish will work with project partners and residents to identify abandoned and underused properties throughout the Parish's **geographic boundary**. Those properties will be researched by Parish staff using the property assessor's website. The same evaluation ranking tool created during the Site Inventory & Assessment Budget Task will be used to determine the order in which assessment funding is spent on additional sites added into the Site Inventory. Priority will be assigned by considering greatest need, most **underserved population**, and communities hardest hit by **hurricane damage**. Need based on poverty levels and number of low-income residents throughout the Parish will be determined by using US Census data and the Climate Economic Justice Screening Tool (CEJST).

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans: Since the Parish's prosperity is so closely connected to its coastal resources, leadership is cognizant of the need to focus on planning for the future. Past hurricanes and **climate change** have proved especially costly when there has been a lack of storm preparation built into Parish planning and infrastructure. As a result, the Parish created the **Lafourche Parish Resiliency Plan** in 2014, which outlines visions, plans, and goals for the Parish over the next 20–30 years. The Plan emphasizes the importance of creating "complete communities" and building comprehensive hazard mitigation into all development plans. It identifies specific communities, including **Raceland**, designated as priorities for the implementation of this Plan. The Parish has rolled these principles into other planning documents, including the **2020 Lafourche Parish Hazard Mitigation Plan**, which focuses on disaster response and hazard mitigation throughout the Parish. The reuse of the **Raceland Manor Nursing Home** as a new medical clinic aligns perfectly with



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the goal of the Parish to create “complete communities” where residents can find local amenities rather than having to drive to another city. As a **medically underserved** community, Raceland has a clear need for better access to local healthcare. The redevelopment plans of the **Former Fueling Station** as a car wash also aligns with the goal of creating “complete communities” by investing in what the Plan designates as the Town Center, providing local access to jobs and amenities. Returning both priority sites to productive community use will give residents access to vital resources in the form of good, locally available jobs, while encouraging further redevelopment in the surrounding areas. Newly available local amenities, especially improved access to healthcare, will substantially increase the quality of life for target-area residents.

ii. Outcomes and Benefits of Reuse Strategy: Identifying, assessing, and remediating blighted properties and returning them to commerce will provide both **economic** and **noneconomic benefits**: new businesses will increase the tax base and create local jobs, and the overall quality of life will improve with local access to critical services and amenities for underserved target-area residents. The **Raceland Nursing Home** priority site, just north of a dense residential development, will provide a substantial **noneconomic benefit**: it will increase access to medical care in a **medically underserved community** while removing the hazards of blighted property near residential properties. This planned reuse will also provide an **economic benefit**: it will create new local jobs and spur further redevelopment of unused or underused neighboring properties. Reuse of the **Former Fueling Station** priority site as a car wash will provide a similar **economic benefit** to residents by creating local jobs, increasing the local tax base, and spurring further redevelopment in the Town Center. The redevelopment is closely tied to the planned revitalization of Raceland, as outlined in the **Lafourche Parish Resiliency Plan**. This redevelopment will also provide the **noneconomic** benefit of better access to local amenities and help create a “complete community” in the target area and improve the quality of life for all residents. As the Parish looks to the future, all redevelopments will include designs to maximize **energy efficiency** and incorporate all necessary hazard mitigation measures, giving residents critical tools to weather future storms that will inevitably come. The **negative effects of climate change** in the form of more frequent or extreme weather events are often magnified by the realities of poverty and a hurting local economy. The economic benefits of this project will give residents greater financial resources in new jobs and the Parish greater resources in an increased tax base.

c. **Strategy for Leveraging Resources** i. Resources Needed for Site Reuse: Given the recurring cycle of hurricanes and storm recovery, the Parish has considerable experience securing additional funding to meet the needs of the community. The Parish is eligible to apply for grants through many avenues, including the Louisiana Watershed Initiative, Louisiana Community Development Block Grants (LCDBG), and Federal Emergency Management Agency (FEMA) grants to help pay for hazard mitigation measures and disaster recovery. The Parish will work with the Lafourche Parish Chamber of Commerce and other project partners to ensure that the target area is marketed to potential investors and developers to further redevelopment. Another additional funding option includes the Louisiana Department of Environmental Quality’s (**LDEQ**) **Brownfield Cleanup Revolving Loan Fund**. In early 2021, the Louisiana Division of Administration (LDOA) Office of Community Development announced the availability of brownfield funding for future assessment and remediation. The Parish will apply for **EPA Brownfields Cleanup Grant funding for remediation** of sites as needed to further redevelopment. In the cases of both priority sites, the Parish will use these additional funding and investment resources to address the hazards of **asbestos** and **lead paint** present in old building materials and **fuel-related contaminants** present



