



Development Authority of Jasper County

- (1) Applicant Identification:
Development Authority of Jasper County
126 W Greene Street, Suite 19
Monticello, Georgia 31064
- (2) Website URL: [Development Authority of Jasper County – Development Authority of Jasper County](#)
- (3) Funding Requested
 - a. Assessment Grant Type: Community-wide Assessment
 - b. Federal Funds Requested: \$500,000
- (4) Location: Monticello (city) and Jasper County, Georgia
- (5) Target Area and Priority Site Information
 - Target Area: Jasper County, Georgia
 - Site 1: Hwy 83 S., unincorporated Jasper County (address as reads on county property card; parcel 040 018)
 - Site 2: Former Washington Park Elementary School, 1125 Fred Smith Street, Monticello (parcel M05C 031)
- (6) Contacts
 - a. Project Director
Tony Rogers, Executive Director/Project Director
126 W Greene Street, Suite 19
Monticello, Georgia 31064
404-863-3617
tonyrogersdajc@outlook.com
 - b. Chief Executive/Highest-Ranking Elected Official
Tony Rogers, Executive Director/Project Director
126 W Greene Street, Suite 19
Monticello, Georgia 31064
404-863-3617
tonyrogersdajc@outlook.com

(7) Population

- Site 1: unincorporated Jasper County, county population of 14,700
- Site 2: Monticello, GA, population of 2,880

(8) Other Factors Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number. **If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect.** EPA may verify this information prior to selection.

Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	1, 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
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).	2
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	TBD
The reuse of the priority site(s) will incorporate energy efficiency measures.	NA
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
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).	9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	NA

(9) Letter from the State or Tribal Environmental Authority

See attached on the following page.

(10) Releasing Copies of Applications
Not applicable



Jeffrey W. Cown, Director

Land Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1058, East Tower
Atlanta, Georgia 30334
404-657-8600

January 16, 2026

VIA ELECTRONIC MAIL: tonyrogersdajc@outlook.com

Mr. Tony Rogers
Development Authority of Jasper County
126 W Greene St.
Suite 19
Monticello, Georgia 31064

RE: State Acknowledgement Letter – Community-Wide Assessment Grant Application
Development Authority of Jasper County

Dear Mr. Rogers:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (EPD) that Development Authority of Jasper County will be submitting an application to the U.S. Environmental Protection Agency (EPA) for funding assistance under the federal Community-Wide Assessment Grant Program to conduct assessment and planning activities. EPD understands that the Development Authority of Jasper County is applying for \$500,000 for the assessment of hazardous substances and petroleum.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the Development Authority of Jasper County for such an assessment. A successful award would greatly assist Jasper County in its redevelopment efforts. Thank you for your consideration.

Sincerely,

Stephanie Horwitz, P.E., CHMM
Brownfield Team Lead

File: FFY 26, EPA Grant Applicants, Development Authority of Jasper County

Development Authority of Jasper County (DAJC), Georgia

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

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

The proposed assessment project will be conducted within the boundaries of Jasper County, Georgia and its 368 sq miles of rolling piedmont hills, once home to cotton plantations. Jasper County (county), despite being located in central Georgia and only 65 miles from Atlanta, constitutes a rural county. The county is positioned between three interstate highways, I-20, I-75 and I-16, each being about a 30-mile drive from the county seat of Monticello. Its natural areas include the Oconee River, as well as the federally managed Oconee National Forest and Piedmont Wildlife Refuge, which together account for 27% of the county's land. The Oconee River Basin provides drinking water for 282,000 people in Georgia (garivers.org).

The county faces brownfield challenges tied to its industrial and agricultural legacy, potentially contaminated from past activities such as textile operations tied to cotton, timbering, petroleum storage, and agricultural chemical use. According to the GA Environmental Protection Division, of the 142 registered underground storage tanks (USTs) in the county, 40 (28% of USTs) have required corrective action/cleanup (7/25 public record report). Potential hazardous substances include petroleum hydrocarbons, solvents, and heavy metals, which complicate redevelopment and pose risks to soil, groundwater quality and potentially to the population living in the vicinity of these sites and drinking water from wells.

Approximately 70% of county residents rely on well water (county data). This high percentage underscores the importance of groundwater protection and highlights why brownfield contamination poses a significant risk to public health in Jasper communities. Pollutants from abandoned industrial or agricultural sites can migrate into the aquifer/waterways, directly affecting drinking water quality for nearly half the county's population and much larger populations downstream, as in the Oconee basin.

