

MAYOR
STANLEY B STALLWORTH, ESQ

COUNCIL MEMBERS
CHESSON MCDANIEL Dist. 1
JERRY CAYLOR Dist. 2
KENNY EDWARDS Dist. 3
JIMMY TAYLOR Dist. 4
KASEY BRADLEY-VAUGHAN Dist. 5

CHARLES ANDERSON - City Attorney



DR. GREALY MARSHALL CITY C
TRISTIAN ROBINSON INTERIM CHIEF OF PG
GREG GRAY PARKS & REC.
DARLENE JOHNSON WATER/WASTE WATER
FRED HERBEST FIRE C
CHAD MOORE ELECTRICAL
SUSAN COLEMAN CHMBR, COMM, CULT DIRE
THOMAS J SULLIVAN STREET & SANITATION
BRIAN MARTIN AIRPORT MAN/

CITY OF EVERGREEN

355 East Front Street
Evergreen, Alabama
36401
Phone: (251) 578-1574
Fax: (251) 578-1526
www.evergreenal.org

IV.D. Narrative Information Sheet

1. Applicant Identification

Name:

The City of Evergreen

Full Address:

The City of Evergreen,
355 East Front Street,
Evergreen, AL 36401
<https://www.evergreenal.org/>

2. Website URL:

3. Funding Requested:

a.) Assessment Grant Type:

“Community-wide”

b.) Federal Funds Requested:

\$500,000.00

4. Location:

City:

Evergreen

County:

Conecuh

State:

Alabama

5. Target Area and Priority Site

Information:

The City of Evergreen

Target Areas:

Evergreen- 9605, 9606

Census Tracts:

- a. Old City School-101 City School Drive,
Evergreen, AL 36401
- b. Department of Education- 1455 Bates Road,
Evergreen, AL 36401
- c. Vacant Lot- 599 E Front Street, Evergreen,
AL 36401

Priority Sites:

6. Contacts:

Project Director:

Connie B. Baggett
City of Evergreen, Municipal Director of Program
Management
cbaggett@evergreenal.gov
(251) 578-1574

Chief Executive/Highest Ranking

Mayor Stanley Stallworth
355 E Front Street, Evergreen, AL 36401
sshallworth@evergreenal.gov
(251) 578-1574

Elected Official:

7. Population:

Conecuh County:

11,174

City of Evergreen:

3,323

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8. Other Factors	Page #
Community population is 15,000 or less .	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (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.	
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	3, 8-9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Letter from State Environmental Authority: Attached
10. Releasing Copies of Applications: Not Applicable

EDWARD F. POOLOS
DIRECTOR

JEFFERY W. KITCHENS
DEPUTY DIRECTOR



KAY IVEY
GOVERNOR

Alabama Department of Environmental Management
adem.alabama.gov

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

January 23, 2026

Stanley Stallworth, Mayor
City of Evergreen
355 E Front Street
Evergreen, Alabama 36401

RE: FY2026 EPA Community-Wide Assessment Grant Letter of Support

Mayor Stallworth:

The Alabama Department of Environmental Management is pleased to support the City of Evergreen's application for a FY2026 US Environmental Protection Agency Brownfields Community Wide Assessment Grant.

We understand the City of Evergreen plans to assess and redevelop areas throughout the town that have been left to ruin. The City of Evergreen has a population of 3323 individuals, 66% of that population is low income, and the per capita income is \$18,684.00. It is our understanding that the city is looking to secure \$500,000.00 through the EPA Brownfield Community-Wide Assessment Grant and plans to use at least 20% of those funds for site redevelopment plans.

The city has identified the entire city limits as the target area with a primary focus on downtown. Priority sites include the former city school, downtown front street, and the Board of Education.

The ADEM Redevelopment Section routinely aids governments interested in brownfields redevelopment. Upon request, ADEM may participate in the various outreach activities needed to accomplish your brownfields project goals, entry of sites into the ADEM Voluntary Cleanup Program (VCP), or use of our own grant funds for conducting site assessments and/or cleanups (offered on a first come first serve basis).

We wish you and the residents of the City of Evergreen success in the pursuit of your grant. Please let us know if we can be of further assistance. For any questions regarding this letter, please contact Crystal L. Collins at 334-279-3067 or via email at ccollins@adem.alabama.gov.