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in soil and groundwater. Funding from LCDBG can be used if either the **Raceland Nursing Home** or the **Former Fueling Station** sites require demolition for redevelopment.

ii. Use of Existing Infrastructure: The **Lafourche Parish Resiliency Plan** lists solid infrastructure as one of the critical components of future resiliency. The Parish intends to invest in improvements to strengthen existing infrastructure and lay groundwork to support future economic growth in areas they have identified, which include Raceland. Existing or newly improved infrastructure (roads, power, water/sewer) at both priority sites is sufficient for the intended reuses. Where the existing infrastructure needs repair or replacement beyond planned improvements, the Parish will pursue state funding sources such as the LCDBG to supplement its current budget allocation.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. **Community Need** i. The Community's Need for Funding: Raceland has encountered its share of difficulties brought about by slow divestment in the local economy as new highways divert traffic from the area and hurricanes threaten regular damage. As an unincorporated community, Raceland has access to fewer resources than a larger community or an established city would, such as revenue that would be provided by various city taxes. Parish taxes currently pay for basic public services, such as fire and emergency services and road maintenance, as well as limited planned improvements to infrastructure. The additional financial burden of hurricane damage is crippling. In the wake of Hurricane Ida, repairs to school district buildings and to public infrastructure were expected to exceed \$100 million and \$230 million.^{2,3} Storm recovery costs far exceed the ability of the Parish to address without substantial outside aid. A Brownfields Assessment Grant would provide critical resources to begin the process of revitalization and facilitate new investment in the form of jobs, services, and amenities unavailable to residents.

The **target-area (CT 22057021800) population is 4,965**, concentrated in a footprint of approximately four square miles.⁴ Residents suffer from **low income** as shown by the **median and per capita income of \$36,629/\$25,529**, substantially less than the national average (\$69,021/\$37,638).⁴ In addition, **17% of residents live below the poverty line**, much higher than the national average (13%).⁴ The combination of **small population and high rates of poverty** in an unincorporated community makes the prospect of raising funds through taxes impossible. Funding assistance from an EPA Brownfields Assessment Grant would give this underserved community the resources it desperately needs to continue to recover from years of economic hardship, dilapidation, and destruction left from hurricanes and to attract new investment and economic opportunities to the area, greatly improving quality of life for residents.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: Within the target area, sensitive populations include **impoverished and minority populations, women, and children. African Americans make up 33% of the population (US 13%).**⁴ EPA EJ Screen Report shows the target area in the 80th percentile in the US for low income. For **single female householders with children**, conditions are dire, with **45% living below the poverty line (US 34%).**⁴ Overall, **17% of all residents in the target area live below the poverty line (US 13%).**⁴ Lack of basic education is a challenge for target-area residents, with the EPA EJ Screen Report ranking the target area in the **92nd percentile for adults with less than a high school education.** The assessment and redevelopment of the **Former Fueling Station** as a car wash would provide new employment opportunities for residents with a variety of education levels.

Health and welfare issues that impact sensitive and underserved populations tend to be magnified by the realities of living in poverty. The target area has been designated a **medically underserved**

²https://www.theadvocate.com/baton_rouge/news/education/st-charles-lafourche-school-districts-face-150-million-in-ida-damages/article_2067a7d2-2135-11ec-bb58-df5a9558184a.html

³<https://www.houmatoday.com/story/news/local/2022/09/21/parish-presidents-talk-ida-recovery-and-future-rebuilding-hurdles/69503237007/>

⁴ US Census: 2017–2021 American Community Survey



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community, according to the EPA EJ Screen Report. Although the latest data does not indicate that the target area is located within a **food desert**, the destruction left by Hurricane Ida forced the only grocery store in the area to permanently close, effectively leaving the community with **no local source of fresh fruits and vegetables**. This low access to food and medical care creates a particular challenge for residents who live alone, with **34% of one-person households in Raceland not having access to a vehicle** (US 18%).⁵ Compounding the issue of lack of access to food, **25% of households rely on food stamps** to put food on the table (US 11%).⁵ In an October 2022 meeting between Parish officials and target-area residents, locals confirmed the issues indicated by statistics. Specifically, lack of education and a lack of quality jobs available locally are ongoing challenges for residents. Additionally, access to healthcare, especially pharmacy services, is a major challenge for residents.