The Target Area includes the City of Monticello and immediately adjacent unincorporated areas of the County. Vacant, decaying textile mills, abandoned fuel depots, and disused farm/supply facilities contribute to blight, reduce property values, and limit economic opportunities in a county already balancing rural development pressures with environmental preservation. In this County, **26% of residents live below the poverty line and 19% of households face severe housing problems;** cleanup and reuse strategies will not only protect public health but also address inequities by creating safer living environments and economic opportunities for families most at risk (UnitedforALICE.org).

This proposed grant project, to be managed by the **Development Authority of Jasper County (DAJC)**, can directly mitigate these impacts by funding site assessments, as well as cleanup and redevelopment planning. For the county, these grant funds will lead to testing of suspected sites to determine the best possible course of action regarding any suspected contamination. Further, planning activities will support the reuse/redevelopment of blighted brownfields for the benefit of county residents. These resources will help the County to prepare brownfields for reuse for housing, recreation, light manufacturing, commercial, and/or facilitate small business development while at the same time improving public health and stimulating local economic growth, all county priorities.

1.b. Description of Priority Brownfield Sites

Former Georgia Pacific Paper Mill (Site 1): The 148-acre site, in operation from 1971 until closure in the early 2000s, is located on Hwy 83 S. (parcel 040 018) in unincorporated Jasper County, about 1.5 miles from Monticello. Limited assessment activities were completed on a small portion of the site. Likely contaminants at the site include petroleum hydrocarbons, solvents, heavy metals (lead and arsenic), and bleaching chemical residues from pulp and paper processes. As the original mill structures have been demolished, the site is vacant and covered with broken cement slabs and overgrown brush, a blighted eyesore. Several manmade settlement ponds are also apparent on the site,

which emphasize the potential for environmental concerns. Private homes are located on adjacent parcels as well as Jackson Springs which feeds into Cedar Creek. While the site is fenced, there are gaps which facilitate vagrancy and illegal activities such as trespass, homeless encampments, drug use, and illegal dumping. Located directly across from the site is the Monticello city water tower. DAJC has been approached by light industrial manufacturers (with less propensity for contamination) interested in purchasing the property. This is the single most marketable industrial site in Jasper County. It's redevelopment will create jobs and raise sales tax revenues.

Former Washington Park Elementary School (Site 2): The Washington Park Elementary School is located on a 3.2-acre parcel (M05C 031) at 1125 Fred Smith Street, Monticello. The school was built in 1956 and closed in 2013. Currently the windows are boarded, paint is peeling, doors and awnings are rusted, and outbuildings are in decay. The balance of the site is covered by broken asphalt/concrete surfaces that are being taken over by overgrown brush and shrubbery. The partially secured vacant site is a magnet for vagrancy, trespass, vandalism, drug use and illegal dumping. The site is surrounded on three sides by single family residences. and negatively impacts living conditions as it is a persistent eyesore, the very definition of blight. Lead paint, lead piping and asbestos are almost certainly present in this building. The site could be repurposed for senior or workforce housing, a clinic, or be converted for zoning-compliant commercial use, such as a specialized warehouse/distribution facility or even a mixed-use facility. Adaptive reuse for community services, nonprofit programming, or redevelopment is also aligned with zoning allowances with opportunities for youth development, health, or social service programs are also a consideration given demonstrated community need.

1.c. Identifying Additional Sites

The DAJC will identify additional sites for eligible activities through a systematic process that combines a windshield survey, data review, stakeholder input, and environmental screening. County tax records, zoning maps, and the ACRES database will be cross-referenced with local knowledge from municipal officials, nonprofits, and community groups to create a comprehensive inventory of vacant, underutilized, or blighted properties. Sites will then be prioritized based on measurable criteria including potential risk to public health, particularly where contamination may affect groundwater, proximity to sensitive environmental resources such as the river basin and residential areas, degree of visible blight and economic stagnation, and redevelopment potential to support housing, recreation, or small business growth.

Community engagement will be central to validating findings and ensuring community input into site selection, with particular attention to neighborhoods most impacted by contamination or disinvestment. This transparent data-driven process ensures that additional sites are identified consistently and prioritized in ways that protect and support public health protection, environmental preservation, and economic revitalization.

1.d. Reuse Strategy and Alignment with Revitalization Plans

The reuse strategy for Jasper County's priority brownfield sites is to convert vacant and contaminated parcels into productive community assets that directly advance the county's adopted land use and revitalization priorities. Vacant paper and textile mills, vacant schools and motels, abandoned fuel depots, and abandoned farm supply facilities will be assessed with plans made for remediation that remove contaminants that threaten groundwater relied upon by most residents.

