



# State of Mississippi

TATE REEVES  
Governor

## MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

### Narrative Information Sheet

1. **Applicant Identification:** Mississippi Department of Environmental Quality (MDEQ)  
P.O. Box 2261  
Jackson, Mississippi 39225-2261  
UEI: W5BGFCYALNM6
2. **Website:** <https://www.mdeq.ms.gov/water/groundwater-assessment-and-remediation/brownfields/>
3. **Funding Requested:**
  - a. Grant Type: Community-wide Assessment Grant for States and Tribes
  - b. Federal Funds Requested: \$2,000,000
4. **Location:** Statewide (MDEQ Jurisdiction)
  - a. All Cities
  - b. All Counties
  - c. Mississippi
5. **Target Area and Priority Site/Property Information:**
  - **Target Area #1** - Jackson, Mississippi (Central Mississippi)
    - i. Census Tracts 1100, 2700, 3000
  - **Target Area #2** – Grenada, Mississippi (North Mississippi)
  - **Target Areas #3** - Columbus, Mississippi (East Mississippi)
  
  - **Priority Site #1** – Hood Furniture (former), 2506 Livingston Road, Jackson, MS
  - **Priority Site #2** - Coca Cola Bottling Facility (former), 1421 US Hwy 80 West, Jackson, MS
  - **Priority Site #3** – Former Pennaco Hosiery Facility, 1261 Dr. Martin Luther King Jr. Boulevard, Grenada, MS
  - **Priority Site #4** – Sanderson Plumbing, 2218 Tuffy Lane, Columbus, MS
  - **Priority Site #5** – Regal Cleaners, 611 Main Street, Columbus, MS
6. **Contacts:**
  - a. **Project Director:**  
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EQUAL OPPORTUNITY EMPLOYER

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7. **Population:**

- City of Jackson – 153,701 (2020), **Census Block/Population: 11/1,078 27/6,540 30/7,611**
- City of Grenada – 12,656 (2020)
- City of Columbus – 24,070 (2020)

8. **Other Factors**

<u>Other Factors</u>		Page #
Community population is 15,000 or less.	<b>x</b>	<b>p. 1</b>
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.		
The priority brownfield site(s) are impacted by mine-scarred land.		
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).		
The priority site(s) is in a federally designated flood plain.		
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.		
The reuse of the priority site(s) will incorporate energy efficiency measures.		
30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.		
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.		

9. **Letter from the State Environmental Authority** – Not Applicable – MDEQ is the State Environmental Authority

10. **Releasing Copies of Application** – Not Applicable

# 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

## 1.a Overview of Brownfield Challenges and Description of Target Area (TA)

Mississippi's landscape reflects a long history of agriculture, manufacturing, rail, energy production, and small-scale industry, followed by decades of economic transition that left behind a persistent legacy of brownfields. The **Mississippi Department of Environmental Quality (MDEQ)** proposes to conduct brownfield assessment activities **statewide**, with the geographic boundary for this grant encompassing **the entire State of Mississippi**. This statewide scope reflects the reality that brownfield challenges are not confined to a single city or region; they affect **urban centers and rural communities alike**, across areas of both high and low population density. Former cotton warehouses, rail spurs, fuel stations, mills, and industrial facilities that once supported local economies now remain vacant or underused, often not because communities lack interest, but because **real or perceived environmental contamination makes redevelopment risky and cost-prohibitive without federal assistance**.

The impacts of these brownfields extend far beyond individual properties. Vacant and deteriorating sites contribute to environmental risk, public safety concerns, and neighborhood blight, while discouraging private investment and straining limited local government resources. In Mississippi's small towns, a single abandoned industrial site can stall an entire downtown. In urban areas, clusters of brownfields weaken commercial corridors and suppress surrounding property values. These impacts are **felt most acutely in low-income and historically underserved communities**, where legacy industrial uses were often concentrated and where access to redevelopment capital is limited. Brownfields remain a significant barrier to economic diversification, job creation, and reinvestment across the State.

MDEQ brings demonstrated experience and momentum to this effort. In **2022**, MDEQ was awarded a **Statewide Brownfields Assessment Grant**, under which **more than 60.6% percent of funds have been expended by October 1, 2025 and 64.6% have been expended or encumbered by December 31, 2025**. Through that grant MDEQ expanded its Targeted Brownfield Assessment program and has supported assessment and planning activities at **21 brownfield sites statewide**, including **11 Phase I Environmental Site Assessments (ESAs), 16 Site-Specific Quality Assurance Project Plans (QAPPs), 15 Phase II ESAs, two Analysis of Brownfields Cleanup Alternatives (ABCAs), and one Corrective Action Plan (CAP)**. Ten of these sites involved petroleum and **underground storage tank (UST)** contamination, with **\$658,688** directed to eligible brownfield UST sites. While many sites remain early in the redevelopment pipeline, these efforts have significantly reduced environmental uncertainty and positioned communities to pursue cleanup and redevelopment funding. MDEQ seeks this new Statewide Assessment Grant to build on that success, expand assessment coverage to additional underserved communities, and sustain momentum needed to translate environmental due diligence into long-term revitalization.

Grant funds will target properties with known or suspected environmental issues that have been **tax-forfeited, abandoned, or long underutilized**. While the statewide boundary allows flexibility, MDEQ will focus initial efforts in **three Target Areas (TAs)** located in **Jackson, Grenada, and Columbus**. **TA-1 (Jackson)** lies within a **Metropolitan Statistical Area**, while **TA-2 (Grenada)** and **TA-3 (Columbus)** are located within **Micropolitan Statistical Areas**, ensuring that both metropolitan and non-metropolitan community needs are addressed. MDEQ will also reserve capacity to assess additional sites statewide, as identified through community engagement and program prioritization.

In **Jackson**, Mississippi's capital and largest city, decades of disinvestment, population loss, and aging infrastructure have left a high concentration of vacant and underused industrial and commercial properties tied to legacy rail, fuel, manufacturing, and warehouse uses. Today, Jackson is a **predominantly minority city** with many neighborhoods experiencing high poverty, declining property values, and limited access to redevelopment capital. Brownfields are often embedded directly within residential neighborhoods and historic commercial corridors, where reinvestment is most urgently needed. For this grant, MDEQ will focus assessment activities in **Census Blocks 11, 27, and 30**, with populations of approximately **1,078, 6,540, and 7,611 residents**, respectively. **Census Block 11** is bounded by **West Ridgeway Street, a railroad corridor, Woodrow Wilson Avenue, and Martin Luther King, Jr. Drive**, while **Census Block 27** is bound by **High Street, the Hinds County line, Elton Road, and Frontage Road/South Gallatin Street**. Targeting these areas will reduce environmental uncertainty, unlock stalled properties, and help break cycles of abandonment and disinvestment.

**Grenada** is a small river and rail city (population: 12,656) facing persistent economic and environmental challenges that have slowed investment. Despite modest income gains, nearly **27 percent of residents live below the poverty line**, limiting local capacity to fund environmental assessments. Assessment activities will focus on a **0.25-square-mile area** centered on **Highway 51 and Highway 8 intersection**, bounded to the **north by West Govan Street, east by Fairground Road, south by West Monroe Street, and west by Pine Street**. This area represents Grenada's historic industrial and commercial core and includes former manufacturing sites and underutilized commercial properties. Grenada is also impacted by the **Rockwell International Wheel & Trim Superfund Site**, underscoring the community's long-standing

exposure to legacy contamination. Brownfield assessments will help clarify site conditions, prioritize reuse, and support economic recovery in an area with limited fiscal capacity.