Many sites have the potential to be used in such a way but are occupied by closed-down businesses or blighted structures. Through assessment made possible by a Brownfield Grant, more spaces can be made available for improvements to outside infrastructure (sidewalks, parks, recreational facilities) while also making the community safer for those with the greatest need. The means to identify contaminants present in these brownfield properties would further enable the Parish to protect residents of these sensitive populations from the health hazards commonly associated with older buildings or USTs, such as **asbestos, volatile organic compounds (VOCs), heavy metals, and petroleum products**, all of which can cause several forms of cancer. The impact of poor healthcare on sensitive populations is a major factor in the cycle of poverty, emphasizing the need to address this issue in the target-area community. A Brownfield Grant would provide the resources needed to assess and redevelop the **Raceland Manor Nursing Home** priority site, which would address several major target-area needs at once: a need for more local, better paying jobs and closer, more accessible healthcare. Redevelopment of the **Former Fueling Station** priority site would provide jobs locally, enabling residents to walk between their homes and jobs and encouraging healthy lifestyles.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Target-area residents experience a number of ongoing health issues. **Cancer is the second leading cause of death within the state (168 per 100,000)**, nearly 13% higher than the national rate (148 per 100,000).⁶ Within Lafourche Parish (target area data not available), **cancer mortality rates for those under age 65 (67 per 100,000) are 42% higher than the national average (47 per 100,000)**.⁶ According to the **EPA EJ Screen Report, the target area ranks in the 84th percentile for National Air Toxics (NATA) Cancer Risk in the US**. The potential contaminants at the priority sites are asbestos, VOCs, heavy metals, and petroleum products, all of which are known carcinogens.

Additionally, target-area residents also experience high rates of respiratory and autoimmune diseases. The **EPA EJ Screen Report** indicates that the target area ranks in the **70th percentile for asthma, 87th percentile for heart disease, and the 92nd percentile for low life expectancy**. Asthma is known to disproportionately affect **minority populations, low-income populations, and those with low education**. A CDC study noted that in the US, asthma incidence among those with less than a high school education (11%) was more than twice as high as those who had attended at least some college (5%).⁷ Additionally, asthma incidence among households with income less than \$25,000 per year (10%) was twice as high as households with income greater than \$50,000 per year (5%).⁷ In the target area, those trends of **high risk of asthma** as noted in the

⁵ US Census: 2017–2021 American Community Survey

⁶ National Cancer Institute statecancerprofile.cancer.gov

⁷ Behavioral Risk Factor Surveillance System Survey



EPA EJ Screen Report correlate with the high percentage of both low-income households and adults with less than a high school education. Asbestos and lead paint, which are often present in aging structures like the ones at both priority sites, can lead to increased risk for cancer and respiratory ailments. The prevalence of blighted structures in the community with the potential for **asbestos and lead paint** highlights the potential environmental hazards to residents. As these buildings degrade, the materials pose a greater risk of exposure to all residents, especially sensitive populations. A Brownfield Assessment Grant would provide the means to identify and remove hazardous materials and contamination from blighted properties, including both **priority sites**, before they put the community at greater risk. The redevelopment of the **Former Fueling Station** priority site by creating more walkable neighborhoods will give residents greater access to the local job market and promote healthy lifestyles. It would also give the **target-area** community the means to improve local access to healthcare through redevelopment of the **Raceland Manor Nursing Home** priority site as a medical clinic, thus addressing the consequences of adverse health conditions head-on.

(3) Environmental Justice (a) Identification of Environmental Justice Issues: Raceland is a prime example of an **underserved community**. **Target-area** residents are burdened by **low income and high rates of poverty**. They live within a **distressed neighborhood** due to the periodic and recent hurricane damage and the economic downturn related to the opening of a new highway. As part of a coastal region, the **target area** experiences **disproportionate and cumulative impacts of the negative effects of climate change**, as the higher incidence of strong hurricanes results in more substantial and costly storm damage. The target area is in the **90th+ percentiles for Climate Change risk according to CEJST** in regard to building, agriculture, population loss, and flood risk. As storm-damaged properties crop up, more and more housing has become substandard, leading to more **distressed neighborhoods**. Over the decades, the negative environmental consequences of abandoned properties due to economic downturn and hurricane damage have placed a **disproportionate environmental stressor** on the target area's sensitive populations. Low-income residents, especially those living below the poverty level, rarely have the means to move to a safer or more economically advantageous location, nor do they have the resources to deal with hurricane damage on their own.