Guided by the *Jasper County Joint Comprehensive Plan (2023–2028)*, redevelopment will emphasize infill development and reduction of blight, ensuring that reuse sustains the county's rural character while expanding housing, recreation, and small business opportunities. Sites like those referenced above will be assessed and remediated, if necessary, to eliminate risks to groundwater

relied upon by nearly half of residents, aligning with the plan’s goals to grow in an economically and environmentally responsible manner and protect sensitive resources like the Oconee River Basin. Redevelopment will also support the *Northeast Georgia Comprehensive Economic Development Strategy* (CEDS 2022–2026) by fostering clean industry attraction, diversifying the tax base, and promoting equitable growth across rural communities. As per the *2020 Jasper County Pre-disaster Mitigation Plan Update*, the county recognizes that unmanaged hazards can destabilize neighborhoods, damage critical infrastructure, and undermine long-term economic vitality, underscoring the need to return underutilized or at-risk sites to productive use.

By advancing projects that reduce exposure to natural and technological hazards, Jasper County aims to strengthen community resilience and support redevelopment efforts that create safer, healthier, and more sustainable growth. By returning blighted parcels to active use, Jasper County will improve public health, stimulate local economic growth, and strengthen community resilience, ensuring that brownfield reuse is fully integrated with long-range land use planning and regional revitalization priorities.

1.e. Outcomes and Benefits of Reuse Strategy

The proposed revitalization of the priority brownfield sites will directly stimulate economic development and enhance community resilience by transforming blighted, contaminated properties into productive assets that align with local land use in a rural area and local revitalization priorities as outlined in the afore-mentioned comprehensive plan and CEDS.

At Site 1, cleanup of petroleum hydrocarbons, solvents, and heavy metals will eliminate risks to nearby homes and waterways while preparing the 148-acre parcel for light industrial reuse. Its adjacency to Hwy 83 and the Norfolk Southern rail line makes it ideal for attracting a clean manufacturing operation that can generate new jobs, expand the tax base, and restore the property’s lost value, reversing decades of economic decline and vacancy.

At Site 2, remediation and adaptive reuse will remove hazards that currently depress surrounding residential property values and create opportunities for new housing, a pocket park, and/or community-serving facilities. These uses will not only improve neighborhood livability but also provide nonprofit or recreational amenities that strengthen Monticello’s civic fabric.

Together, these projects will improve resilience to extreme weather and natural disasters by removing contaminated materials that threaten groundwater relied upon by nearly half of county residents, reducing impervious blighted surfaces that exacerbate flooding, and incorporating green infrastructure such as pocket parks and open space buffers that absorb stormwater and mitigate heat island effects typical with large impervious surfaces currently in place at this site. By aligning redevelopment with local and regional priorities, the projects will simultaneously safeguard public health, stimulate sustainable economic growth, and build long-term resilience for residents and businesses in the county.

1.f. Resources Needed for Site Reuse

The community-wide assessment grant will lay the foundation for redevelopment, with identified partners and resources supporting the reuse of priority and future sites. By leveraging additional public and private funds, these resources will amplify assessment outcomes and position the DAJC to advance sites toward impactful redevelopment.

Funding Source	Program	Description
Georgia Dept Community Affairs	Rural Zone Tax Credit Program	Provides layered tax credits: Jobs Tax Credit: \$2,000 per new full-time job, up to 5 years. Investment Credit: 25% of property purchase price (up to \$125,000). Rehabilitation Credit: 30% of rehab costs (up to \$150,000).

US Housing & Urban Development	Community Development Block Grants	Provides flexible funding to remediate blighted or contaminated properties and support their reuse as housing, small businesses, or community facilities that advance local revitalization priorities.
US EPA	Brownfield Cleanup Grant	Funds remediation of contaminated properties, enabling safe reuse as community assets that drive revitalization and economic growth.
State of Georgia	Brownfield Tax Incentive	Offers property tax abatements for redeveloped brownfield sites by innocent prospective purchasers.
DAJC	Industrial Revenue Bonds	For businesses seeking long-term, low-interest rate financing for the construction or improvements of manufacturing facilities, Industrial Revenue Bonds (IRBs), are available.