**Columbus**, located along the Tombigbee River, has a proud industrial history but continues to carry the environmental legacy of that past. Columbus has approximately **24,000 residents**, is **majority Black**, and has a poverty rate exceeding **20 percent**, limiting its ability to independently address environmental uncertainty. One of the most significant environmental challenges is the **Kerr-McGee Chemical Corporation Superfund Site**, a former wood-treating facility whose impacts extend beyond the fenced cleanup area. For this grant, MDEQ will focus assessment activities in **North Columbus's legacy industrial corridor**, generally bounded by **Highway 82, Highway 69, Highway 182/Main Street, and Highway 45**. This area includes former fuel stations, warehouses, and industrial parcels where environmental uncertainty continues to suppress reinvestment. Assessment funding will support brownfield sites adjacent to the ongoing Superfund cleanup, supporting safe and productive reuse throughout the surrounding community.

#### **1.b. Description of the Priority Brownfield Site(s)**

Five (5) priority sites have been identified in the TA as the initial focus of the grant funding.

##### **Priority sites 1 and 2 are in the Jackson, Mississippi TA:**

**Priority Site 1, Hood Furniture Company.** The former Hood Furniture Company/Mississippi Products, Inc., facility is a nearly 55-acre site located on Livingston Road in Jackson. Once a major cabinet and furniture manufacturing operation, the facility ceased operations in the 1980s and remained vacant for decades. Although most buildings were demolished around 2015, an exhaust stack remains, and no recent Phase I or Phase II ESAs have been completed. Historic operations—including painting, trucking, combustion, and wastewater discharges—present potential concerns for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, total petroleum hydrocarbon (TPH), and asbestos. The site's size, location, and redevelopment potential make it a priority for assessment to clarify environmental conditions and reduce barriers to reuse.

**Priority Site 2, Former Coca-Cola Bottling Facility.** The 10-acre former Coca-Cola Bottling Facility, located at 1421 U.S. Highway 80 West in Jackson, operated for nearly six decades before being vacated in 2007. The site includes approximately 143,000 square feet of vacant building space and has remained largely unaddressed since closure. A Phase I ESA identified multiple recognized environmental conditions, including former vehicle repair and paint operations and an out-of-service UST. Abandoned chemicals and materials were also observed onsite. TPH, PAHs, VOCs, and asbestos are constituents of potential concern. Limited local resources have prevented further assessment, and grant funding is needed to advance environmental due diligence and support reuse in a disinvested area.

##### **Priority Site 3 is located in the Grenada, Mississippi TA:**

**Priority Site 3, Former Pennaco Hosiery Facility.** The former Pennaco Hosiery Facility, located at 1261 Dr. Martin Luther King Jr. Boulevard in Grenada, is a six-acre legacy textile site containing the remains of an approximately 80,000-square-foot abandoned building. The property sits one block from the Highway 51 and Highway 8 intersection, a key commercial corridor. Despite its location, redevelopment has stalled due to environmental uncertainty, including an out-of-service UST documented in MDEQ records. Potential concerns include asbestos, TPH, VOCs, and SVOCs. The site is adjacent to low-income, predominantly minority neighborhoods, and assessment funding will help reduce risk and support community-serving reuse in an underserved area.

##### **Priority Sites 4 and 5 are located in the Columbus, Mississippi TA:**

**Priority Site 4, Sanderson Plumbing.** The former Sanderson Plumbing Facility is a 32-acre vacant industrial site located at 2218 Tuffy Lane in Columbus. The site operated for more than a century under various manufacturing uses before closing in 2014 and is now owned by the Mississippi Development Authority. A Phase I ESA (2023) and Phase II ESA (2024) identified petroleum impacts (TPH-DRO) exceeding Tier 1 cleanup targets in soil and groundwater. The site is immediately adjacent to the Kerr-McGee Superfund Site, heightening environmental and redevelopment concerns. Additional assessment and planning are needed to define impacts, evaluate cleanup options, and position this highly visible site for safe reuse near residential areas and a local high school.

**Priority Site 5, Regal Cleaners.** The Regal Cleaners site, located at 240 Alabama Street in Columbus, is a former dry-cleaning facility situated near residential and small commercial properties. Historic dry-cleaning operations commonly used chlorinated solvents such as PCE, which may impact soil, groundwater, and indoor air. While Phase I and Phase II investigations have been conducted, additional delineation is needed to fully understand site conditions. Environmental uncertainty continues to limit property transfer and reuse, and assessment funding will allow MDEQ to clarify risks and support informed redevelopment decisions in a community with limited resources.

#### **1.c. Identifying Additional Sites**

While this grant will initially focus on the identified TAs and priority sites, MDEQ recognizes that brownfield challenges extend throughout the entire State of Mississippi. MDEQ has an established Targeted Brownfield Assessment

Program. If grant funds remain after addressing priority sites, MDEQ will use a clear and consistent process to identify additional eligible brownfield sites statewide. Sites will be identified through coordination with local governments, regional planning and economic development organizations, community partners, and direct requests from property owners and residents. MDEQ will also rely on its regulatory and programmatic databases, including abandoned site inventories, UST records, and historic land-use information, with additional input gathered through community engagement activities conducted under this grant.

Identified sites will be prioritized based on known or suspected contamination, potential risks to human health or the environment, and the extent to which environmental uncertainty has stalled redevelopment. Additional considerations will include proximity to sensitive receptors, readiness for assessment, availability of site access, and potential for community-serving or economic reuse.

As a statewide applicant, MDEQ will intentionally balance additional site selection between metropolitan and non-metropolitan communities, recognizing that rural towns and small cities often lack the financial and technical capacity to conduct environmental assessments independently. Priority will be given to sites located in underserved communities and disadvantaged census tracts, where environmental burdens and economic distress frequently overlap.

MDEQ maintains an active statewide database of 2,285 identified brownfield sites, including 143 in Jackson, 18 in Grenada, and 52 in Columbus. This database includes former industrial, commercial, public-sector, and petroleum-impacted properties at varying stages of readiness. Many sites are expected to require Phase I ESAs, with a subset advancing to Phase II investigations to support cleanup planning and redevelopment decisions. MDEQ will continue to update this database throughout the project period to ensure assessment resources are directed to communities with the greatest need and reuse potential.

#### **1.d. Reuse Strategy and Alignment with Revitalization Plans**

MDEQ's Brownfields Program goals, as outlined in the Department's Annual Report, are to protect human health and the environment through proper mitigation, remediation, reclamation, and restoration of natural resources, and to ensure contaminated sites are assessed, remediated, and redeveloped in a manner protective of human health and the environment. The proposed reuse strategies for each of the five priority sites directly support these goals and align with local land-use priorities, revitalization efforts, and community needs.

**Priority Site 1, Hood Furniture Company.** The former Hood Furniture site is proposed for redevelopment by LCS Land Development, LLC, as The Village at Uptown, a mixed-use community that will include single-family homes, townhomes, retail space, restaurants, office space, a daycare, and greenspace. The site's proximity to the Jackson Medical Mall, where existing housing is fully occupied, demonstrates a clear demand for additional affordable and workforce housing. While development concepts and renderings have been prepared, environmental assessments have not yet been completed for this large site. MDEQ proposes to fund a Phase I ESA (including ground penetrating radar, or GPR), Phase II ESA (including Asbestos-Containing Material, or ACM, survey), ABCA, CAP, and a Site Disposition Strategy to support safe redevelopment and facilitate property transfer. This reuse strategy promotes infill development and neighborhood revitalization while ensuring protection of human health and the environment.