Sincerely,

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

Crystal L. Collins, Chief
Redevelopment Unit
Land Division
Alabama Department of Environmental Management



Birmingham Office
110 Vulcan Road
Birmingham, AL 35209-4702
(205) 942-6168
(205) 941-1603 (FAX)

Decatur Office
2715 Sandlin Road, S.W.
Decatur, AL 35603-1333
(256) 353-1713
(256) 340-9359 (FAX)

Coastal Office
1615 South Broad Street
Mobile, AL 36605
(251) 450-3400
(251) 479-2593 (FAX)



1. Project Area Description And Plans For Revitalization

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area:

Known as the “Emerald City,” the City of Evergreen (Evergreen) is located in southwestern Alabama and is the county seat of Conecuh County. Evergreen was officially incorporated in March 1873. It was the home of a Baptist orphanage and a 500-seat opera house at one time. The L&N Railroad was built through town in 1861 just barely a month before the beginning of the Civil War. In 1881, a *disastrous tornado* along with *several fires* caused catastrophic damage through the city limits. Evergreen Sanborn Fire Insurance Maps from the late Nineteenth Century ***illustrates the deep segregation*** the Black population endured. Their homes were referred to as shanties. Their homes, stores, and restaurants were located at the back of city blocks or in undesirable locations near mills and factories. **The proposed geographic boundary for conducting eligible activities under this grant is the City of Evergreen’s jurisdictional limits.**

A community crumbling from explicit racial tension and lingering “good old boy” mentality, **the Target Area for this grant, Evergreen**, would take decades to begin prospering. The Target Area is city-wide. Evergreen is part of two census tracts. **Tract 9605** encompasses W Front Street and goes west towards Interstate-65. This tract specifically struggles in housing, workforce development, and health. **Tract 9606** encompasses E Front Street and extends past the City’s jurisdictional limits. This tract struggles in health. The current population of Evergreen is 3,323 individuals. Today, the City is faced with ***several brownfield challenges, including severely derelict buildings, business closures, environmental health hazards, and public safety concerns.*** Several buildings located in the downtown area are *structurally concerning* as you can see the severely inclined angle. The main downtown street – E and W Front Street - has *multiple vacancies* as businesses have moved closer to the interstate or outside of the city completely. In addition, to *the derelict buildings* in the area, one business has persistent sink holes in the parking area, creating a danger to the citizens acquiring goods or services from the business. Many of the vacant buildings were built in the early to mid-1900s and may contain **asbestos insulation, asbestos tile flooring, and lead paint**. Some that are *incredibly neglected* have been the victim of mother nature with trees growing throughout, pigeons and other wildlife’s homes, and mold growth throughout. Many of these buildings will be a complete loss and will in turn result in the **disappearance of many historical landmarks** if action is not taken soon. Receiving a community-wide assessment grant ***will help address Evergreen’s brownfield challenges by creating a plan for redevelopment and revitalization of the City’s downtown and derelict properties.*** Furthermore, it will give the City ***an opportunity to address properties with perceived contamination to plan for potential remediation and redevelopment.***

b. Description of the Priority Brownfield Site(s):

The **first Priority Site** is located at 100 City School Drive, Evergreen, Alabama, 36401. The Old City School was built in 1923 and operated until 2002. It is one of the last remaining physical spaces where integration occurred in the area. The site was established in 1910 with a dwelling listed on the property. There is an inactive city water well located on the southwestern portion of the site. Directly southwest of the site was a fueling station. To the north, was Price Lumber Co.



