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R04-26-A-017

(1) Applicant Identification:

City of Perry
Administrative Building
1211 Washington Street
Perry, GA 31069

(2) Website URL: <https://perry-ga.gov/>

(3) Funding Requested

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

(4) Location: a) City of Perry b) Houston County c) Georgia

(5) Target Area and Priority Site Information

- Target Area: Sam Nunn Blvd. Gateway Corridor
Site 1: 618 Hampton Court Ext. Assemblage, Perry and surrounding seven parcels (parcels 0P0380 -042000; -043000; 1-0D000; -10J000; 0P0150 094000; -098000; -095000)

(6) Contacts

- a. Project Director
Holly Wharton, Economic Development Director/Project Director
808 Carroll Street, PO Box 2030
Perry, Georgia 31069
(478) 988-2755
holly.wharton@perry-ga.gov
- b. Chief Executive/Highest-Ranking Elected Official
Mayor Randall Walker
Administrative Building
1211 Washington Street
Perry, GA 31069
(478) 988-2707
randall.walker@perry-ga.gov

(7) Population

Perry, GA population of 22,243

(8) Other Factors

Other Factors	Page #
Community population is 15,000 or less.	NA
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).	1
The priority site(s) is in a federally designated flood plain.	1 (Zone AE)
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.	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).	8, 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



GEORGIA

DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Jeffrey W. Cown, Director

Land Protection Branch

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

January 15, 2026

VIA ELECTRONIC MAIL: holly.wharton@perry-ga.gov

Ms. Holly Wharton
Economic Development Director
City of Perry
P.O. Box 2030
Perry, Georgia 31069

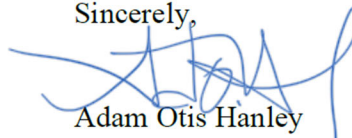
RE: State Acknowledgement Letter – Community-Wide Assessment Grant Application
City of Perry

Dear Ms. Wharton:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (EPD) that City of Perry 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 city is applying for \$500,000 for the assessment of hazardous substances and petroleum primarily within the following target area: the Sam Nunn Boulevard gateway corridor.

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

Sincerely,



Adam Otis Hanley
Brownfield Team Lead

File: FFY 2026, EPA Grant Applicants, City of Perry

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

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

The proposed grant activities will focus within the boundaries of the City of Perry, Georgia, the county seat of Houston County, encompassing 27 sq. miles with a population of 22,243 residents (U.S. Census, 2023 ACS 5-year est). The city is about 100 miles south of Atlanta and 150 miles north of Tallahassee in rural central Georgia, where the Piedmont region meets the coastal plain. Industrial decline that occurred here from the 1990's until the late 2010's created widespread blight, disproportionately impacting economically disadvantaged neighborhoods where generational poverty and disinvestment are present. Agricultural production during that time also decreased to a single-digit portion of the local economy (USDA National Agricultural Statistics Service, 2022). Perry is divided by Big Indian Creek, part of the Ocmulgee River basin. The Ocmulgee River flows from central Georgia into the Altamaha River, which then empties into the Atlantic Ocean. Six counties downstream get a significant portion of their drinking water from the basin. The city's industrial and agricultural legacy has also left behind brownfield challenges, including potential contamination from railroad operations, lumber operations, fertilizers, insecticides, petroleum, and previous industrial activity including chemical usage, which threaten the health of the local residents and soil/groundwater quality.

The Target Area of the Sam Nunn Boulevard gateway corridor [Census Tracts 212.06 and 213.00] serves as the entryway to the City from US I-75. This corridor is dotted with vacant unkempt lots and aging, partially empty strip malls, which creates the initial impression to visitors and residents alike of an area trying to survive on mainly service jobs (currently the largest employment sector in the city). The city and surrounding county desperately need living wage jobs to bolster progress initiated by the city's previous EPA brownfield grants. The FY2026 community-wide assessment grant, like the previous EPA projects, will be managed by the City's Economic Development Department, will directly address these challenges by funding site assessments, cleanup planning, and redevelopment strategies. Identifying and testing suspected sites will allow the city to determine the extent of contamination and prioritize properties for reuse. Redevelopment planning will support the catalytic transformation of blighted parcels within the Target Area corridor into productive uses such as light manufacturing, commercial such as hotels to support our county fairgrounds, and entrepreneurial business development for local-based job creation and overall economic improvement in the city. By leveraging this grant, Perry can continue to reverse decades of decline, revitalize its neighborhoods, and create a healthier, more resilient community for its residents.