**Priority Site 2, Former Coca-Cola Bottling Facility.** The former Coca-Cola Bottling Facility presents an opportunity for community-focused reuse. An adjoining Buddhist temple has expressed interest in acquiring a portion of the property for a prayer garden and greenspace, while a local individual has expressed interest in redeveloping the remaining portion for affordable housing. Due to limited financial resources, environmental conditions have not been fully assessed. MDEQ proposes to fund a Phase I ESA, Phase II ESA, extensive GPR survey, two ABCAs, two CAPs, a Site Disposition Strategy, and a Site Reuse Vision for the prayer garden. This reuse approach advances natural resource restoration, housing access, and cultural uses, while ensuring environmental risks are addressed prior to redevelopment.

**Priority Site 3, Former Pennaco Hosiery Facility.** The former Pennaco Hosiery Facility is a centrally located and highly visible property situated near major commercial corridors and adjacent to residential neighborhoods. The City of Grenada has identified the site as a strong candidate for community-serving commercial reuse, including potential grocery access in an underserved area. Environmental uncertainty—stemming from a documented out-of-service UST and building-related hazards—has stalled reinvestment. MDEQ proposes to fund Phase I and Phase II ESAs, along with cleanup planning as warranted. MDEQ also anticipates conducting a reuse vision and limited market viability evaluation to support realistic, community-serving redevelopment. Reuse of this site would reduce blight, improve access to essential services, and protect nearby residents.

**Priority Site 4, Sanderson Plumbing.** The former Sanderson Plumbing facility is a large, vacant industrial property located near residential neighborhoods and adjacent to the Kerr-McGee Superfund Site. Previous Phase I and Phase II ESAs confirmed petroleum contamination in soil and groundwater, with impacts contributing to area-wide stigma. The Multi-State Trust, Memphis Town Community Action Group, MDEQ, and EPA have held public meetings focused on

revitalization of the Kerr-McGee site, and a logical next step is to extend those efforts to surrounding brownfield properties. Given the site’s size and infrastructure, it is well suited for industrial, commercial, or mixed-use redevelopment, but additional assessment and cleanup planning are needed. MDEQ proposes to support additional assessment, ABCA, CAP development, and reuse coordination to ensure redevelopment is protective of human health and consistent with local economic development goals.

**Priority Site 5, Regal Cleaners.** The Regal Cleaners site is a former dry-cleaning facility located within a mixed-use neighborhood with nearby residences. Historic dry-cleaning operations commonly involved chlorinated solvents, yet environmental conditions at this site remain insufficiently characterized. Environmental uncertainty currently limits property transfer and reuse. MDEQ proposes to fund an updated Phase I ESA and additional Phase II delineation, as needed, to support cleanup planning and informed reuse decisions. Redevelopment of this site would stabilize the surrounding neighborhood and return an underutilized property to productive use.

Collectively, these reuse strategies emphasize housing access, community-serving uses, greenspace, and economic revitalization, while ensuring redevelopment proceeds in a manner protective of human health and the environment. Assessment and planning activities funded through this grant will reduce uncertainty, support local revitalization efforts, and position each priority site for successful reuse consistent with community priorities.

**1.e. Outcomes and Benefits of Reuse Strategy**

The assessment and reuse strategies proposed for the five priority sites are expected to unlock significant economic, environmental, and community benefits in both urban and rural Mississippi communities. By reducing environmental uncertainty, this grant will help move long-stalled properties toward cleanup and productive reuse. Together, the priority sites represent **more than 100 acres of underutilized land and over 200,000 square feet of vacant or deteriorated structures**. Assessment and cleanup planning funded through this grant are anticipated to support **150 to 300 construction-phase jobs and 50 to 100 permanent jobs** across housing, commercial, nonprofit, and light industrial uses. Redevelopment of the Hood Furniture and former Coca-Cola Bottling Facility sites in Jackson alone could result in **200 to 300 new housing units**, including affordable and workforce housing in areas where demand already exceeds supply.

Several projects will deliver direct community-serving benefits. At the former Coca-Cola Bottling Facility, redevelopment of approximately 3 to 5 acres into a prayer garden and greenspace will create new open space for community use and natural resource restoration. Reuse of the Pennaco Hosiery site for community-serving retail—such as grocery access—would benefit **hundreds of nearby residents**, many of whom currently lack convenient access to essential services. Assessment and cleanup planning at petroleum- and solvent-impacted sites, including Sanderson Plumbing and Regal Cleaners, will also help reduce exposure risks to nearby homes, schools, and other sensitive receptors, while preventing further environmental degradation. Reusing existing sites instead of developing greenfields will limit land consumption and reduce infrastructure demands. The reuse strategies also strengthen **climate resilience** by incorporating greenspace, improving stormwater management, and encouraging infill development that reduces vehicle travel. Collectively, these efforts are expected to leverage **millions of dollars in future public and private investment**, increase local tax base, and help stabilize neighborhoods that have experienced long-term disinvestment. Overall, this grant is expected to support **hundreds of jobs, hundreds of residents housed or served, acres of new greenspace, and measurable reductions in environmental risk**, transforming brownfields into assets that advance economic opportunity, environmental protection, and long-term community resilience.

**1.f. Resources Needed for Site Reuse**

A combination of federal, state, and local funding/incentive opportunities encompass our leveraged resources. Incentives can promote public/private investment throughout communities and can offer assistance with priority sites to advance their cleanup and reuse.

Leveraging	Description
Tax Incentives  Mississippi Economic Redevelopment Act (MERA)	MERA is unique to Mississippi, and no other state has a more attractive Brownfield cleanup and redevelopment incentive. Private developers are eligible to utilize MERA to assist with cleanup costs as a part of the Mississippi Brownfield Program and upon receiving a Mississippi Commission on Environmental Quality approved Brownfield Agreement. Sales, income, and franchise taxes collected from businesses developed on a Brownfield property are deposited into a fund to reimburse developers for cleanup costs through the Mississippi Development Authority. Reimbursement is made semi-annually for a period of up to 15 years, with a maximum distribution to the developer of 2.5 times the total cleanup cost. <i>Priority sites that can make use of MERA are Hood Furniture Company, Coca-Cola Bottling Facility, Pennaco Hosiery Facility, and Sanderson Plumbing Facility.</i>
Historic	The program offers a 20% state tax credit and 25% federal tax credit for rehabilitation and sustainable