1.g. Use of Existing Infrastructure

Work performed with assessment grant funds will facilitate the use of existing infrastructure such as roadways and utilities including electrical power, water, and sewer service at the priority sites. The county and DAJC encourages the use of existing infrastructure to promote sustainable development within the project area. Site 1 contains roadways, rail access, water, and electricity. Site 2 contains the same infrastructure as well as city sewer access and building structures that may be renovated for suitable reuse. Through the grant activities, DAJC seeks to determine the short- and long-term adequacy of public and private infrastructure serving the brownfield sites and to identify needed infrastructure improvements and priority investments outlined in the Joint Comprehensive Plan, such as mobility enhancements. The planning activities described in Criterion 3 will support these necessary improvements. The county is currently working with the Georgia Department of Transportation to fund road improvements in the Target Areas, including enhanced transportation. If additional infrastructure is required, such as EV charging infrastructure or rideshare facility, DAJC will use planning funds to complete the necessary utility evaluations in conjunction with the county.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community’s Need for Funding

Jasper County, Georgia is a rural county with a population of approximately 14,700 residents spread across 368 square miles, making it one of the least densely populated counties in the region. As a small and historically agricultural community, the county faces limited fiscal capacity to address longstanding environmental and economic challenges. Over the last several decades, the county has experienced persistent economic stagnation, with median household income significantly below the state average and poverty levels that disproportionately affect children and elderly residents. Poverty is pervasive: in our public schools, 21.8% of all families receive SNAP benefits compared to the national average of 12-15%, and 63% of children receive free or reduced lunch, meaning that majority of our children live near or below the poverty threshold (nces.ed.gov). With adults aged 65 and over, 17% of all elderly households live below the poverty line. The median income in the county is \$59,574 compared to \$74,664 in the state of Georgia and \$78, 538 in the US, comparing the same estimates (US Census ACS 5-year, 2023).

Priority site 1 formerly housed the largest employer in Monticello and the county until the mill closed in the early 2000s as part of a corporate consolidation of operations, displacing 120–150 workers. Because of the lack of economic growth, of the working age population that remains, 61% of residents have to commute outside of the county to work compared to 39% on average in the state (UnitedforALICE.org). Many former industrial, commercial, and agricultural properties, such as aging fuel depots, abandoned textile facilities, former machine shops, decommissioned agricultural chemical storage sites, and dormant auto salvage operations, remain underutilized due to uncertainty surrounding possible contamination. Further, one of the remaining area industries, timber and lumber,

has been negatively impacted by recent weather events. Two 2025 Georgia closures of major paper/plywood mills, dangers of drought, and four federally declared disasters caused by hurricanes in the past 10 years. The county’s timber industry was impacted by significant loss of trees and threats of forest fires. Georgia’s forestry sector has faced major losses since 2024, including an estimated \$1 billion in timber damage from Hurricane Helene alone (gbp.org).

Because DAJC and the county operates with a lean administrative structure and no dedicated environmental or redevelopment personnel, it lacks the expertise and financial flexibility to initiate brownfield assessment activities on its own. Current value of the site is \$500,000 but the last sale price in 2006 valued the site at \$5M, which would be a significant increase in ad valorem revenue should the site be redeveloped. The drastic fall in value over 20 years outlines the issues of blight and vacancy in the area. In FY24, the total revenues of the county were \$13.9M and the operating budget was \$13.9M, with only \$582 spare. With a modest tax base and minimal staff capacity dedicated to environmental management, the County lacks the resources necessary to independently conduct environmental assessments, develop a brownfield inventory, or plan for the reuse of contaminated or potentially contaminated sites. Without assessment funding, these sites remain liabilities, preventing reinvestment, limiting economic growth, and creating blight that affects adjacent residential areas. Scarce local funding must prioritize essential community services, leaving no revenue available to pay for Phase I or Phase II environmental site assessments, community engagement focused on brownfield reuse, or the development of site reuse strategies.

As a result, even properties with strong redevelopment potential remain stagnant, contributing to diminished economic opportunities and environmental uncertainty. This grant is essential to help Jasper County overcome these barriers. Federal brownfield assessment support will allow the county to identify and characterize suspected brownfield sites, understand potential risks to public health, and lay the groundwork for responsible, community-supported redevelopment. This grant would provide the funds to enlist the assistance of a highly qualified QEP to assist the DAJC in the implementation of an impactful project.

2.b. Health or Welfare of Sensitive Populations

Sensitive populations in Jasper County and the Target Area include older adults, low-income households, and youth, all of whom face overlapping health and welfare challenges. The North Central Health District reports a 16% increase in residents over age 65 in the past five years, creating an aging population with greater healthcare demands, while Jasper’s life expectancy of 76.4 years is lower than the Georgia average of 77.9 (JCNA, 2022). Housing conditions exacerbate vulnerability, with 19% of homes experiencing severe problems such as cost burden, overcrowding, or inadequate facilities, placing Jasper among the five worst counties in the state for housing issues (JCNA, 2022). Youth are also at risk, with 40% of students reporting sadness or depression, high rates of suspensions, and chronic absenteeism, reflecting both social stressors and limited access to supportive services (Jasper County School District Needs Assessment, 2025). These challenges are compounded by limited healthcare access, as Jasper’s population-to-provider ratios are nearly double or more compared to state averages, reaching 3,000:1 for primary care, 7,000:1 for dentists, and 3,500:1 for mental health providers (JCNA, 2022). Threats from current brownfields in the county, such as the priority sites 1 and 2 may already be impacting our local health as demonstrated in the table below.