Ginnery & Planing Mill. The Old City School was heated by a coal powered furnace. The coal used as the fuel source remains underneath the building. It is undetermined how much coal remains in the area and what the subsurface conditions are beneath the coal piles. It is possible that *polycyclic aromatic hydrocarbons (PAHs) and heavy metals* could be found under the building due to the coal piles under the building. **Asbestos** insulated piping is present throughout the crawl space and building. Asbestos in other areas of the building and flooring, is present, as well as **lead paint**. There is an unnamed tributary of Sandy Creek located within 0.5 miles from the first priority site. It is anticipated that groundwater flows east toward the tributary. Due to the possible groundwater flow and the contamination that possibly occurred at the former fueling station or the ginnery/planing mill, constituents could be present on the former City School property. Perceived contamination from these sites could be *volatile organic compounds (VOCs) or PAHs*. The current status of the building's interior is almost at an utter loss. The floors in areas have fallen in and paint is peeling from the wall. With this being stated, action **MUST** happen soon as the schools flooring has caved in, and paint is peeling off the walls. The **City currently owns this site**. Unfortunately, **investors have turned away because of the potential environmental concerns that are present on the site and the close proximity to the railroad**. Assisting with an assessment to evaluate the concerns, will **prime the site for redevelopment and revitalization to such a historic landmark**. The most recent strategic reuse plan is an **Integration-focused Living History Museum**. The **second Priority Site** is located at 1455 Bates Road, Evergreen, Alabama, 36401. The site is currently the Conecuh County Board of Education (CCBOE). It is currently used as a *bus garage* and trucks park overnight there. Auto maintenance such as *oil changes and tire changes* occurs on the site. With trucks parking overnight it is possible some spills or discharges have occurred on the property. Perceived contamination at this site could be *VOCs and PAHs*. There is an influx of pigeons at the back of the facility as well. Pigeon droppings have been known to cause *Histoplasmosis, a fungal disease; Psittacosis, flu-like illness; and Cryptococcosis, a fungal infection*. While these are relatively rare to catch and require the inhalation of the dust of the droppings. The City would like to **conduct health monitoring activities** at this property. This would determine if the above-mentioned health concerns could be impacting those working at the CCBOE and monitor cleanup activities of the pigeon droppings. The City has plans to reinvent the city hall and incorporate the CCBOE into the new building, opening up the current CCBOE property for revitalization. The City's economic development consultant and local officials have had discussions regarding future plans for the large acreage site. The hope would be a **large shopping center** to service the area with clothing, home goods, groceries, and more. If the redevelopment occurs, it will bring an increase of jobs to the area and help grow local tax revenue. The **third Priority Site** is located at 599 E Front Street, Evergreen, Alabama, 36401. The site is currently vacant and only has a concrete slab. In 1927, the property was listed as the Conecuh Hotel, two stores, and a bottling works facility. Immediately north and adjacent to the site was a dry-cleaning facility. Perceived contamination for this site would be *PAHs and chlorinated solvents* such as *tetrachloroethylene and trichloroethylene*. The City has conducted a smaller community visioning and residents who attended expressed the desire for a **green space or restaurant** in this area.



c. Identifying Additional Sites:

The **Alabama Department of Environmental Management** assisted the City's economic development consultant with a **preliminary inventory** in 2021. A list of sites exists and includes former automotive repair shops, stores, cleaners, and industrial sites. Through utilizing existing county records and partnering with the City's economic development consultant, Evergreen established a prioritization criteria and cross referenced the sites to identify the current priority sites for this application. By collecting data on the areas through those resource tools, Evergreen selected sites that met an economically impoverished or disproportionately impacted population criteria that exemplified the need or desire for redevelopment. Evergreen **plans to utilize the same approach when selecting additional sites for the grant following a city brownfield inventory update** process that will include a windshield survey and site visits to verify specific brownfields throughout the city limit.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans:

The City of Evergreen has an **Alabama Communities of Excellence Strategic Plan from 2022**. *USDA – Rural Development provided funding for that project*. Specific priority issues and goals detailed in this plan include workforce development and education, Business development, downtown and retail development, public service and infrastructure, and community appearance and aesthetics. While this plan focuses on priority issues and goals it does not include a framework of how to achieve those goals. The City is planning to use at least **30% of the funding** for planning to **create an overall redevelopment plan with site reuse plans**. This will assist in creating an implementation framework to address some of the priority issues, so the goals have a way to come to fruition. Beginning with the **Old City School**, plans have been unfulfilled for various financial and business reasons, and several investors have discussed what the future could look like. This plan would align with the 2022 Strategic Plans: Workforce Development and Education, Community Appearance and Aesthetic, and Public Service and Infrastructure goals. The living history museum would be a facility housing multimedia interpretative exhibits pertaining to the struggle relating to *integration, its implementation, and the aftermath* in Conecuh County. The centerpiece of such a museum would feature the historically accurate **restoration** and furnishing of one or more classrooms within the building to visually turn back the clock to the time of the school's integration. The **CCBOE** is a large acreage site. The City is working to redevelop an underutilized area of E Front Street that would be large enough to be a new City Hall and home to CCBOE. Thus, allowing it to be closer to some of its K-12 students. The City would like to see that area **redeveloped for a large retailer, or supercenter**. This redevelopment plan would specifically align with the 2022 Strategic Plans: Workforce Development and Education and the Downtown and Retail Development goals. Citizens travel more than 30 minutes away for groceries, shopping, and other goods that could be supplied in one location and serve a large number of people. Bringing this business to the area **would facilitate several jobs at competitive prices, increase the total income** for some households, and begin to eliminate the City's low-income rating. The vacant lot at 599 E Front Street would be an ideal location for a green space or restaurant area, for example a food truck park, located adjacent to the Chamber of Commerce. This reuse is consistent with public feedback on the vision for this area. Additionally, this would align with the 2022 Strategic Plans:



Community Appearance and Aesthetics, Business Development, and Downtown and Retail Development goals.

e. Outcomes and Benefits of Reuse Strategy:

Saving the historic Old City School and utilizing it to tell the history of the City's integration and hardships the black population of Alabama and the South faced. It will be beneficial for the community and a treasure for hundreds to visit and share their own experiences for others to hear and grow from. Ideally, this would **provide 3 to 5 jobs** for members of the community and give the older generation a sense of pride through involvement. Bringing a large retailer to the CCBOE site would facilitate several jobs at competitive prices, increase the total income for some households, and begin to eliminate the City's low-income rating. Specifically, a Walmart Supercenter that is 182,000 square feet employs around 300 employees. Based on industry data, **a Walmart location could increase the local sales tax revenue by \$50,000.00**. It would also *alleviate the burden of traveling more than half an hour for some to have basic necessities*. Redevelopment of the third Priority Site would satisfy the citizens of Evergreen's desire for a green space market area and will allow the citizens to feel heard and appreciated. They would be able to sell their own goods at a fair price and allow others to support their local farmers and crafters.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse:

The City has been successful in receiving Community Development Block Grants (CDBG) from the Department of Commerce, USDA – Rural Development, and Delta Regional Authority. The CDBG assists in supporting community development activities to build stronger and more resilient communities. These grants can assist in economic **development projects, infrastructure, and more**. This is extremely beneficial for the assessment and reuse planning of the City. The funding they have received from the USDA has been used to begin creating a strategic plan. Additional funding may be secured through the USDA Rural Development Program or additional CDBG.

g. Use of Existing Infrastructure:

The City of Evergreen provides power, water, and wastewater services to the area. The L&N Railway maintains their right of way and **the line is still active**. The roads are in fair condition. The existing infrastructure and recent improvements have created a prime area for revitalization.

2. Community Need and Community Engagement

Community Need

a. The Community's Need for Funding:

The **population for Conecuh County is 11,109**. The **population for Evergreen is 3,323**. The median household income is \$38,098.00 for the City of Evergreen. The per capita income is \$18,684.00. Conecuh County is listed as number 12 on the lowest earning counties in Alabama. This is *31.9% below state average and 45.5% below the national average*. Additionally, it is listed as **157 highest for poverty** among all counties nationwide. The City of Evergreen has received funds for specific projects, such as infrastructure improvements. Such improvements include a **\$500,000** Community Development Block Grant for Sewer Rehab in 2021. This was



for the Brooklyn Road Lift Station. By utilizing the CDBG, the City has been able to provide additional lift stations in the area of Brooklyn Road. This grant has helped in the reuse of areas by upgrading existing infrastructure. The City has a general idea of where they would like to go; however, it is *difficult to promote sites* that have environmental concerns for economic growth. **By utilizing the funding for assessments, the City is also able to help promote sites as ready for development.** As stated in 1.b., investors have **turned away from developing** the Old City School **specifically due to the lack of environmental data.** The City itself cannot fund the assessments, and most property owners are facing the decision of either upgrading their store fronts and making building improvements or paying their bills. This will hopefully alleviate the vacant sites and buildings and promote economic growth for the City while providing competitive paying jobs to its citizens.

b. Health or Welfare of Sensitive Populations:

The Evergreen Housing Authority serves more than 206 low-income families with **public housing** apartments and **Section 8 Housing Choice Vouchers**. Alabama's SNAP participation rate is higher than the national average of 12.3%. **Conecuh County has a 26.2% SNAP participation rate.** According to third party data, **72%** of the community are represented as **people of color**. **66%** of the community have **low income, which is 28% higher than the state average and 36% higher than the national average.** There has been an over **14% decline in employment opportunities.** The City contains **impaired waters**. According to USDA Forest Service, there is a **high risk of wildfire**. The data provided states that the risk is 77% higher than other communities in the US. The City is a **transportation access burden area and a food desert**. *Evergreen is an EPA IRA disadvantaged community.* The reuse strategies that will come from this grant will help increase employment opportunities for the community, increase the household income, and decrease the rate of SNAP participation.

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

The City of Evergreen has a **low life expectancy of 27%**, which is **6% above the national average**. **Heart disease** indicators are 3.1 points above the national average and 2.0 points above the state average. **Asthma** indicators are 1.2 points above the national average and 0.7 points above the state average. **Cancer** indicators are 1.1 points above the national average and 0.6 points above the state average. **19.8% of the community has disabilities, which is 6.1% above the national average and 2.6% above the state average.** It is in the **95th percentile for diabetes**, the **97th percentile for low life expectancy**, and the **96th percentile for heart disease**. This grant will assist in determining if environmental factors are contributing to higher levels of disease by exposure pathways. By making this determination, affected areas can be identified and plans for remediation can occur.

d. Economically Impoverished/Disproportionately Impacted Populations:

According to third party data, Evergreen is in the **90th percentile for lacking indoor plumbing**, **99th percentile for energy costs**, **90th percentile for expected building loss rate**, and **97th percentile for unemployment**. The number of dilapidated buildings and contaminated sites in Evergreen exacerbates these underlying hardships. Property owners are not forced to make improvements or repairs to their store fronts. Due to this negligence, the downtown area is not a



heavily trafficked area and does not generate interstate traffic. This results in loss of revenue to the business owners who strive to make improvements and take pride in their stores. Additional details were expressed in section 2.b. The reuse strategies that will come from this grant will help **increase employment opportunities** for the community, **increase the household income**, and potentially **decrease the rate of SNAP participation**.

Community Engagement

e. Project Involvement & f. Project Roles:

Name of Entity	Entity’s Mission	Contact Information	Specific Involvement in Project or Assistance Provided
Alabama Department of Environmental Management (ADEM)	The mission at ADEM is to assure for all citizens of the State a safe, healthful, and productive environment.	Crystal Collins ccollins@adem.alabama.gov 1 (334) 279-3067 1400 Coliseum Boulevard, Montgomery, AL 36110	State Agency Reviewer/ Public Engagement
Conecuh County Department of Public Health	The Alabama Department of Health works to promote, protect and improve your health.	1 (251) 578-1952 102 Wild Avenue, Evergreen, AL 36401	Health Monitoring
Conecuh County Board of Education-Superintendent Dr. Tonya Bozeman	Our mission is to create a culture of confident, diverse, and innovative learners in high quality educational settings.	(251) 578-1752 1455 Bates Road, Evergreen, AL 36401	Public Engagement/ Input on Reuse CCBOE property
Evergreen-Conecuh Chamber of Commerce	"We are in the business of helping your business grow!"	(251) 578-1707 100 Depot Square, Evergreen, AL 36401	Space to hold Community Meetings and Updates

g. Incorporating Community Input:

Evergreen will conduct *quarterly or semi-annual meetings* (dependent on project progression) to update the public on the grant’s status. *Community Visioning* events to assist in the site reuse plans will occur, building on past efforts the City has conducted. The City of Evergreen has already hosted one Visioning session to hear the community’s needs for redevelopment to better serve them. **Two of the priority sites were chosen from this meeting.** A *Facebook page* dedicated to updating the community on the grants status and project progress will be created. The City has utilized *The Evergreen Courant* to post public notices, announcements, and updates to the community. *Flyers* may be sent via mail to addresses located within the jurisdictional boundaries. The community will have many opportunities to respond to grant activities and have their input heard. A community task force will be created to help ensure the community is being heard and responded to promptly. Direct outreach to those involved with the CCBOE health monitoring will be promptly after analysis of findings. In addition to in person, these results will be shared via mail. Responses may be given out via social media or through mail services, such as flyers or in *The Evergreen Courant*.