1.b. Description of Priority Brownfield Sites

Hampton Court Assemblage (parcels 0P0380 -042000; -043000; 1-0D000; -10J000; 0P0150 094000; -098000; -095000): 618 Hampton Court Ext and seven surrounding parcels, an assemblage totaling nearly 60 acres of former industrial uses, including a large-scale cement plant, auto junk yard and unknown historical structures. The assemblage now constitutes blighted vacant land susceptible to vagrancy, illegal drug use, and dumping in the Target Area census tracts. This priority site is adjacent to single- and multi-family homes on the northern/eastern sides of the assemblage. Given that a cement plant once operated here, the likelihood of elevated levels of polychlorinated biphenyls (PCBs) and heavy metals such as cadmium, lead, copper, and zinc within surface soil exists. A concern for redevelopment is PCB and heavy metal accumulation and addressing highly alkaline soil pH caused by cement kiln dust, which can impact future reuse and surrounding water quality.

Big Indian Creek crosses this assemblage; the site also **contains a portion of a FEMA Flood Zone AE**. Potential health hazards to nearby residents include the chronic exposure risks from wind-blown contaminated dust, which can lead to respiratory problems and lead poisoning concerns for children living adjacent residences. Portions of the assemblage, approximately seven acres at the northern end, are zoned for commercial use, and the remaining larger segment is zoned for industrial use. Despite

environmental challenges, the city sees great potential for the site. Further, given the close access to I-75 (less than ½ mile) and an active rail line (Georgia Southern RR), there is potential for commercial and light industrial reuse, which will lead to job creation and economic opportunity for the Target Area, and eventual remediation, if necessary, and improved living conditions for the neighborhood and wider community.

1.c. Identifying Additional Sites

The city will identify additional sites for eligible activities through a systematic, transparent, and data-driven process that integrates windshield surveys, data review, stakeholder input, and environmental screening. This approach cross-references county tax records, zoning maps, and ACRES with local insights from municipal officials, nonprofits, and community groups to build a comprehensive inventory of vacant, underutilized, or blighted properties. Sites are prioritized based on criteria including public health risks especially potential groundwater contamination and proximity to sensitive populations and environmental resources, visible blight, economic stagnation, and redevelopment potential aligned with business growth. Community engagement is central, with input from residents, local organizations, and advisory boards guiding site validation and ranking, particularly focusing on disadvantaged and underserved neighborhoods. Priority status will be given to sites within economically disadvantaged census tracts; those with increased health issues; those that pose threats to sensitive populations near schools and residential areas, and those locations within the Target Area.

1.d. Reuse Strategy and Alignment with Revitalization Plans

The proposed reuse of the priority site assemblage of former industrial parcels now sitting vacant and blighted directly supports the City of Perry's and Houston County's goals for reinvestment, infill development, and revitalization. The *Joint Perry Houston County Comprehensive Plan (2022-2026)* and *Perry Strategic Plan (2023-2027)* both emphasize targeting reducing blight, improving neighborhood stability, redevelopment in areas with existing infrastructure, and strengthening key corridors. Reusing this large underperforming tract, which is bordered by single- and multi-family neighborhoods to the north and east and the Georgia Southern rail line to the west, aligns with those objectives by returning long-neglected land to productive use and improving aesthetics and safety adjacent to an established residential area. Because the site is already zoned for commercial and industrial uses, its revitalization would also support local priorities for directing growth toward appropriate areas while improving conditions for area residents. This reuse strategy also advances regional goals for economic development and employment expansion. The *Joint Comprehensive Plan* highlights the importance of creating new job centers, supporting industry, and leveraging redevelopment opportunities within the cities, while the *Perry Strategic Plan* emphasizes supporting existing businesses, recruiting new employers, and pursuing commercial and industrial redevelopment. By positioning the priority site for light industrial use, ideally attracting manufacturing that can create living-wage jobs and increase local sales tax revenue, directly aligns with these priorities. Its rail adjacency and proximity to established neighborhoods make it well-suited for modern light industrial operations, and its redevelopment would strengthen Perry's economic base while reinforcing sustainable, planned growth within the city's existing footprint.