(b) Advancing Environmental Justice: A Brownfield Assessment Grant would give the underserved community critical resources to address EJ issues and the cumulative and growing impacts of climate change and economic hardships, allowing them to recover more quickly and avoid the increase of distressed neighborhoods and abandoned properties. **Low transportation access** is a particularly severe burden for residents who live alone, with 34% not having access to a vehicle (US 18%).⁸ Further, the environmental hazards posed by blight in the area place greater stress on a sensitive population that additionally struggles with **poor access to healthcare** as a **medically underserved community**. Such issues contribute to the cycle of poverty within the community. An **EPA Brownfields Assessment Grant** would bring new opportunities to target-area residents, especially those living below the poverty line, by providing the resources to solve some of the issues that have prevented them from rising out of poverty, including new jobs, more walkable neighborhoods, and better healthcare access. New funding to address blight will serve to make neighborhoods safer and more walkable, giving target area residents without vehicles better access to local jobs, medical care, and amenities and encourage healthy lifestyles through outdoor exercise. The majority of these blighted properties are abandoned and unused, and although **none**

⁸ US Census 2017–2021 ACS



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of the planned redevelopment is expected to displace residents or businesses, the Parish will employ strategies designed to mitigate and/or minimize any potential displacement.

b. Community Engagement i. Project Involvement & ii. Project Roles

Name of Org.	Point of Contact	Specific involvement in the project or assistance provided
The Community of Raceland (CoR)	Antonio Nieves (985) 856-0944 [REDACTED]	The CoR is a local grassroots organization that started as a neighborhood group and grew into a larger group led by several local pastors and their congregations. Their goals are to connect neighbors and to be a forum for residents to communicate, help one another, and strengthen their community life. They will assist with site identification, reuse planning, and community outreach.
South Central Planning & Development Commission	Lesley Long (985) 851-2900 lesley@scpdc.org	The SCPDC is a commission for local government, and they perform services that include long-range planning, state and federal liaisons, and assistance programs for businesses and citizens. They will assist with future reuse planning.
South Louisiana Economic Council (SLEC)	Vic Lafont Vic.Lafont@nichols.edu	The SLEC, a 501(c)3 nonprofit economic-development agency, supports regional economic development. They will assist with site identification and prioritization.
Lafourche Chamber of Commerce	Lin Kiger (985) 693-6700 lin@lafourchecamber.com	The Lafourche Chamber of Commerce is a membership-driven, nonprofit organization of businesses and professionals who cooperate to strengthen the business climate and quality of life for residents. They will assist with future reuse planning and community outreach to local businesses.

iii. **Incorporating Community Input:** The Parish has held numerous meetings within the underserved community, engaging residents through lively discussions about how the community and their partners can enhance their Town Centers and their Community Centers. The Parish has met with community members and stakeholders to discuss the needs of Raceland in light of the Parish’s brownfield initiatives and intends to hold additional community meetings to further those discussions. The Parish understands that informing the public and gathering their input is essential to furthering redevelopment initiatives. A Community Involvement Plan (CIP) will be created to explain the planned community-engagement activities, project schedule, project background, and key players. This information will be made available for review at the Lafourche Parish Government Complex. The planned community meetings and engagement activities will be held within the identified target area and promoted with notices published in the Parish newspaper, the *Daily Comet*, in print handouts in Raceland, and with online posts. The Parish will host in-person and online meetings and will record and publish meeting minutes of all target-area residents’ input and suggestions. If residents provide additional sites for assessment, the Parish will add them to the inventory and will prioritize the sites based on need and the Parish’s Brownfield Program goals. The Parish will review and respond to all comments, questions, and requests posed by citizens in meetings or via online publication in a timely manner.