Category	Examples	Environmental/Health Risks
Petroleum hydrocarbons	Diesel, fuel oils, lubricants	carcinogenic compounds
Solvents & VOCs	Cleaning agents, degreasers	Air quality issues, volatile emissions. Soil & groundwater contamination and potential for vapor intrusion

Category	Examples	Environmental/Health Risks
Heavy metals	Lead, arsenic, mercury, cadmium	Persistent soil contamination, neurological & developmental risks
Pulping/bleaching chemicals	Chlorine, caustic soda, sodium hydroxide	Corrosive residues, aquatic toxicity
PCBs	Transformer fluids, electrical equipment	Long-term soil persistence, bioaccumulation
Solid waste sludge	Fiber, ash, trace metals	Landfill leachate, nutrient loading in waterwa

Sources: CDC; Agency for Toxic Substances and Disease Reg. Toxic Substances (accessed 11/26/2025)

The proposed assessment and cleanup grant will help identify and reduce threats to these sensitive populations by remediating contaminated sites that contribute to elevated cancer and respiratory disease burdens. Redevelopment will create opportunities for safe housing, small businesses, and community-serving facilities, directly addressing severe housing problems and economic dislocation caused by the closure of the Site 1 mill. By removing exposure pathways to hazardous substances, such as is the potential at Site 2, and repurposing sites for health-supportive uses, the project will improve environmental conditions, reduce risks for older adults and children, and expand access to healthier living environments. In addition, site reuse strategies will strengthen the local economy and generate resources that can support healthcare and social services, ensuring that vulnerable populations benefit from both reduced environmental threats and improved community resilience.

2.c. Greater Than Normal Incidence of Disease

The Target Area and the county overall face health and economic challenges that make brownfield cleanup and reuse a critical public health intervention. Cancer incidence in Jasper is 565.1 per 100,000, which is significantly higher than both the Georgia average of 468.9 and the U.S. average of 444.4. Elevated cancer rates, particularly lung and prostate cancers, are strongly associated with environmental exposures such as petroleum, asbestos, and heavy metals often found at contaminated sites (North Central Health District Community Health Assessment, 2022). Within the North Central Health District, which includes Jasper County, trachea, bronchus, and lung cancer rank as the **third leading cause of mortality**, higher than the state ranking, underscoring the disproportionate burden of respiratory cancers in Jasper. At the same time, Georgia’s childhood asthma prevalence is 12.1% compared to the national average of 9.0%, meaning children in Jasper and across the state face a greater burden of respiratory illness that can be worsened by pollutants from abandoned industrial and agricultural properties (dataforGA.org). Jasper residents also report an average of **five poor physical health days per month**, exceeding the state average of 3.9, and **24% of adults are uninsured**, the highest rate in the district, further compounding vulnerability to environmentally linked diseases (UnitedforALICE.org)

The proposed assessment grant will directly reduce these risks by identifying and remediating contamination sources that contribute to higher-than-normal disease burdens. By removing exposure pathways and redeveloping sites into safe housing, small businesses, and community-serving facilities, the project will improve environmental conditions and reduce threats to populations already experiencing elevated cancer and asthma rates.

2.d. Economically Impoverished / Disproportionately Impacted Populations

Our target area has high poverty, lower median incomes and health issues: ACS data show 55.54% of residents in the Target Area have incomes 200% below federal poverty levels; 7.7% unemployment (compared to 3.4% for GA); 29% have disability [~41% not in labor force <https://data.census.gov/table>. Due to blight, aging housing and structures, and loss of commercial/public operations in the Target Area, local populations are disproportionately impacted. Expected contaminants (based on historical uses at the priority sites) that are located in areas of

economic impoverishment as noted in section 2a can have severe impacts on the local population (as per table in 2.b). Based on typical pulp and paper/containerboard mill operations, such as Site 1, the following impacts have been experienced by county residents. **Redevelopment barrier:** highly suspected contamination prevents safe reuse until assessment and, if necessary, cleanup is complete. **Community impact:** Redevelopment could restore living-wage jobs lost when 120–150 workers were displaced at closure of Site 1. Contaminants like petroleum hydrocarbons and heavy metals can leach into soil and aquifers, threatening drinking water.