3. Task Descriptions, Cost Estimates, And Measuring Progress

Description of Task/Activities and Outputs

Task Activity: Phase I Environmental Site Assessments (ESAs)	
a.	Project Implementation: Twelve Phase I ESAs will be conducted including the 3 priority sites and 9 others that will be identified once the grant is awarded. Phase I ESAs will include: historical database and records review, interviews, database radius reviews, topographic/ hydrogeology data review, and site walks. The work will be performed in accordance with ASTM E1527-21 by a contracted Qualified Environmental Professional Environmental Professional (QEP) (The QEP will be selected following procurement requirements and obligations after grant award announcements). Reports will be reviewed by Ms. Baggett and Mrs. Pendleton prior to distribution.
b.	Anticipated Project Schedule: Following the award for a QEP, Phase I ESAs <u>should begin almost immediately after all sites are identified</u> and should not take more than a year to complete.
c.	Task/Activity Lead: Tasks will be managed by Ms. Baggett and conducted by a QEP.
d.	Outputs: 12 Phase I ESA reports
Task Activity: Phase II ESAs	
a.	Project Implementation: Seven Phase II ESAs with Regulated Building Material Surveys (RBMs) (when applicable) will be conducted following Phase I ESA results. In addition, a health and safety plan (HASP), Master Quality Assurance Project Plan (QAPP), and Field Sampling Plans (FSP) will be developed prior to any drilling or sampling by the QEP. If the budget allows, additional Phase II ESAs may be performed. Any reports for distribution will be reviewed by Ms. Baggett and Ms. Pendleton.
b.	Anticipated Project Schedule: <u>Following the approved Phase I ESA results, HASP, QAPP, and FSPs, Phase II ESAs should begin.</u> This task should not exceed 2 to 2 and a half years.
c.	Task/Activity Lead: The task will be managed and conducted by a QEP under the overall management of Ms. Baggett.
d.	Outputs: 7 Phase II ESA Reports, Master QAPP, HASP, FSP, and sites needing remediation or additional assessment will be identified.
Task Activity: Planning and Community Engagement	
a.	Project Implementation: The 2021 ADEM Brownfield inventory will be updated by a QEP to identify additional Brownfield sites throughout the city limits. Evergreen will conduct quarterly or semi-annual meetings (dependent on project progression) to update the public on the grant's status. Up to 1 Community Visioning event to assist in the site reuse plans will occur. A Facebook page dedicated to updating the community on the grants status and project progress may be created. Site Reuse/ Site Cleanup Plans, and final Analysis of Brownfield Cleanup Alternatives (ABCA) will be developed, as necessary.
b.	Anticipated Project Schedule: Each subtask has its own schedule. Firstly, a firm shall be contracted. This should occur in no more than 6 months. Additional Brownfield sites should be identified within the first 9 months. <u>Plans will occur in years 2 through 4. ABCA will be developed during year 4.</u>



c.	Task/Activity Lead: The task will be managed and led by Ms. Baggett. Assistance from the Chamber of Commerce, local education facilities, and others may assist, as necessary.
d.	Outputs: A contracted firm, site reuse/ cleanup plans, and ABCA(s). Up to 4 Community Meetings per year, Up to 12 Quarterly Facebook posts per year, and up to 1 community visioning per year.
Task Activity: Administrative Costs	
a.	Project Implementation: The City of Evergreen will be required to submit reports for ACRES.
b.	Anticipated Project Schedule: <u>Throughout the lifecycle of the grant beginning at the award announcement.</u>
c.	Task/Activity Lead: The task will be managed by Ms. Baggett and Mrs. Pendleton will aid.
d.	Outputs: ACRES reports

e. Cost Estimates

Budget Categories		Project Tasks				Total
		Phase I ESAs	Phase II ESAs ⁶	Planning & Community Engagement	Administrative Costs	
Direct Cost	Personnel ¹	\$6,850.00	\$6,850.00	\$39,920.00	\$6,850.00	\$60,470.00
	Travel ²	-	-	\$15,000.00	-	\$15,000.00
	Equipment ³	-	-	\$4,200.00	-	\$4,200.00
	Supplies ⁴	-	-	\$4,000.00	-	\$4,000.00
	Contractual ⁵	\$30,000.00	\$265,800.00	\$120,530.00	-	\$416,330.00
Total Direct Costs		\$36,850.00	\$272,650.00	\$183,650.00	\$6,850.00	-
Indirect Costs		-	-	-	-	-
Total Budget (Total Direct Costs + Indirect Costs)		\$36,850.00	\$272,650.00	\$183,650.00	\$6,850.00	\$500,000.00