The Parish will hold brownfield informational sessions for local community leaders, project partners, developers, and citizens. The sessions will define *brownfields* and discuss the Parish’s expectation of success for its Brownfield Program, potential sites within the target area, and how target-area residents and project partners can be involved in the process. In addition, Parish staff will provide project information during the regularly scheduled Parish meetings and community educational meetings. The Parish believes using multiple forms of media to communicate information about the Brownfield Program will ensure a wider reach throughout the community. The Parish will make use of social distancing as necessary to ensure that members of the community who need or prefer the option are equally able to participate.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs:

Task 1: Outreach



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i.	<i>Project Implementation:</i> The Parish’s Brownfield Project Director will develop a Community Involvement Plan (CIP), outreach materials, brownfield project website, and social media posts with the assistance of the environmental contractor (EC). Staff will lead the community meetings to keep the public informed about project updates. Supplies are budgeted for the printing of outreach materials, office supplies, and software to manage the grant.
ii.	<i>Anticipated Project Schedule:</i> CIP created within 3 months of award. Community meetings held 1 st & 3 rd quarter (Years 1–3) and 1 st quarter of Year 4. Website and outreach materials created in the 1 st quarter and posted monthly.
iii.	<i>Task/Activity Lead:</i> Kristi Lumpkin, Grants & Economic Dev. Director, Brownfields Project Director
iv.	<i>Outputs:</i> CIP, Brownfield Website, 7 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA required Quarterly Reports.
Task 2: Site Inventory & Assessment	
i.	<i>Project Implementation:</i> Brownfields Project Director will work with target-area residents during community meetings to create a thorough site inventory for assessment. Abandoned and underutilized properties identified by target-area residents will be researched further by staff using the property assessor’s website. Once a list is compiled, the EC will work with Parish staff to create an evaluation ranking tool with the help of residents to determine the order in which the sites will be addressed. EC will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Inventory, starting first with the two priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii.	<i>Anticipated Project Schedule:</i> Community meeting held in 1 st quarter will continue the preliminary inventory process that began with this application with the evaluation ranking process taking place in the 3 rd quarter & continuing throughout the grant project. Assessment activities begin in the 2 nd quarter and continue throughout the grant project.
iii.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the Parish: Kristi Lumpkin, Grants & Economic Dev. Director, Brownfields Project Director.
iv.	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List, 18 Phase I ESAs, 1 Generic QAPP, 11 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.
Task 3: Remediation/Reuse Planning	
i.	<i>Project Implementation:</i> For projects identified for cleanup, the consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. The EC will assist the Parish in hosting charrettes/visioning sessions to be held for key properties. A planner will create Site Reuse Assessments and a Market Study.
ii.	<i>Anticipated Project Schedule:</i> Plans & Charrettes begin in the 6 th quarter and continue throughout the grant project.
iii.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the Parish: Kristi Lumpkin, Grants & Economic Dev. Director, Brownfields Project Director.
iv.	<i>Outputs:</i> 6 ABCAs, 2 Vision Sessions/Charrettes, 2 Site Reuse Assessments, 1 Market Study
Task 4: Programmatic Support	
i.	<i>Project Implementation:</i> The Parish will procure an EC to assist with the Brownfield Grant Project. The Parish’s Brownfields Project Director oversees grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The consultant will assist the Parish in completing ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the four-year term of the grant. The Parish staff travel budget allows for two staff to attend three national/regional/grantee brownfield training conferences.
ii.	<i>Anticipated Project Schedule:</i> ACRES Reporting begins in the 1 st quarter & Quarterly Reporting begins in the 2 nd quarter. Annual Reporting and Forms created in 5 th , 9 th , and 13 th quarters and during final close out.
iii.	<i>Task/Activity Lead:</i> Kristi Lumpkin, Grants & Economic Dev. Director, Brownfields Project Director
iv.	<i>Outputs:</i> ACRES Database Reporting, 4 Annual Financial Reports, 16 Quarterly Reports, 4 MBE/WBE Forms, Programmatic Support for the four-year grant period. Two staff to attend three conferences.

b. Cost Estimates: Below are the anticipated cost estimates for this project *based on past*