Leveraging Tax Incentives	Description
Preservation Tax Incentives	reuse of existing historic structures used for residential and/or business purposes. A project must exceed \$5,000 or 50% of the total basis of the building. <i>Priority sites that can make use of Historic Preservation Tax Incentives are Coca-Cola Bottling Facility and Pennaco Hosiery Facility.</i>
Advantage Jobs Incentive Program	Provides for the rebate of a percentage of Mississippi payrolls to qualified employers for a period of up to 10 years. Available to businesses that promise significant expansion of the economy through the creation of jobs. All priority sites are eligible; however, gaming, retail, and certain professional service end uses are not eligible. <i>The priority sites that can make use of Advantage Jobs Incentive Program are Hood Furniture Company, Former Coca-Cola Bottling Facility, and Sanderson Plumbing Facility.</i>
Brownfield Voluntary Cleanup and Redevelopment Incentives	Provides an income tax credit for a property owner equal to 25% of the costs of assessing and remediating a brownfields property, up to \$40,000 per year and capped at \$150,000 for the life of the project. In lieu of the state income tax credit, a job tax credit for each new job created can be claimed. Provisions for liability protection through the State Brownfield Program exist for public and private entities. All priority sites can use the program to assist with assessment, remediation, and monitoring costs. <i>All priority sites can make use of these incentives.</i>
New Market Tax Credits	Provide funding to incentivize community development and economic growth in distressed communities to attract further investment. All priority sites are eligible. <i>Priority sites that can make use of New Market Tax Credits are Coca-Cola Bottling Facility, Pennaco Hosiery Facility, Sanderson Plumbing Facility, and Regal Cleaners.</i>
MDEQ 128(a) Brownfield Funding	Will support assessments in the target communities; provide supplemental cleanup funding; and cover costs associated with reporting, travel, and loan process oversight. <i>All priority sites can make use.</i>
MDEQ Clean Water Revolving Loan Fund	This revolving loan fund, which has an excess balance of \$126 million, provides low-interest loans for projects including green infrastructure. <i>Priority sites that can make use of the MDEQ Clean Water Revolving Loan Fund are Hood Furniture, Coca-Cola Bottling Facility, and Sanderson Plumbing.</i>
MDEQ Brownfield Revolving Loan Fund	The Mississippi Brownfields Revolving Loan Fund (MBRLF), administered by MDEQ, provides low-interest loans to support environmental cleanup at brownfield sites statewide. The program helps move sites from assessment to remediation, especially in underserved communities, by recycling repaid funds to finance future cleanups. <i>All priority sites can make use.</i>

### 1.g. Use of Existing Infrastructure

Reuse of the priority brownfield sites will primarily utilize existing roads, water, sewer, stormwater, and utility infrastructure. Environmental assessments funded through this grant are necessary to confirm infrastructure conditions and ensure that legacy contamination does not impact utilities, drainage systems, or redevelopment activities. Assessment results will inform whether targeted infrastructure upgrades or green infrastructure improvements are needed at sites in Jackson, Grenada, and Columbus, and will support coordination with funding sources to enable safe, efficient reuse.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### 2.a. The Community's Need for Funding

Need for Funding Metric EJScreen & US Census Data	US	MS	Jackson TA	Grenada TA	Columbus TA
Population	340M	2.96M	4,404	6,826	5,370
% Low Income	30%	<b>41%</b>	<b>62%</b>	<b>55%</b>	<b>71%</b>
% Unemployed	6%	<b>7%</b>	<b>9%</b>	<b>8%</b>	<b>16%</b>
% Below FPL	10.6%	<b>19%</b>	<b>33%</b>	<b>26%</b>	<b>40%</b>
Per Capita Income	\$45,256	<b>\$29,211</b>	<b>\$22,386</b>	<b>\$22,473</b>	<b>\$21,285</b>
*Shaded, bold values exceed national averages or reflect greater socioeconomic vulnerability compared to national conditions.					

Mississippi faces persistent economic challenges that significantly limit the ability of communities to address brownfield contamination without federal assistance. The state consistently ranks among the poorest in the nation and has experienced long-term population loss and slow economic growth, constraining

the financial capacity of both local governments and private developers to fund environmental assessment and cleanup. MDEQ does not have dedicated state funding to conduct brownfield cleanups on behalf of municipalities or private entities, and many local governments lack the tax base and fiscal capacity to address contaminated properties independently. As a result, brownfield sites often remain vacant or underutilized, contributing to blight, public health concerns, and continued

economic decline. The proposed TAs experience **high poverty rates, low household incomes, and elevated unemployment**, often exceeding state and national averages. In several census tracts, a majority of residents living below the federal poverty level are **people of color**, reflecting the disproportionate overlap of economic hardship and environmental burden. Municipal governments serving these areas face ongoing fiscal stress, further limiting their ability to invest in redevelopment. In the **Jackson TA**, economic distress is especially acute. Homeownership rates are far below the state average, mortgage lending activity is significantly reduced, and sales tax revenues have declined, limiting local resources. High rates of children qualifying for free or reduced-price lunch further illustrate widespread household economic insecurity. Without federal assistance, contaminated properties in these communities are likely to remain idle. This Brownfield Assessment Grant is essential to evaluating environmental conditions, reducing redevelopment uncertainty, and positioning sites for cleanup and reuse. By targeting communities with limited capacity and disproportionate environmental burdens, this project directly addresses documented community need and supports equitable revitalization across Mississippi.

### 2.b. Health or Welfare of Sensitive Populations

Sensitive populations within the proposed TAs face overlapping environmental, economic, and social stressors that heighten risks to health and welfare. Brownfield sites located near residential neighborhoods, schools, and community facilities contribute to unsafe conditions, discourage investment, and perpetuate cycles of blight that disproportionately

Sensitive Population Metric EJScreen & US Census Data	US	MS	Jackson TA	Grenada TA	Columbus TA
% People of Color	40%	<b>44%</b>	<b>88%</b>	<b>66%</b>	<b>71%</b>
% Black	13%	<b>37%</b>	<b>86%</b>	<b>62%</b>	<b>68%</b>
% Women	49.5%	<b>51%</b>	<b>50%</b>	48%	47%
% under Age 5	5%	<b>6%</b>	<b>6%</b>	<b>6%</b>	<b>5%</b>
% Elderly (65+ years old)	18%	16%	17%	<b>18%</b>	<b>23%</b>
% with Disabilities	13.7%	<b>17%</b>	<b>19%</b>	<b>19%</b>	<b>14%</b>

\*Shaded, bold values exceed national averages

affect low-income residents and communities of color. In the City of Jackson, the priority sites are located in areas characterized by high poverty, low homeownership, and long-standing disinvestment. Vacant and underutilized brownfield properties in these neighborhoods have historically attracted illegal dumping, vandalism, and other criminal

activity, creating safety concerns for nearby residents. The presence of deteriorated structures and suspected contamination further increases the risk of exposure and limits access to safe housing and community amenities. Assessment and redevelopment of sites such as the Hood Furniture Company and the former Coca-Cola Bottling Facility will help reduce these risks by stabilizing properties, removing blight, and supporting housing, greenspace, and community-serving uses that improve neighborhood conditions and public safety. In Grenada, the former Pennaco Hosiery Facility is located near low-income, predominantly minority residential neighborhoods with limited access to essential services and transportation. Residents frequently walk past this blighted site to reach employment and grocery destinations, increasing daily exposure to deteriorated structures and potential environmental hazards. Environmental assessment and reuse of this site would directly benefit nearby residents by reducing safety risks, addressing potential contamination, and supporting redevelopment that improves access to essential goods and services in an underserved area. In Columbus, sensitive populations live near legacy industrial and commercial sites, including the Sanderson Plumbing Facility and the Regal Cleaners site. These properties are located near residential neighborhoods and community facilities, raising concerns about potential exposure to petroleum- and solvent-related contamination. The Sanderson Plumbing site is also adjacent to the Kerr-McGee Superfund Site, compounding community concerns about cumulative environmental impacts. Assessment and cleanup planning at these sites will help identify and mitigate exposure pathways, protect public health, and support safe redevelopment that reduces blight and improves neighborhood stability. Across all TAs, the presence of brownfields contributes to environmental stress, safety hazards, and reduced quality of life for populations already burdened by poverty and limited access to resources. This Brownfield Assessment Grant will help protect the health and welfare of sensitive populations by addressing environmental uncertainty, reducing risks associated with abandoned and contaminated properties, and enabling redevelopment that supports safer, healthier, and more resilient communities.