Budget Justification: Personnel & Fringe¹: The hourly rates for Mrs. Pendleton are \$30.00 per hour ($\$30 \times 500 = \$15,000.00$ plus $75 \times \$30 = \$2,250$ / administrative cost) **the employee does not opt for fringe benefits.* Phase I and II costs ($75 \times \$30 = \$2,250.00$, associated with report review and distribution) Planning/ Community Engagement ($334 \times \$30 = \$10,020.00$) Hours are roughly 125 hours a year. Most hours will be in task 3 and 4. Those tasks align so closely together they are in one budget column. The hourly rate for Ms. Baggett is \$46.00 per hour ($\$46 \times 650 = \$29,900$ plus $\$46 \times 100 = \$4,600.00$ / administrative cost) **the employee does not opt for fringe benefits.* For both Phase I and II ($\$46 \times 100 = \$4,600$, associated with report review and distribution) and for planning/Community Engagement ($\$46 \times 450 = 29,900$). Hours are roughly 187.5 per year with most hours in tasks 3 and 4.

Travel²: Based on travel, stay, and food for 2 individual to attend the National Brownfields Conference ($\$4,500.00$ / individual) and travel ($\$0.79$ a mile, $\$30$ /meal (lunch/dinner) $\$250.00$ /night lodging) to other brownfield related meetings, conference, and/or etc. as required by the grant to attend.

Equipment³: Based on current prices for projectors, HDMI cords, Marketing software, tables, easels, etc. needed for Community Meetings.

Supplies⁴: Cost of arts and craft supplies that are needed for Community Visionings, tablecloths, and flyers for event promotion.

Contractual⁵: **Phase I ESAs ($12 \times \$2,500$) = \$30,000.00; (Phase II ESAs ($7 \times \$25,000 = \$175,000$) + HASP & Master QAPP = $\$5,300$ + FSPs ($7 \times \$1,714.28 = \$12,000$) + RBMs ($7 \times \$10,500 = \$73,500$) = **\$265,800.00**; (ABCA ($3 \times \$13,050 = \$39,150.00$) + Site Reuse Plans- ($3 \times \$15,104.66 = \$45,314.00$) + Community Engagement (Visioning Events) ($4 \times \$9,016.50 = \$36,066.00$) = **\$120,530.00**.**

**Budget is based off average proposed costs.*

**Phase II ESA cost is in reference to 4 soil borings converted to temporary monitoring wells with three sample intervals for soil and groundwater sampling, if encountered, not to exceed a depth of 20 foot.*

f. Plan to Measure and Evaluate Environmental Progress and Results

The City of Evergreen and the selected firm will collaborate with each other to track, measure, and evaluate project progress and will ensure expected project outputs, overall project results, and eventual project outcomes are achieved. The City plans to utilize progress reporting, monthly scheduled team update meetings, and budget expense spreadsheets. Output and outcomes will also be utilized to track project progress and ensure the community benefits will be achieved in the target area. ACRES will be updated for each property at the completion of Phase I, Phase IIs, at the completion of the project period, and as noteworthy events occur (i.e., leverage dollars or jobs) at the site, but no later than the end of the quarter in which the event occurred. At the start of the project, the City will complete the EPA Work Plan that will incorporate all requirements under the cooperative agreement. The City will include a detailed project timeline, which will be shared with the EPA, ADEM, and the QEP. Should any milestones or measures not be achieved, the City will meet with the selected firm to assess and modify the project strategy and timeline. The City will discuss with the designated EPA Project Officer to address concerns and formulate a corrective action plan. Copies of all documents associated with the project will also be continuously added to the document repository as they are completed.