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*brownfield projects as determined by **local market standards discussed with local environmental consultants**, with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes personnel, travel, supplies, and contractual costs only. **Sixty-four (64)% of the budget will be spent on site-specific work through the Site Inventory & Assessment Task.** **Task 1 Outreach:** Personnel: Parish staff support of grant activities \$2,000 (\$50 x 40hrs). Contractual: Community Involvement Plan \$4,000 (32hrs x \$125), Brownfield Website, Outreach Brochure/Handouts, Social Media Posts \$3,000 (24hrs x \$125), 7 Community Education Meetings \$10,500 (7 x \$1,500/each). Supplies: Outreach Supplies \$1,300 (printed brochures \$600 [600 x \$1.00], printed display boards \$300 [5 x \$60], miscellaneous office supplies \$400). **Task 2 Site Inventory & Assessment:** Personnel: Parish staff support of grant activities \$3,000 (\$50 x 60hrs). Contractual: Brownfield Site Inventory and Evaluation Ranking Tool Creation \$10,000 (80hrs x \$125); 18 Phase I ESAs \$61,200 (\$3,400 each); 1 Generic QAPP \$5,000; 11 Phase II ESAs including SS-QAPP \$253,000 (\$23,000 each). **Task 3 Remediation/Reuse Planning:** Personnel: Parish staff support of grant activities \$1,000 (\$50 x 20hrs). Contractual: 6 ABCAs \$36,000 (\$6,000 each); 2 Vision Sessions/Charrettes \$10,000 (\$5,000/meeting); 2 Site Reuse Plans \$40,000 (Planner: 85hrs x \$150; Market Analysts: 36hrs x \$125, Environmental Professional: 22hrs x \$125; \$20,000/plan); 1 Market Study \$20,000 (Planner: 25hrs x \$150; Market Analysts: 120hrs x \$125, Environmental Professional: 10hrs x \$125). **Task 4 Programmatic Support:** Personnel: Parish Staff support of grant activities \$4,000 (\$50 x 80hrs) Contractual: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the four-year grant period \$24,000 (192hrs x \$125). Travel: Two staff to attend three events/conferences \$12,000 (flights at \$800, 3 nights in hotel at \$300/night, incidentals and per diem at \$75 per day [4 days] x 2 attendees x 3 events).

Category	Tasks				Totals
	<i>Outreach</i>	<i>Site Inventory & Assessment</i>	<i>Remediation/Reuse Planning</i>	<i>Programmatic Support</i>	
Personnel	\$2,000	\$3,000	\$1,000	\$4,000	\$10,000
Travel				\$12,000	\$12,000
Supplies	\$1,300				\$1,300
Contractual	\$17,500	\$329,200	\$106,000	\$24,000	\$476,700
Total Budget	\$20,800	\$332,200	\$107,000	\$40,000	\$500,000

c. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA Brownfield Project is on schedule, the Parish internal Brownfields Team, which will include the EC, will meet quarterly to track all **outputs identified in 3.a.** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the four-year time frame. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being completed in an efficient manner, the Parish has countermeasures in place to address this problem and will make monthly calls to their EPA Project Officer and, if needed, create a Corrective Action Plan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE



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a. Programmatic Capability i. Organizational Capacity, ii. Organizational Structure, & iii.

Description of Key Staff: Through considerable current and past grant opportunities, the Parish has demonstrated their high degree of capacity and competency to manage any and all opportunities for the betterment of their community. The Parish has formed their internal Brownfields Project Team with the support of accomplished and highly skilled Parish staff and community members. Ms. Kristi Lumpkin will serve as **Brownfields Project Director**. Ms. Lumpkin was named Grants and Economic Development Director for Lafourche Parish in 2020 with 18 years of experience in economic development. She is responsible for execution and management of economic development projects and grant management oversight, among other duties. She will be responsible for the day-to-day activities, timely and successful expenditure of funds, and completion of administrative requirements. She will be assisted by Ms, Leah Voisin Jr., who will serve as the **Brownfield Project Manager**. Ms. Voisin has been the Parish Grant Manager since 2023. Her daily responsibilities include maintaining all grant records, filing status reports, and providing timely documentation as required by each grant provider. Ms. Sonya Ockman, the current Finance Manager for Lafourche Parish has more than 30 years of experience and will serve as the **Brownfield Director of Finance**. In managing the Finance Department for the Parish, her duties include budgeting, purchasing, accounts payable, payroll, financial reporting, and grant reporting, among many other duties. Ms. Ockman will be responsible for the financial requirements of the grant and the use of the ASAP.gov drawdown system. A qualified environmental contractor will assist with the technical and reporting requirements of the project.

iv. Acquiring Additional Resources: Using local contracting requirements and procurement processes, the Parish will procure a qualified environmental consultant to assist with technical and reporting portions of the Brownfield Community-wide Assessment, in addition to any other contractors needed to complete the project. The Parish will ensure compliance with the EPA's "Professional Service" procurement process. Throughout the life of the project, the Parish will appropriately acquire any additional resources as needed to complete the project successfully, with a priority placed on hiring or procuring resources locally. The Parish's existing relationships with local community groups and its plans to gather community input will help connect residents and potential employment opportunities related to the brownfield redevelopment.