Drinking water in Jasper County contains multiple contaminants that exceed health guidelines, even though it meets federal legal standards. Testing by the Environmental Working Group found arsenic at 20 times above health guidelines and total trihalomethanes at 358 times above recommended levels, both linked to cancer and reproductive risks. These results highlight that while water is legally compliant, residents face elevated long-term health risks from disinfection byproducts and heavy metals (ewg.org). An integrated approach to assessment and revitalization that can be initiated by this proposed project will ensure that redevelopment delivers measurable health improvements while advancing economic resilience in a low-income community disproportionately affected by environmental hazards.

Community Engagement

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

Organization	Mission	Point of contact	Involvement/assistance
Monticello–Jasper County Chamber of Commerce	Promotes a unified Jasper County, encouraging new businesses, supporting existing businesses and tourism to ensure the area’s success	Bailey Nieves, Chamber of Commerce President; 706-468-8994, president@monticellojasper.com	Collaborates with the DAJC on economic development projects with site selection, planning, and community engagement
Jasper County Food Bank	100% volunteer run and managed organization’s purpose is to overcome hunger in our community	Ken Horton; [REDACTED]	Will provide a direct means of communication with county residents who are in need but remain vital members of our communities.
City of Monticello	Promotes revenue- producing properties to the benefit of all the citizens of Monticello	LaThaydra Sands, City Manager, 706-468-6062, lsands@monticelloga.org	Infill development is a city priority. They will help identify and seek leverage funds, such as grants, for future redevelopment or remediation efforts.
Monticello Presbyterian Church	Active church that supports efforts that better the lives of area citizens	Pastor Corey Ingold, 706-468-6192, mpc31064@att.net	Emphasize being good stewards of the earth and will engage community members in planning for purposeful redevelopment and reuse.
Monticello Downtown Development Authority	To provide financing through the revolving loan fund and marketing and economic development support for City businesses	Zach Middleton, DDA President, 762-435-7055	Will support site identification for additional sites and support identifying developers for site reuse

2.g. Incorporating Community Input

DAJC will ensure transparent communication by holding four public meetings with hybrid options. These meetings will be publicly noticed through the DAJC website or online notices. The DAJC will also

communicate through direct outreach to property owners. The public, through the DAJC website and project partners, will receive quarterly briefings. An advisory group of stakeholders will solicit structured input. All public feedback will be logged, reviewed, and addressed within sixty days. These responses along with all project information kept in the DAJC offices for review by the public.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Task/Activity 1: Programmatic Support
a. Project Implementation: To assist with grant/project management, DAJC will procure Qualified Environmental Professional (QEP) services in accordance with 2 CFR Part 200 and Part 1500. EPA-funded activities for the priority site(s): cooperative agreement implementation/oversight; monthly team meetings; non-EPA grant resources contributed: in-kind resources: DAJC project team staff effort.
b. Anticipated Project Schedule: Months 1-48
c. Task/Activity Lead: Project Director with support from QEP and internal team members
d. Outputs: RFP (or other procurement documents), Decision on QEP, 16 quarterly reports, ACRES data entry; team meeting notes; final closeout report
Task/Activity 2: Community Engagement
a. Project Implementation: <i>EPA-funded activities for the priority sites</i> : securing site access; community engagement activities/meetings; site owner information and meetings; site selection; Discussion of EPA-funded activities for non-priority sites, if applicable. Non-EPA grant resources contributed: in-kind resources, staff effort.
b. Anticipated Project Schedule: Months 2-44, first community meeting in the first six months.
c. Task/Activity Leads: Project Director with support from QEP and project staff
d. Outputs: 1 Community Involvement Plan; 4 community meeting minutes; community input for additional nomination of sites and reuse plans
Task/Activity 3: Environmental Site Assessments
a. Project Implementation: <i>EPA-funded activities for the priority sites</i> : Phase I and Phase II Environmental Site Assessments (ESAs) for priority sites; EPA-funded activities for non-priority sites: Identical work will be completed at sites that are identified in public engagement and brownfields inventory processes. Non-EPA grant resources contributed: in-kind resources—staff time for oversight of the QEP.
b. Anticipated Project Schedule: Months 4-40 with assessment of priority sites within the first eight months
c. Task/Activity Lead(s): QEP with oversight by the project director and technical coordinator
d. Outputs: 10 Phase I and 5 Phase II ESAs; Asbestos and Lead Based Paint surveys (as needed); 1 Generic Quality Assurance Plan (QAPP) and 5 site-specific Sampling and Analysis Plans (SAPs)
Task/Activity 4: Cleanup and Reuse Planning
a. Project Implementation: <i>EPA-funded activities for the priority sites</i> : cleanup planning at specific sites (5 Analysis of Brownfield Cleanup Alternative (ABCA) reports); and a brownfield revitalization plan for the Target Area and strategies pertaining to the redevelopment of the brownfield sites. GIS-based inventory of brownfield sites for future reuse (Development Opportunity Inventory). EPA-funded activities for non-priority sites: complete identical work at sites identified in the public engagement and brownfield inventory processes, if warranted and as funds allow. Non-EPA contribution: in-kind resources – DAJC staff and board support by co. commissioners.
b. Anticipated Project Schedule: Months 9 through 46.
c. Task/Activity Lead(s): project director with assistance from QEP.
d. Outputs: Brownfields revitalization plan, Development Opportunity Inventory; 5 ABCAs, site-specific land use assessments, site disposition strategies, reuse plans, and visual renderings for priority sites.