1.e. Outcomes and Benefits of Reuse Strategy

The eventual cleanup, if necessary, and revitalization of the 60-acre priority site will serve as a significant economic catalyst for Perry and Houston County. Both the *Joint Comprehensive Plan* and the *Perry Strategic Plan* emphasize recruiting new employers and supporting industrial redevelopment. Both plans also focus on creating job-generating activity centers within existing urban areas. The *Perry Strategic Plan* also lists blight as the greatest issue facing the city today. Returning the long-blighted

industrial assemblage, the priority site, to productive reuse positions it for light industrial or advanced manufacturing operations, which aligns with local land use and economic development priorities and leverages the site’s industrial zoning and rail access. New industrial investment on the site would create stable employment opportunities, strengthen the tax base, and attract complementary businesses, consistent with the county’s goals of diversifying the economy and reducing blight in established neighborhoods. Reinvestment in this highly visible corridor of Sam Nunn Blvd. also improves the surrounding residential areas, supporting stronger property values and helping stimulate additional private investment. In parallel, the project creates opportunities to integrate new green buffers, stormwater features, pedestrian connections, and small public or nonprofit-serving spaces at the edges of the redevelopment, consistent with community priorities for enhanced connectivity, greenspace, and neighborhood revitalization.

The project will also improve local resilience to extreme weather and natural hazards in ways that are strongly aligned with both plans. The *Joint Comprehensive Plan* highlights the need for improved stormwater management, proper drainage, and the protection of environmentally sensitive areas, while the *Perry Strategic Plan* promotes sustainability, green infrastructure, and water and sewer reliability as core long-term objectives. Incorporating updated grading, green infrastructure, and resilient building design improves the site's ability to manage intense rain events and supports broader community drainage capacity. Removing blighted structures also reduces exposure to hazardous materials during storms and eliminates unsafe conditions that can worsen during extreme events. Together, these improvements make the area more adaptive and better prepared for increasingly frequent severe weather events projected for the region.

1.f. Resources Needed for Site Reuse

By leveraging additional public and private funds, these resources will position the city to advance sites toward impactful redevelopment.

Funding Source	Program	Description
US EPA	Brownfield Cleanup Grant	Funds the remediation of contaminated properties, enabling their safe reuse as a community asset that drives revitalization and economic growth. Not the City has an active Cleanup Grant.
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.
State of Georgia	Brownfield Tax Incentive	Offers property tax abatements for redeveloped brownfield sites
Development Authority of Houston County	Industrial Revenue Bonds	For businesses seeking long-term, low-interest rate financing for the construction or improvements of manufacturing facilities, Industrial Revenue Bonds (IRB), are available.
City of Perry Opportunity Zone	Tax Credits	Offers up to \$3,500 tax credit per job created in the zone.
Georgia Dept Community Affairs	Military Zone	Offers up to \$3,500 tax credit per job created in the zone.

1.g. Use of Existing Infrastructure

Work performed under this grant will facilitate the use of existing infrastructure such as roadways, rail lines and utilities including electrical power, water, and sewer service at the priority site. The city encourages the use of existing infrastructure to promote sustainable development within the project area. The city will identify any necessary infrastructure improvements and if priority investments are required. The planning activities described in Criterion 3 will support planning as needed.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community's Need for Funding

Sustained economic stress severely limits the city's ability to fund essential environmental work. **ALICE**, *Asset Limited, Income Constrained, Employed*, households earn more than the Federal Poverty Level, but not enough to afford the basics where they live. Households living **below the ALICE threshold** struggle to make ends meet and thereby often have to choose between rent, heat, or food. These choices have long-term consequences for their families and communities; **in Perry 38% of households can be quantified as ALICE households** (United for Alice.org). A substantial segment of the population remains low-income, with approximately 27% of Perry households earning under \$50,000 annually, far below the state median of \$79,991. In the Target Area CT 13153021300, 18% of people live below the poverty line, a significantly higher portion than compared to 13.5% in the state of Georgia. Lower incomes mean the city cannot draw on other sources of funding, such as local tax increases or municipal bonds, to shoulder the burden of brownfield assessment and remediation. Moreover, home values in the city are far lower than in the county (\$209,300 vs \$221,200); when compared to the state overall, the difference is staggering, \$209,300 compared to \$323,000. This lower home value severely impacts the City's ability to generate property tax revenue. [All above data from 2023 ACS 5-year est]

Perry needs to encourage and facilitate redevelopment of large sites, such as the priority site assemblage, and others in the target area in order to create new economic opportunities and living-wage jobs for area residents. The city, once a strong manufacturing center supporting employers like Frito-Lay, Perdue, and PPG, has endured severe economic decline. Since the 1990s, the closures of these employers as well as textile mills and other industrial operations eliminated over 1,200 living-wage jobs, leaving hundreds of thousands of square feet of industrial space vacant and creating widespread blight. Moreover, at the time of these job redundancies, 1,200 layoffs **constituted approximately 20% of the workforce**, which emphasizes the magnitude of the impact on the local economy, and the reason why building back our community takes time and investment, and more than we can achieve without grant support (US Census, 1990).