b. Past Performance and Accomplishments ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements:(1) Purpose and Accomplishments:

As a coastal Parish, Lafourche has weathered many hurricanes over the years and has received multiple grants from FEMA to assist with recovery from storm damage as well as a variety of mitigation measures to minimize future damage. The Parish currently manages 10 open FEMA grants related to specific hurricanes or general storm damage mitigation. Of these open grants, eight are associated with hurricanes Katrina in 2005, Ike and Gustav in 2008, and Barry in 2019, which together total \$8.9 million. These grants will pay for industrial floodwall improvements, municipal building improvements, pump station rehab, improvements and mitigation measures, and residential flood mitigation. The Parish is awaiting final approval of two FEMA grants related to hurricanes Zeta in 2020 and Ida in 2021 in the amounts of \$3.9 million and \$15 million. (2) Compliance with Grant Requirements: The Parish outlined its objectives, budget, tasks, and overall quality assurance of all active grants. Currently the Parish is in full compliance and on schedule with all ongoing grant projects. The Parish has an excellent history of timely reporting with all award agencies. Ms. Lumpkin is skilled in project management and provides thorough oversight of all grant management activities to ensure compliance with financial and reporting requirements.



Lafourche Parish, LA
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Threshold Criteria



Threshold Criteria

1. Applicant Eligibility

- a. Lafourche Parish, Louisiana, is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a general-purpose unit of local government as defined under 2 CFR §200.64.
- b. The Parish is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

The Parish has prioritized investment in community centers and improving resiliency throughout its jurisdiction, with an emphasis on Raceland, among several others, by partnering with local, state, and federal entities. The Parish has held numerous meetings to discuss how the community and their partners can enhance their Town Centers and their Community Centers. The Parish has begun to meet with community members and stakeholders to discuss the needs of Raceland in light of the Parish's brownfield initiatives and intends to hold additional community meetings to further those discussions.

The Parish understands that informing the public and gathering their input is essential to furthering redevelopment initiatives. A Community Involvement Plan (CIP) will be created to explain the planned community-engagement activities, project schedule, project background, and key players. This information will be made available for review at the Lafourche Parish Government Complex. The planned community meetings and engagement activities will be held within the identified target area of Census Tract 218 in Raceland and promoted with notices published in the Parish newspaper, the *Daily Comet*, in print handouts in Raceland, and with online posts. The Parish will host in-person and online meetings and will record and publish meeting minutes of all target-area residents' input and suggestions. If residents provide additional sites for assessment, the Parish will add them to the inventory and will prioritize the sites based on need and the Parish's Brownfield Program goals. The Parish will review and respond to all comments, questions, and requests posed by citizens in meetings or via online publication in a timely manner.

The Parish will hold brownfield informational sessions for community leaders, project partners, developers, and citizens. The sessions will define *brownfields* and discuss the Parish's expectation of success for its Brownfield Program, potential sites within the target area, and how target-area residents and project partners can be involved in the process. In addition, Parish staff will provide project information during the regularly scheduled Parish meetings and community educational meetings.

The Parish believes using multiple forms of media to communicate information about the Brownfield Program will ensure a wider reach throughout the community. The Parish will make use of social distancing as necessary to ensure that members of the community who need or prefer the option are equally able to participate.

3. Expenditure of Existing Grant Funds

Lafourche Parish affirms that the Parish does not have an active EPA Brownfields Assessment Grant or Multipurpose Grant.

Compliance with the Substance Abuse Policy is a condition of employment. The proper law enforcement authorities may be notified in appropriate cases.

- b. The employee agrees to notify the employer in writing of any criminal drug statute conviction for a violation occurring in the workplace no later than five calendar days after such conviction.

4.46 The Substance Abuse Policy is made for the maximum safety and well-being of all employees and other personnel. Your assistance and cooperation for the achievement of this goal is vitally important.

Section 5. EMPLOYEE COMPLAINT/GRIEVANCE PROCEDURES:

5.1 It is the policy of Lafourche Parish Government to provide a complaint/grievance process through which employees may voice and seek resolution to complaints and problems relative to their work with the parish. For civil servants, actions which are appealable to the Civil Service Board will not be grievable under this policy. (Please refer to the Civil Service Rules and Regulations section of this Manual for additional information.)