3.e Cost Estimates

Task 1 Programmatic Travel: \$5,000 for two EPA National Brownfields conferences and/or regional brownfields events for 1 staff (\$800 in registration fees; \$2,000 for 8 nights @ \$250/night in the conference hotel; \$1,200 airfare for 2 round-trip tickets at \$600 per, \$400 ground transportation/parking and \$600 per diem expenses for 8 days (4 days X 2 events) @ \$75 per day). The remaining **\$1,000** in travel funds would be applied to *local or regional travel/mileage at federal rate per mile to meetings* with property owners, developers or to

public meetings by DAJC staff. *Contractual*: **\$25,000** for program support provided by a contracted QEP, which will provide 200 hours at \$125 per hour over the four-year project period for activities such as EPA quarterly reports, MBE/WBE forms, ACRES database updates. **\$2,000** is for program office supplies; **\$25,000** is the 5% administrative fee **Task 1 Total: \$58,000**

Task 2 Community Engagement: *Contractual*: QEP support is budgeted for developing a Community Involvement Plan (**\$5,000**) and approximately 160 hours (over four years) at \$125 per hour (**\$20,000**) for community-wide meetings, meeting planning, outreach, focus groups & visioning sessions as well as for meetings with site owners and potential developers; **\$2,000** is for meeting supplies/printing/noticing. **Task 2 Total: \$27,000**

Task 3 Environmental Site Assessments: *Contractual*: 10 ASTM-AAI compliant Phase I ESAs @ \$4,500 each = **\$45,000**; one Generic Quality Assurance Plan (QAPP) = **\$5,000**; five Site Specific SAPs (@ \$5,000 each) = **\$25,000** and five Phase II ESAs (approx. \$25,000-50,000 per site, *costs vary due to the complexity of sites [average \$38,000/site]*) = **\$190,000**. **Task 3 Total: \$265,000**

Task 4 Planning: Develop site-appropriate remediation/ reuse plans to reduce health & environmental risks for selected sites. Community vision and input will continue to be considered in planning. *Contractual*: GIS-based brownfields opportunities inventory that can be used as a resource for additional site identification and by future developers, set fee of **\$25,000**; Five Analysis for Brownfields Cleanup Alternatives (ABCAs) @ \$5,000 each = **\$25,000**; Reuse planning, renderings and site disposition strategies for two priority sites, set fee **\$70,000**; Brownfields Revitalization Strategies for Target Area, set fee **\$30,000**. **Task 4 Total: \$150,000**

Budget Categories		Project Tasks (\$)				Total
		Task 1	Task 2	Task 3	Task 4	
	Personnel					
	Fringe Benefits					
	Travel	\$6,000				\$6,000
	Equipment					
	Supplies	\$2,000	\$2,000			\$4,000
	Contractual	\$25,000	\$25,000	\$265,000	\$150,000	\$465,000
	Construction					
	Other: 5% Admin Cap	\$25,000				\$25,000
Total Direct Costs		\$58,000	\$27,000	\$265,000	\$150,000	\$500,000
Indirect Costs – NA						
Total Budget (Direct only)		\$58,000	\$27,000	\$265,000	\$150,000	\$500,000

3.f Plan to Measure and Evaluate Progress and Results

The Project Director, supported by key staff and QEP, will document, track, and evaluate outputs and outcomes through quarterly progress reports and monthly communication with EPA Project Officer. Activities and outcomes will be monitored using project and invoice management systems and EPA ACRES. Outputs include sites assessed/Phase I/II ESAs; the Brownfield Development Opportunity Inventory; ABCAs completed; community meetings held; the Community Involvement Plan; ACRES entries and final closeout report. Outcomes include redeveloped acres; building sq. footage reuse; private investment/funding leveraged; jobs created; and increased property and sales tax revenue generated. The key gauge of success will be job creation and Target Area improvements, such as acres in reuse; housing units added, and tax revenue growth in county annual budgets. If progress is not efficient, DAJC will implement countermeasures development of a Corrective Action Plan if needed, and semi-annual evaluations against Section 3.a goals with adjustments made in consultation with local stakeholders and the QEP.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a-c. Organizational Capacity, Structure, and Key Staff

DAJC will lead this project with support from community partners including the Cities of Monticello and Shady Dale and Jasper County.