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

Mississippi and the proposed TAs experience rates of adverse health conditions that exceed national averages, particularly for outcomes linked to environmental stressors and chronic exposure risks. The State consistently ranks near the bottom nationally for indicators such as cancer mortality, respiratory disease, low birth weight, and overall life expectancy. These conditions disproportionately affect low-income populations and communities of color—the same populations most likely to live near abandoned and contaminated properties. Several of the priority sites are associated with constituents of potential concern, including VOCs, petroleum hydrocarbons, heavy metals, and asbestos, which are

known to pose health risks when exposure pathways are present. In the Jackson, Grenada, and Columbus TAs, brownfield sites are often located near residences and community facilities, increasing the potential for repeated exposure through deteriorated structures, soil disturbance, or air pathways. Environmental assessment is a necessary first step in understanding these risks and determining appropriate cleanup actions.

Disease/Health Metric EJScreen & US Census Data	US	MS	Jackson TA	Grenada TA	Columbus TA
% with Low Life Expectancy	20%	<b>23.6%</b>	<b>28%</b>	<b>26%</b>	<b>26%</b>
% with Heart Diseases	NA	7%	<b>10%</b>	<b>8%</b>	7%
% of Adults with Asthma	8.6%	<b>11%</b>	<b>13%</b>	<b>11%</b>	<b>11%</b>
% of Adults with Cancer (excluding skin cancer)	NA	6.38%	5.56%	<b>7.1%</b>	5.96%

\*Shaded, bold values exceed national or state averages

Environmental conditions play a significant role in overall health outcomes. A substantial portion of residents in the TAs report fair or poor health, exceeding national averages and reflecting the cumulative impacts of poverty, environmental burden, and limited access to

healthy environments. Several priority sites contain or are suspected to contain ACM, and smoking rates in the TAs remain elevated. The combined effect of smoking and potential exposure to airborne asbestos fibers increases the risk of respiratory illness and lung disease. The TAs also experience high rates of obesity and related chronic conditions, which are closely tied to low physical activity. Blighted brownfield properties contribute to unsafe conditions, discourage walking and outdoor activity, and are often associated with higher crime rates, particularly in urban areas such as Jackson. Cleanup and redevelopment of priority sites will help remove these barriers, improve neighborhood safety, and support environments that promote physical activity and healthier lifestyles. By assessing environmental conditions at the priority sites, this Brownfield Assessment Grant will help reduce exposure risks, improve neighborhood conditions, and support long-term improvements in public health in communities experiencing a greater-than-normal incidence of disease and adverse health conditions.

#### 2.d. Economically Impoverished/Disproportionately Impacted Populations

Environmental Indicators EJScreen	US	MS	Jackson TA	Grenada TA	Columbus TA
Lead Paint Indicator (% pre-1960s housing)	0.3	0.16	<b>0.45</b>	0.27	<b>0.33</b>
Superfund Proximity (site count/km distance)	0.39	0.06	0.19	0.30	<b>2.13</b>
UST Indicator	3.6	2.9	<b>13.2</b>	<b>7.7</b>	<b>6.5</b>
Nitrogen Dioxide Indicator	7.8	4.8	<b>11.2</b>	5.9	7.2
Diesel Particulate Matter (micrograms per cubic meter)	0.191	0.083	<b>0.269</b>	0.100	0.133
Risk Management Plan (RMP) Proximity (facility/km distance)	0.57	0.39	<b>1.08</b>	0.00	0.20
Drinking Water Non-Compliance	2.2	5.95	<b>60.0</b>	0.1	0.0

\*Shaded, bold values exceed national averages

Populations within the proposed TAs experience significant economic hardship and disproportionately bear environmental burdens resulting from historic industrial, commercial, and governmental land-use practices. In Jackson, Grenada, and Columbus, brownfields are concentrated in neighborhoods with high poverty rates, low household incomes, limited transportation access, and majority-minority populations, where local capacity to address contamination is limited. In

Jackson, these cumulative burdens are compounded by the City's well-documented drinking water infrastructure crisis, marked by repeated system failures and boil-water notices, underscoring the broader environmental stress faced by residents. Historic manufacturing, petroleum-related uses, dry cleaners, and large industrial facilities—many predating modern environmental regulations—have left contaminated or suspected contaminated properties adjacent to residential areas. In Grenada and Columbus, legacy Superfund sites further intensify environmental burdens, reinforcing disinvestment and concerns about cumulative exposure. These conditions contribute to blight, reduced property values, limited economic opportunity, and elevated health and safety risks for residents who often lack the means to relocate or advocate for cleanup. This Brownfield Assessment Grant directly addresses these inequities by prioritizing assessments in economically impoverished and disproportionately impacted communities. Grant-funded activities will clarify environmental conditions, reduce uncertainty, and support informed cleanup and reuse decisions that lower exposure risks. The proposed reuse strategies emphasize affordable and workforce housing, community-serving uses, greenspace, and local economic development, delivering tangible benefits to existing residents without displacement. By pairing

environmental assessment with intentional reuse planning, the project advances equity, reduces long-standing environmental threats, and supports healthier, more resilient neighborhoods across the TAs.

## 2.e. & 2.f. Project Involvement and Project Roles

MDEQ’s primary program partners for the EPA Brownfield Assessment grant will be the three TAs. Representatives from these communities will be the local government points of contact (included below). Other program partners include the Mississippi Secretary of State and the Mississippi Development Authority (MDA). MDEQ aims to allocate funds efficiently and effectively to the three TAs – resulting in many other Mississippi communities receiving assessment grant funds for ESAs and planning activities.

Partner	Point of Contact	Specific Role
City of Jackson	Mayor John A Horhn 601-960-1111	Local Government Contact; Assist with community outreach; Identify sites; Provide reuse input and ensure it aligns with local plans and regulations.
City of Grenada	Mayor Charles H. Latham 662-226-8820	
City of Columbus	Mayor Stephen Jones 662-574-2029	
Mississippi Development Authority	Sara Watson Financial Resource Director 601-359-9344	Technical Support; site access; assist with outreach; reuse input; site inventory; marketing of grant
Mississippi Secretary of State	Tyrone Hickman Director of Tax Forfeited Lands 601-359-6381 Tyrone.hickman@sos.ms.gov	Site Access Agreements to Tax Forfeited Lands and will encourage sale and reuse of properties.

## 2.g. Incorporating Community Input

MDEQ will implement a structured and inclusive **Community Outreach Program** to ensure meaningful involvement throughout the life of the project. A **Brownfield Advisory Team (BAT)**—comprised of MDEQ staff, representatives from the TA communities, and key project partners—will guide outreach activities, coordinate communication, and ensure community input informs site selection, assessment activities, and reuse planning. A **Community Involvement Plan (CIP)** will be developed at the start of the grant to outline engagement goals, identify key stakeholders, and establish methods for ongoing communication. The primary public-facing communication tool will be a dedicated **Brownfield Project website**, which will provide regular updates on project milestones, consultant selection, site inventories, assessment results, and planned redevelopment activities. The website will include meeting announcements, press releases, partner information, and clear mechanisms for submitting questions and feedback. Community input will be actively solicited through a combination of **public meetings, stakeholder interviews, and coordination with local governments and community organizations**. The BAT will gather site inventory suggestions and feedback through both private meetings with project partners and public forums, including town halls and City Council presentations. Meetings will be held in person whenever feasible, with virtual options (e.g., Zoom or Google Meet) available to ensure broad participation and accessibility. To reach residents most affected by the project, particularly those in low-income areas with limited internet access, MDEQ and its partners will distribute **printed flyers**, issue press releases to local media outlets, and share information through partner websites and social media platforms. Project partners will assist in advertising meetings and encouraging participation from residents, businesses, and community-based organizations. Community feedback will be solicited at key project milestones and accepted through multiple channels, including in-person and virtual meetings, phone calls, emails, and online forms. Questions and concerns raised by the community will be documented and addressed in a timely manner by the BAT, with responses provided by the appropriate project partner. This multi-channel engagement approach ensures transparency, builds trust, and ensures that community voices meaningfully shape project outcomes.