Furthermore, the city operates with no dedicated environmental personnel, lacking the internal expertise and capacity to initiate brownfield activities independently. Local municipal funds are critically scarce and must be prioritized for essential community services, leaving zero local revenue available for Phase I and Phase II environmental site assessments, brownfield-focused community engagement, or the development of vital reuse strategies. These barriers keep sites with strong redevelopment potential stalled, compounding economic challenges and forcing 61% of the remaining working-age population to commute outside the county for employment. This grant is therefore essential to providing the necessary federal support. It will allow the city to enlist an experienced Qualified Environmental Professional (QEP) to identify and characterize suspected brownfield sites, mitigate potential public health risks, and continue planning for site reuse and for responsible, community-supported redevelopment in this underserved area.

2.b. Health or Welfare of Sensitive Populations

The population of Perry includes sensitive populations whose health and welfare conditions heighten their vulnerability to environmental hazards. Age-based demographic data in the Target Area, census data show that **29.1% of residents are age 65 or older**, while **25% are under the age of 18** within the city (ACS, 2023). Further impacting sensitive populations are economic hardships. Sensitive populations in Perry face welfare challenges tied to both crime and substance abuse, which compound existing social and health vulnerabilities. The county experiences violent crime rates comparable to state levels, 226 incidents per 100,000 residents, exposing low-income families, youth, and older adults to safety concerns that can heighten anxiety, limit mobility, and reduce community cohesion.

Substance-use issues also pose significant risks: excessive alcohol use affects more than 15% of adults, and opioid-related deaths reach 15.3 per 100,000 people, contributing to family instability, increased emergency care needs, and added stress on already limited behavioral-health resources; Houston County has only one mental health provider per 3,793 residents (*2025 Emory Community Health Needs Assessment*).

The proposed grant activities and reuse strategy directly address these concerns by reducing exposure pathways, improving environmental conditions, and creating long-term community health benefits. Site assessment and cleanup will help identify contaminants that may contribute to elevated environmental health risks, enabling targeted remediation that protects residents who are most susceptible to adverse health outcomes. Redevelopment of the site into community-serving uses such as health-supportive infrastructure or economic development assets that will further reduce environmental stressors while improving access to safe, healthy environments. By combining environmental investigation, risk reduction, and thoughtful reuse planning, the project will help safeguard sensitive populations, reduce potential threats linked to elevated cancer burdens, and support a healthier and more resilient city.

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

Houston County, the City of Perry, and moreover, the Target Area, face significant health and economic burdens that make brownfield assessment and, if necessary, cleanup, a critical public-health intervention. Houston County residents consistently experience a greater-than-normal incidence of several diseases associated with environmental exposures. Cancer rates exceed statewide averages, including breast cancer at 136.5 per 100,000 (compared to 132.6 statewide), kidney cancer at 15.7 per 100,000 (vs. 12.4 statewide), and liver cancer at 5.7 per 100,000 (vs. 4.7 statewide) (State Cancer Profiles/cancer.gov). Residents also experience disproportionately high rates of chronic disease: diabetes prevalence reaches 13%; obesity affects 40% of adults; and kidney-disease mortality stands at 31.4 deaths per 100,000. Maternal and child health indicators also demonstrate elevated risk with 6.8% of births receiving late or no prenatal care and low-birth-weight infants occurring at 10.3%.

In the Target Area, high estimated rates demonstrate the strain on local residents.

Target Area Health Impacts				
Target Area CT	Asthma	Cancer	Poor Mental Health	Diabetes
212.6	11.6%	7%	18.9%	14.2%
213	10.6%	9.7%	16.6%	15.9%
GA	9.4%	5.6%	15.1%	12.1%
USA	7.7%	5.9%	12.1%	11.6%

Sources: CDC, American Cancer Society

Provider shortages across critical specialties compound these vulnerabilities and limit early detection and treatment (*2025 Emory Community Health Needs Assessment*).

This grant will help directly identify, address, and reduce threats that may be contributing to these higher-than-normal burdens. Brownfield sites in the target area have the potential to contain hazardous substances, pollutants, contaminants, or petroleum that can worsen chronic disease, cancer risk, and adverse birth outcomes through soil, groundwater, vapor intrusion, or surface-runoff exposure pathways. The proposed assessment activities will locate and quantify these hazards, while cleanup efforts will eliminate or control them, removing potential sources of contamination that disproportionately impact already at-risk populations.

By interrupting exposure pathways, the project will reduce cumulative environmental health stressors, improve neighborhood environmental quality, and create safer conditions for residents who currently face elevated disease rates. Subsequent reuse of remediated sites includes opportunities for job creating; development or reuse for the benefit of the community will further support long-term

health by improving economic stability, access to services, and overall quality of life. In combination, these efforts position the grant as a meaningful strategy to reduce disease threats in a population experiencing greater-than-normal adverse health conditions.