5.2 Policy Objectives:

- a. To provide a forum through which employees may voice and seek solutions to complaints and problems relative to their work with the Parish.
- b. To ensure that all employees may feel free to discuss and resolve work-related problems with their immediate supervisor without fear of any form of retaliation or penalty.

5.3 This policy shall apply to all employees of Lafourche Parish Government.

5.4 The term "grievance" shall refer to any claim or allegation by an employee who perceives a violation of rights, privileges, or benefits, which have been granted to parish employees in this manual, or by state or federal statutes. A grievance may include numerous circumstances, which may include but may not necessarily be limited to the following:

- a. Any employee who believes that he/she has been treated unfairly or inequitably, or in any manner which is arbitrary, capricious, unreasonable, or discriminatory.

- b. A condition which is detrimental to any employee and/or adversely affects the personal or economic welfare and interest of any employee, including the use of epithets, slurs, negative stereotyping, intimidation, hostile acts, threats or written material that may indicate discriminatory hostility at work; or generally, the creation of a hostile work environment.
 - c. A violation of the implementation, enforcement, administration, application, or interpretation of the procedures of any policy or practice of Lafourche Parish Government.
- 5.5 Any employee who has a work-related problem should first respectfully discuss it with his/her immediate supervisor. If no resolution is reached in this discussion and the employee wishes to file a grievance, he/she must complete in writing the Grievance Form describing the aggrieved situation to his/her immediate supervisor, with a copy to the Parish Administrator and/or Parish President within five (5) working days. The supervisor's decision must be given in writing. **Employees wishing to complain about sexual harassment are not required to complain to their immediate supervisor, but rather, may report the matter to the Human Resources Director.**
- 5.6 **The only matters that may be introduced at any step in the Grievance process are those contained in the initial grievance.**
- 5.7 If the supervisor's response does not resolve the complaint to the satisfaction of the employee, he/she may forward the grievance to the next higher level of authority within five (5) working days. The chain of command must be strictly followed throughout the grievance process. Any attempt to bypass a level of supervision in this process will result in the grievance being sent back to the appropriate supervisor in the chain of command. At any or all steps in the process, meetings may be held with the employee in an attempt to resolve the complaint.
- 5.8 The grievance may progress up the chain of command to the Parish President, with each supervisory level having five (5) working days to respond.
- 5.9 The Parish President's decision shall be final and binding in resolving grievances.
- 5.10 *Community Services Block Grant (CSBG) funded staff should refer to the Equal Opportunity Officer for guidance in filing an additional appeal through the grievance process with the*

Community Services Block Grant Office, Louisiana Department of Labor. CSBG staff and program participants should refer to the Lafourche Parish Office of Community Action's Diversity Plan for Grievance Procedures and Discrimination Procedures. For further information, please contact the Equal Opportunity Officer.

- 5.11 **The Lafourche Parish Government will not condone or authorize any kind of retaliation against any employee who has made a good faith effort to report problems or working conditions as set forth in this policy.**

Section 6. USE OF COMPUTERS AND ELECTRONIC COMMUNICATIONS:

- 6.1 It is the policy of Lafourche Parish Government that parish-provided computers, electronic equipment, and Internet and e-mail access, voice mail, and other forms of electronic communications are to be used by employees for purposes related to employment. All parish computer and electronic communications systems, including hardware and software, files, messages, and data are the property of Lafourche Parish and as such, we reserve the right to exercise control over their use. By using e-mail and Internet access, all employees implicitly give the parish their consent to monitor such use.
- 6.2 Policy Objectives:
- a. To provide guidance to employees concerning their rights and responsibilities regarding the proper use of parish computers and electronic communications.
 - b. To allow the parish to derive benefits of increased efficiency through the use of computers and electronic communications while ensuring the protection of information assets, parish integrity, and employee rights.
 - c. To ensure that parish-provided computers and electronic equipment are used by each employee in a productive manner in connection with their particular position, duties, and responsibilities, and in accordance with applicable laws, parish policies, and good business judgment.
 - d. To provide for corrective disciplinary consequences for employees who choose to violate the terms and conditions of this policy.
- 6.3 This policy shall apply to all Lafourche Parish



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4. Contractors and Named Subrecipients

Not Applicable.