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

MDEQ requests **\$2,000,000 in EPA Statewide Assessment Grant funds** for a **five-year project period** to conduct brownfields assessment, cleanup planning, and reuse and area-wide planning activities across three TAs [**Jackson (metropolitan), Grenada (non-metropolitan), and Columbus (non-metropolitan)**] as well as additional eligible sites statewide that meet established site selection and community-need criteria. Grant-funded activities will prioritize the **five priority sites identified in Section 1**, sites nominated by community partners and residents through the engagement process described in Section 2, and additional eligible sites that support housing, health services, workforce development, greenspace, and resilient infrastructure outcomes consistent with local plans and market feasibility. MDEQ will assess a **minimum of ten sites** during the project period, consistent with program requirements. All tasks will be limited to **eligible assessment and planning activities** and will exclude land acquisition, building construction, demolition unrelated to

assessment, or remediation. Administrative costs will not exceed **five percent of total EPA funds**, in accordance with CERCLA §104(k)(5)(E), and will be tracked separately from programmatic costs. Progress will be measured through clearly defined outputs and outcomes, including the number of sites assessed, reports completed, community engagements conducted, and sites positioned for cleanup and reuse.

**Task 1. Program Management - Cooperative Agreement Management, Quality Assurance, & Reporting**

**3.a. Project Implementation**

- 1.) Finalize cooperative agreement work plan and internal controls; establish billing codes by task and by “administrative vs programmatic” cost tracking to ensure compliance with the 5% administrative cost cap.
- 2.) Procure qualified environmental consultants (QEPs) for Phase I/II ESAs, cleanup planning, planning/reuse work.
- 3.) Prepare and maintain Quality Assurance documentation (generic QAPP and site-specific addenda as required).
- 4.) Conduct project management, schedule tracking, and invoice review.
- 5.) Hold routine check-ins with EPA Region staff.
- 6.) Maintain complete and timely reporting, including ACRES reporting for outputs/outcomes.

**3.b. Anticipated Project Schedule:** Years 1-5 (Continuous)

**3.c. Task/Activity Lead:** MDEQ, with reporting assistance from selected environmental professionals

**3.d. Outputs:** Executed contracts; QAPP/generic Sampling & Analysis Plan (SAP) framework; quarterly performance reporting; ACRES updates; annual summaries; closeout package.

**Task 2. Community Engagement and Outreach**

**3.a. Project Implementation**

- 1.) Establish/activate a Brownfields Advisory Team (BAT) with representation from each TA (Jackson, Grenada, Columbus) and key partner organizations identified in Section 2.
- 2.) Conduct an engagement cadence that includes (minimum): two (2) community meetings per year per TA (in-person or hybrid); targeted stakeholder interviews; and public updates via web/social/news outlets.
- 3.) Implement “barrier reduction” approaches (e.g., meeting accessibility supports and participant support where allowable) to increase resident participation.
- 4.) Maintain a transparent site nomination and screening process: nominations collected, eligibility screened, then prioritized using criteria tied to community need, environmental justice considerations, redevelopment potential, and ability to leverage resources.

**3.b. Anticipated Project Schedule:** Years 1-5 (Continuous); BAT formation by end of Year 1, Q2

**3.c. Task/Activity Lead:** Brownfields Advisory Team (includes MDEQ staff)

**3.d. Outputs:** BAT roster and meeting notes; site nomination forms; public-facing project dashboard updates; community meeting agendas/materials; annual “sites assessed and next steps” summary.

**Task 3. Brownfields Inventory, Eligibility Determinations, & Phase I/II ESAs**

**3.a. Project Implementation**

- 1.) Update/maintain inventory and candidate database using MDEQ systems and partner nominations (including sites in the TAs and eligible sites statewide).
- 2.) Perform eligibility determinations and secure access agreements.
- 3.) Conduct Phase I ESAs (AAI-compliant) to identify RECs/HRECs/CRECs and recommend Phase II scope.
- 4.) Conduct Phase II ESAs (sampling and analysis) to delineate impacts, support risk screening, and generate cleanup-planning inputs (conceptual site model, exposure pathways, data gaps).
- 5.) Where redevelopment includes building reuse, include limited building-related environmental screening (e.g., asbestos/lead considerations) as appropriate for planning and sequencing.

**3.b. Anticipated Project Schedule:** *Year 1:* 10 Phase Is and 4-6 Phase IIs (including 2-3 priority sites); *Years 2-4:* 5 Phase Is and 4-6 Phase IIs per year; *Year 5:* Complete remaining assessments/additional assessments identified and finalize reports

**3.c. Task/Activity Lead:** Selected environmental professionals with MDEQ oversight

**3.d. Outputs:** 1 GQAPP, 25 Phase I ESAs, 28 Phase II ESAs including Site Specific QAPPs

**Task 4. Site Specific Cleanup Planning**

**3.a. Project Implementation**

- 1.) Identify cleanup options and costs.
- 2.) Develop 10 ABCAs and 10 CAPs

**3.b. Anticipated Project Schedule:** *Years 1-4:* 2 to 3 ABCAs and 2 to 3 CAPs per year

**3.c. Task/Activity Lead:** Selected environmental professionals with MDEQ oversight and planning input

**3.d. Outputs: 10 ABCAs and 10 CAPs**

**Task 5. Reuse Planning and Area-Wide Planning**

**3.a. Project Implementation**

Create two (2) site disposition strategies, two (2) site reuse visions, and/or one (1) market viability evaluation.

**3.b. Anticipated Project Schedule**

Begin after a cleanup plan is completed and may include allowable reuse planning or area-wide planning, market studies, infrastructure evaluation, or others. All activities completed by mid-Q18.

**3.c. Task/Activity Lead:** Consultant with MDEQ oversight and planning input

**3.d. Outputs:** 2 Site Disposition Strategies, 2 Site Reuse Visions, and/or 1 Market Viability Evaluation

**3.e. Cost Estimates**

Cost estimates for implementing the tasks anticipated to be associated with this project are presented in the table below, followed by a detailed explanation of how the costs were derived. Fringe is 34.5% and MDEQ’s current indirect rate with EPA is 38.44%. **Estimates are based on MDEQ’s experience administering prior EPA Brownfields grants, the anticipated size and complexity of the proposed sites, and prevailing costs for environmental assessment and planning services in Mississippi.**