Tony Rogers, Executive Director of DAJC, will serve as **Project Director**. As a full-time employee of DAJC, he has the capacity to successfully lead this project and expects to dedicate 5-10% of his FTE to the project, which would equate to 500-600 hours over the life of the project. He has 20 years of real estate redevelopment, municipal government, and economic development experience. Rogers has obtained and managed over \$1 Million in grant funding under DAJC and previous economic development roles.

Steve Jordan, Vice Chair of the DAJC Board, has served on the Board for more than 20 years. He will serve as **Fiscal Manager** of the EPA funds. He is a retired bank president with more than 30 years of financial management and organizational management. He has overseen fiscal operations of the organization for the last 20 years and will continue in this capacity until the completion of the project. He is also treasurer of the four-county Joint Development Authority-Stanton Springs.

David Dyer, retired DAJC Executive Director, will serve as **Project Coordinator** for this grant. He served as the ED for 15 years and has over 25 years of experience in economic development and finance for other entities. Dyer is now a part-time contractual employee of DAJC. DAJC will work with an experienced Brownfields QEP contractor to meet the required programmatic objectives. The Project Director will oversee day-to-day project operations and will be responsible for oversight of the contracted QEP. The Project Coordinator will support the Project Director in QEP oversight and in community engagement activities. The Fiscal Manager will be responsible for ASAP drawdowns and fiscal management. DAJC has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the project team will assist the Project Director to ensure the project's success. The Project Director will work with EPA and QEP to implement countermeasures, such as evaluating management strategies to resume the project schedule and meet milestones should delays or obstacles be encountered.

4.d Acquiring Additional Resources

To successfully administer this grant project and obtain the necessary brownfields expertise, the DAJC will secure the services of a professional and experienced Brownfield QEP through a fair and open bid process that complies with state and federal requirements (2 C.F.R. 200 and EPA rule 2 C.F.R. 1500) and emphasizes fair/strong labor practices and local hiring, as possible.

Past Performance and Accomplishments (4.e not applicable)

4.f Has Not Received an EPA Brownfields Grant but recvd other Federal/Non-Federal Asst.

(1) Purpose and Accomplishments:

Grant Program	Award Amount	Purpose	Accomplishments
US DCA EIP	\$500,000	Transportation	Developed new rail spur in county
USDA	\$85,000	Community facility	Completed site prep
GA EDGE	\$50,000	Public Infrastructure	Installation of streetlights

(2) Compliance with Grant Requirements

Project staff and board members have a history of timely compliance with all state grants. DAJC closely monitors project progress and conducts annual audits. No adverse findings were reported about grant awards/financial assistance programs, internal controls or audits, compliance, or any other matter. All grant terms and conditions are met promptly and by set work schedules. Reports and financials have been submitted promptly to date, and applicable grants have been closed.

Threshold Criteria

Development Authority of Jasper County, Georgia

(1) *Applicant Eligibility*

- a. Qualified community development entity:

See attached by-laws stating Georgia State Statute certifying our status and a copy of the relevant statute.

- b. All applicants: **indicate** if your organization is exempt from Federal taxation under section 501(c)(4) of the IRC.

Not applicable. Yes, we are tax exempt, but NO we do not lobby.

(2) *Community Involvement*

DAJC will ensure transparent communication by holding at least four public meetings with hybrid options during the project. These meetings will be publicly noticed through the project website and/or by local newspaper or online notices. The DAJC will also communicate through direct outreach to property owners. Our partner organizations will receive quarterly briefings to align redevelopment with community priorities; these same organizations will offer input from their community members. An advisory group of stakeholders will solicit public input from their constituents. All public feedback will be addressed within sixty days and responses will be recorded. These responses along with all project information kept in the DAJC offices for review by the public.

(3) *Expenditure of Existing Grant Funds*

Not applicable

(4) *Contractors and Named Subrecipients*

- **Contractors: Not applicable**
- **Named Subrecipients: Not applicable**

Attachment list:

1. GA OCGA 36-62-4 Official Georgia Code relevant to the establishment of Development Authorities
2. Development Authority of Jasper County *Bylaws referencing the Georgia State Statute, certifying eligibility as a qualified community development entity*