4. Programmatic Capability and Past Performance

Programmatic Capability

a.-c. Organizational Capacity, Organizational Structure, Description of Key Staff:



Ms. Connie Baggett will serve as the Grant Manager and Project Director. Her task will be creating an RFQ/RFP for the procurement of a Qualified Environmental Consultant/ Firm to manage the technical aspects of the grant. Ms. Baggett has just begun working with the City of Evergreen. She has managed numerous grants over the past 12 years. Some grants were in excess of \$10M. These grants included funding for economic development, disaster recovery and transportation assistance, and infrastructure upgrades. Ms. Baggett has previous experience as a career coach and has experience developing job shadowing programs. Early on in her career she was a columnist and covered topics ranging from the local Tribes to environmental and major crimes. Ms. Baggett will help finalize all site redevelopment plans and help ensure the community's reuse needs are heard. **Mrs. Brandy Pendleton** will serve as the Administrative Assistant and will assist Ms. Baggett as necessary. She has assisted on other grants before and excels at administrative duties. She will help with marketing community meetings and provide social media updates. In addition, she will be authorized to accept payment from grant drawdowns. Mrs. Pendleton has been with the City for 6 years and has assisted in the grant process before. **Mayor Stanley Stallworth** will serve as project support. As the mayor, Mayor Stallworth is heavily involved in the betterment of his community and wants his citizens to thrive in the community that they love. He has a vision for the City of Evergreen and will be heavily involved in the redevelopment plans. He will assist in beginning most community meetings. Mayor Stallworth will serve as the site reuse coordinator and assist in redevelopment planning for the Old City School and vacant lot on E Front Street.

d. Acquiring Additional Resources:

The City has utilized its own standard procurement procedures and will comply with the competitive criteria set forth in 2 CFR Part 200 and 2 CFR Part 1500, and other applicable EPA procurement guidance documents when choosing any contracted firm or consultant need to complete or to assist with this grant. The City has no intention of making any subawards for this grant.

Past Performance and Accomplishments

f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements:

The City of Evergreen has not received an EPA Brownfield Grant; however, they have received a few other grants. In 2021, they received a Community Development Block Grant for Sewer Rehab. This was for the Brooklyn Road Lift Station. The grant funds received were \$500,000.00. By utilizing the CDBG, the City has been able to provide additional lift stations in the area of Brooklyn Road. This grant has helped in the reuse of areas by upgrading existing infrastructure and installing new submersible pumps and new above ground valves and meters. Operators had to manually enter the well and make repairs. All reporting requirements were met, and the project was completed on schedule. Proper safety training and documentation was recorded. In 2023, they received a CDBG-ED (Economic Development Program) grant for Baggett Street Improvements. The grant funds received were \$350,000.00 and \$200,000.00 from the Delta Regional Authority, a total of \$550,000.00. The lifecycle of the grants is still active, and progress has been maintained by monitoring determined milestones designated by the project schedule. The project is near completion.



FY2026 The City of Evergreen, Alabama EPA Brownfield Assessment Grant Application Threshold Criteria

2.B.1. Applicant Eligibility: The City of Evergreen, an Alabama municipal government, affirms that the City is eligible for funding. The City is tax exempt.

2.B.2. Community Involvement: The City of Evergreen believes that community engagement is extremely essential to the success of this project and prioritizes effective communication strategies. By employing creative and accessible approaches, we aim to connect with residents wherever they are, breaking down barriers to ensure meaningful participation. The City will hold quarterly or semiannually, depending on the progress of the project, brownfield project update meetings to inform the public of the progress of the grant and the findings of any assessment in the event it is a harm to human health. Project updates can be given during regular scheduled meetings if the need arises. Updates may be provided through social media at the City's discretion. Updates may be uploaded on the City's website as well.

2.B.3. Expenditure of Existing Grant Funds: Not applicable. The City affirms that it does not have an active EPA Brownfields Assessment grant, Multipurpose grant, Cleanup Grant, or Revolving Loan Fund.

2.B.4. Contractors and Named Subrecipients: Not applicable. The City has not identified a procurement contractor nor subrecipient to conduct work proposed in this application. If awarded, the City will follow procurement guidelines to select contractors to perform the work. Subrecipients are not anticipated to be required.