	Task 1	Task 2	Task 3	Task 4	Task 5	Admin Costs	Total	
<b>Direct Costs</b>	<b>Personnel</b>	\$148,209	\$22,471	-	\$11,186	\$11,186	-	\$193,052
	<b>Fringe Benefits</b>	\$51,132	\$7,752	-	\$3,859	\$3,859	-	\$66,602
	<b>Travel</b>	\$8,000	\$2,000	\$2,000	-	-	-	\$12,000
	<b>Equipment</b>	\$16,000	-	-	-	-	-	\$16,000
	<b>Supplies</b>	\$2,900	\$2,100	-	-	-	-	\$5,000
	<b>Contractual</b>	\$535	\$0	\$1,392,000	\$100,000	\$100,000	-	\$1,592,535
	<b>Construction – N/A</b>	-	-	-	-	-	-	-
	<b>Other</b>	-	-	\$15,000	-	-	-	\$15,000
	<b>Total Direct Costs</b>	\$226,776	\$34,323	\$1,409,000	\$115,045	\$115,045	-	\$1,900,189
	<b>Total Indirect Costs</b>	\$76,627	\$11,618	\$0	\$5,783	\$5,783	\$99,811	\$99,811
<b>Total Budget</b>	<b>\$303,403</b>	<b>\$45,941</b>	<b>\$1,409,000</b>	<b>\$120,828</b>	<b>\$120,828</b>	<b>-</b>	<b>\$2,000,000</b>	

**Task 1: Program Management**

*Personnel Costs:* 2,960 hours at average rate of \$50/hr = \$148,000

*Travel Costs:* 2 conferences x \$4,000/conference (includes airfare, per diem, hotel, and registration) = \$8,000

*Equipment:* PCs/Monitors/Touchscreen TV = \$16,000 Note: No items exceed EPA equipment threshold, but are equipment under State rules and regulations.

*Supplies Costs:* General office supplies = \$2,900

*Contractual:* Miscellaneous contractual services = \$535

**Task 2: Community Engagement and Outreach**

*Personnel Costs:* 450 hours at average rate of \$50/hr = \$22,500

*Travel:* Up to 12 overnight stays at \$125/night for in-state travel related to Community Engagement and Outreach

*Supplies Costs:* community meeting presentation materials and mailouts = \$2,100

**Task 3: Phase I & II ESAs**

*Travel:* Up to 12 overnight stays at \$125/night for in-state travel related to site-specific activities (e.g., Phase 2s)

*Contractual Costs:* 25 Phase I ESAs at average cost of \$5,500 each (some large Phase Is are anticipated) = \$137,500; 28 Phase II ESAs at average of \$45,000 each (large Phase IIs are anticipated) = \$1,260,000. Each will include SAP and Health & Safety Plan.

*Other Costs:* \$15,000 for program or site access fees that may be necessary prior to Phase 2 field activities.

**Task 4: Cleanup Planning**

*Personnel Costs:* 220 hours at average rate of \$50/hr = \$11,000

*Contractual Costs:* 10 ABCAs at \$5,000 each = \$50,000 and 10 CAPs at \$5,000 each = \$50,000

**Task 5: Reuse Planning**

*Personnel Costs:* 220 hours at average rate of \$50/hr = \$11,000

*Contractual Costs:* 2 Site Disposition Strategies at \$25,000 each = \$50,000; 2 Site Reuse Visions at \$25,000 each =

**3.f. Plan to Measure and Evaluate Environmental Progress and Results**

MDEQ will track, measure, and evaluate progress toward project outputs, results, and long-term outcomes through a structured project management and reporting system aligned with EPA Brownfields requirements. At project initiation,

MDEQ will develop a detailed work plan and milestones schedule identifying tasks, deliverables, timelines, responsible parties, and expected outputs. Progress toward these milestones will be monitored on a monthly basis using internal project management tools and contractor reporting. Selected environmental professionals will be required to submit status updates documenting completed activities, expenditures, upcoming milestones, and any challenges affecting schedule or scope. MDEQ will review this information to ensure work is progressing as planned and that expenditures remain consistent with the approved budget. All required outputs—such as site inventories, Phase I and Phase II ESAs, cleanup planning documents, reuse planning products, and community engagement activities—will be tracked and reported in EPA’s ACRES database on a regular basis. MDEQ will also track anticipated outcomes associated with the project, including total acreage assessed and made ready for reuse, reduced environmental uncertainty, sites positioned for cleanup and redevelopment, and benefits related to housing, community-serving uses, greenspace, and economic revitalization. If performance measures or timeline milestones are not being met, MDEQ will promptly coordinate with EPA and project contractors to identify issues, implement corrective actions, and adjust schedules or work plans as needed to ensure successful project completion.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **4.a., 4.b., 4.c. Organizational Capacity, Organizational Structure, and Description of Key Staff**

MDEQ has the organizational structure, experienced staff, and established financial controls necessary to successfully manage and implement an EPA Community-Wide Assessment Grant for States and Tribes. MDEQ has administered EPA-funded brownfields, UST, CERCLA, and revolving loan fund programs for decades and has demonstrated the ability to oversee complex, multi-site projects while maintaining full compliance with federal programmatic and fiscal requirements. MDEQ’s Brownfields Program is led by **Ms. Ryan Wigginton, P.E.**, who will serve as Project Manager for this grant. Ms. Wigginton holds a Bachelor of Science degree in Chemical Engineering from the University of Mississippi, a Master of Science degree in Engineering from Mississippi State University and has over 11 years of experience within MDEQ. She has provided technical leadership and grant oversight for numerous EPA Brownfields Assessment and Cleanup Grants across Mississippi, supporting both municipalities and regional planning districts. Ms. Wigginton has experience managing EPA grant work plans, contractor procurement, scopes of work, budgets, progress reporting, ACRES reporting, and grant closeout. She has also overseen Targeted Brownfield Assessments, including proposal evaluation, cost reasonableness review, and quality assurance of environmental deliverables. Her familiarity with EPA grant requirements, risk-based corrective action, institutional controls, and environmental covenants ensures effective programmatic oversight and compliance. Ms. Wigginton is supported by **Mr. Thomas Wallace, P.E.**, Chief of the Groundwater Assessment and Remediation Division (GARD). Mr. Wallace has **over 19 years of experience in MDEQ’s GARD and Brownfields Program**. His division includes the Brownfields, Uncontrolled Sites, CERCLA, and UST programs. Mr. Wallace provides senior technical and managerial oversight to ensure that assessment activities, cleanup planning, and regulatory coordination are conducted in a manner protective of human health and the environment. He has also overseen administration of the State’s Underground Storage Tank Trust Fund, including management of multimillion-dollar balances, demonstrating strong fiscal and program oversight capability. MDEQ’s **Fiscal Management Team** provides dedicated financial oversight for all federal grants, ensuring compliance with EPA and federal grant management requirements. This team includes **Mr. Brad Ware**, GARD Financial Branch Manager; **Mr. Dennis Jones**, Administrative Coordinator for the State Revolving Loan Fund; and **Ms. Ginny Mizelle**, MDEQ Budget Bureau Director. Together, they are responsible for budget development, financial tracking, contract and subaward management, cost allocation, Financial Status Reports (FFRs), Disadvantaged Business Enterprise (DBE) reporting, and audit coordination. Their combined experience ensures that grant funds are expended appropriately, tracked accurately, and reported in accordance with EPA requirements. Legal oversight for the grant will be provided by **Mr. Ted Lampton**, Legal Counsel for MDEQ, who has over 20 years of experience supporting environmental programs. Mr. Lampton will assist with contract review, property access agreements, liability protections, and any legal considerations related to brownfield assessments and cleanup planning. Community engagement activities will be supported by **Ms. Cassandra Johnson** of MDEQ’s Office of Community Engagement. Ms. Johnson has more than ten years of experience facilitating environmental justice initiatives, public outreach, and stakeholder coordination, and previously served with the Mississippi State Department of Health. Her experience ensures that community involvement requirements are met and that outreach efforts are inclusive, transparent, and responsive to community concerns.

Together, this multidisciplinary team provides MDEQ with the programmatic, financial, legal, and community engagement capacity needed to successfully oversee grant activities, manage contractors, meet reporting and compliance requirements, and deliver measurable outcomes under this EPA Brownfields Assessment Grant.

##### **4.d. Acquiring Additional Resources**

MDEQ will actively leverage additional technical, financial, and outreach resources to maximize the impact of this

statewide Brownfields Assessment Grant. MDEQ will procure a qualified firm through its federally approved, competitive procurement process to develop targeted outreach and marketing materials in coordination with local community engagement efforts, with evaluation criteria including qualifications, technical merit, cost reasonableness, and inclusion of DBEs. MDEQ will also coordinate with state and federal partners, including the Mississippi Development Authority and EPA programs such as Section 128(a) funding and Technical Assistance to Brownfields (TAB) providers, to support community outreach, site identification, and application of best practices. These combined efforts will help position assessed sites to secure additional cleanup and redevelopment resources beyond the grant period.

**4.e. Currently Has/Previously Received an EPA Brownfields Grant**

MDEQ’s Brownfield Program has consistently met reporting requirements and funding goals for 25 years. Accomplishments include:

<b>Grant: FFY 2022 – Community-wide Assessment Grant for States and Tribes CA# 4B02D30922</b>		
<b>Amount: \$1,560,000</b>	<b>Funds Remaining: \$551,689.51</b>	<b>Project Period: 10/1/2022 - Present</b>
<p><b>Accomplishments:</b> MDEQ has successfully administered this statewide assessment grant, with more than 64.6 percent of funds expended or encumbered for site-specific activities as the date of this grant application. To date, MDEQ has overseen environmental assessment and cleanup planning activities at 21 brownfield sites statewide, including 10 sites with UST impacts. Accomplishments include completion of 11 Phase I ESAs, 16 Sampling and Analysis Plans (SSQAPPs), 15 Phase II ESAs, 2 ABCAs, and 1 CAP. These activities have reduced environmental uncertainty and positioned multiple sites for future cleanup and redevelopment.</p> <p><b>Outputs/Outcomes:</b> Assessment and planning activities have advanced site readiness for cleanup and reuse across a diverse mix of urban and rural communities. While redevelopment outcomes are still emerging, completed assessments have provided critical data needed to support cleanup decisions and future investment.</p> <p><b>Compliance:</b> MDEQ met the 60% threshold as of October 1, 2025, at 60.6%, see attachment. All progress/DBE reports, and Federal Financial Reports (FFRs) submitted on time. ACRES regularly updated.</p> <p><b>Plan to Expend Funds:</b> Remaining funds will be expended in accordance with the approved work plan to complete additional site assessments and cleanup planning activities within the project period.</p>		
<b>Grant: FFY 2022 – 128(a) Bipartisan Infrastructure Law (BIL) Funding CA # 4W-02D41223</b>		
<b>Amount: \$3,339,000</b>	<b>Funds Remaining: \$1,270,000</b>	<b>Project Period: 10/1/2022 - Present</b>
<p><b>Accomplishments:</b> MDEQ has expanded its TBA program capacity for assessment and planning statewide, with approximately \$2,070,348 expended or encumbered for site-specific activities under BIL funding. To date, MDEQ has supported assessment activities at 36 brownfield sites, including 14 UST-impacted sites, with \$1,106,057 spent on eligible brownfield UST activities. Completed activities include 15 Phase I ESAs, 27 SSQAPPs, 27 Phase II ESAs, 1 ABCA, and 2 brownfield planning efforts focused on development of brownfield inventories. These efforts have strengthened statewide site identification, assessment, and prioritization.</p> <p><b>Outputs/Outcomes:</b> This funding has significantly increased MDEQ’s TBA ability to assess sites in underserved communities, reduce environmental uncertainty, and build a pipeline of brownfield properties ready for cleanup and reuse. Planning activities have improved local capacity to identify and advance brownfield sites.</p> <p><b>Compliance:</b> All required progress reports, DBE reports, and FFRs have been submitted on time, and site data have been consistently entered into EPA’s ACRES system.</p> <p><b>Plan to Expend Funds:</b> Remaining funds will be expended in compliance with the EPA Cooperative Agreement to complete additional assessments and planning activities consistent with program goals.</p>		
<b>Grant: FFY 2022 – Brownfield Revolving Loan Fund BF# 02D31022</b>		
<b>Amount: \$1,000,000.00</b>	<b>Funds Remaining: \$500,000</b>	<b>Project Period: 10/1/2022 - 9/30/2027</b>
<p><b>Accomplishments:</b> MDEQ approved its first Brownfield Revolving Loan to the City of Natchez in September 2025 for up to \$500,000 for cleanup activities at the Fry Building Site.</p> <p><b>Compliance:</b> MDEQ is in good standing having approved its first loan before 2026.</p> <p><b>Plan to Expend Funds:</b> MDEQ has received two other inquiries regarding the RLF program for possible loans at other brownfield sites. One site is expected to need over \$2 Million in cleanup funding.</p>		
<b>Grant: FFY 2003-2026 - 128(a) State Brownfield Funding</b>		
<p><b>Accomplishments:</b> MDEQ has operated a State Brownfield Program since the inception of 128(a) funding. Maintains the State Response Program and brownfield inventory; Maintains the Four Pillars; Oversees an average of 220 active sites per year, which included providing regulatory/policy interpretations, technical reviews of work plans, reports, QAPPs, CAPs, correspondence, and modeling studies; site inspections; brownfield related outreach.</p>		



# State of Mississippi

TATE REEVES  
Governor

## MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

### Threshold Criteria

**Eligibility:** The Mississippi Department of Environmental Quality (MDEQ) is a Mississippi state agency with the jurisdiction and oversight of Brownfield and Brownfield related programs.

See [www.mdeq.ms.gov/brownfields](http://www.mdeq.ms.gov/brownfields).

**Community Involvement:** See Section 2 of the Narrative. In addition, MDEQ provides community involvement through other agency initiatives such as:

1. Public Notice and Contiguous Property Owner Notifications for Brownfield Agreements and Brownfield Revolving Loan Agreements.
2. MDEQ operates an Office of Community Engagement dedicated to community outreach and meaningful involvement, ensuring community feedback is received and responded to.
3. MDEQ hosts an annual Brownfield Workshop at the Mississippi Municipal League that often includes EPA and Technical Assistance for Brownfields (TAB) providers.

**Expenditure of Existing Grant Funds:** MDEQ was previously awarded a Community-wide Assessment Grant for States and Tribes in 2022. Drawdown as of October 1, 2025 is \$945,794 at 60.6%. See attached copy of financial record. Current expenditures as of December 31, 2025 is \$1,008,310.49 at 64.6%.

**Contractors:** The Mississippi Department of Environmental Quality (MDEQ) has procured contractors under a Request for Qualifications (RFQ) prior to this application, and MDEQ confirms this procurement followed all applicable requirements. MDEQ issues a RFQ once every four or five years for its Groundwater Assessment and Remediation Division to procure contracting services related to assessment and remediation at Brownfields and Underground Storage Tank Sites. Each applicant is required to be a state approved Brownfield Consulting Firm and an Environmental Response Action Contractor (ERAC). This RFQ includes work to be conducted under CERCLA 128a and 104k federal funding<sup>1</sup>.

<sup>1</sup>This application was not drafted using federal Brownfield funding.