2.d. Economically Impoverished / Disproportionately Impacted Populations

Elevated disease and health burdens may reflect historical environmental exposures, socioeconomic barriers to care, and/or cumulative risk factors that disproportionately affect older adults, children, and low-income households. As demonstrated in the section above, a higher-than-average portion of the Target Area live below the poverty line, and across the city a large portion of households are struggling to survive. Health indicators in the region further underscore these vulnerabilities. For residents with limited access to treatment or safe community spaces, environmental conditions can escalate economic hardship, impede stable employment, and negatively affect long-term wellbeing. Contaminants like heavy metals can leach into soil and aquifers, threatening drinking water.

Disproportionate exposure to air toxins from the proximity to industry, such as sawmill operations and the high-volume Interstate highway, are also a burden to Target Area residents (CT212.6): Formaldehyde Cancer Risk is listed at 72.78% (*EPA AirTox Screen Mapping Tool*, accessed 12/23/25). Because area drinking water comes from a groundwater aquifer, there is inherent vulnerability: contaminants from surface soils (e.g. residual petroleum, heavy metals, industrial solvents) associated with brownfield sites can migrate downward over time and eventually impact wells. The *Houston County 2024 Annual Water Quality Report* notes detection of at least one VOC, 1,2-Dichloroethane, at 0.57 ppb, though below the MCL. VOCs are common in industrial or petroleum-contaminated sites and can migrate through soil or groundwater.

Big Indian Creek in the Target Area, as part of the Ocmulgee River basin, provides six counties downstream a significant portion of their drinking water. There's risk that contaminants can enter groundwater through soil infiltration, runoff, septic/sewer discharges, industrial or urban stormwater runoff, and other pathways. Residents face, particularly those in the Target Area and lower-income households, elevated long-term health risks from cement production dust, lead and heavy metals. 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

Identified partners support the reuse of priority and future sites.

Organization	Mission	Point of contact	Involvement/assistance
Brownfield Advisory Board	Established group of engaged business stakeholders, city staff, and residents that seek to improve brownfields	Holly Wharton, Economic Development Director, City of Perry	Offers project input and recommendations
Central Georgia Technical College	Preprepare students for emerging and tranforming careers by infusing innovative technology and quality educational services	Andrea Griner, VP for ED agriner@centralgatech.edu	Workforce training partner
Perry Chamber of Commerce	Grow Business. Grow Community	Maggie Schuyler, President maggie@perrygachamber.com	Meeting space, supports community engagement; business and redevelopment

Organization	Mission	Point of contact	Involvement/assistance
Perry Youth Advisory Council	High school youth learn more about local government and City operations. Program facilitates communication and encourages youth input on initiatives and projects.	Amber Howell, Communications Specialist, City of Perry	Offering site recommendations and input on reuse plans
Perry Technology and Entrepreneurship Advisory Board	Support the attraction of technology-related businesses and offer support for local startups and entrepreneurs	Holly Wharton, Economic Development Director, City of Perry	Evaluate sites for potential use or location for technology-related businesses
Perry Industrial Building Authority	Support projects that contribute to job creation in City of Perry	Holly Wharton, Economic Development Director, City of Perry	Offering site recommendations and input on reuse plans

2.g. Incorporating Community Input

Through our FY2018 Community-Wide Assessment and FY2023 EPA Brownfield Cleanup grant project efforts, we have reinforced the city’s commitment to transparent and inclusive engagement. The City recognizes that broad-based support and active community participation are essential to the success of its Brownfield program, and resident and stakeholder input will be integrated into project planning, decision-making, and implementation to ensure redevelopment reflects local priorities. A Brownfield Steering Committee composed of seven key community partners has been established to guide engagement and foster collaboration. Within 60 days of executing the cooperative grant agreement, the City will update its current Community Involvement Plan (CIP). At least four public meetings will be held during the grant period to solicit input from Target Area residents and communicate project progress, with notices issued through the City’s established process. When in-person attendance is not feasible, meetings will be conducted virtually to ensure accessibility. Project updates will be posted quarterly on the City’s website and shared at engagement meetings to keep residents informed of progress and how their input is incorporated.

The project team will review community concerns at monthly meetings and provide timely responses to questions and feedback. The City has an online platform where recorded meetings, presentations, and project materials are reposted, allowing residents to submit comments and suggestions. For those without computer access, printed materials will be available at our central repository. Brownfield presentations will also be hosted at outdoor community events to broaden participation. Community input will be sought on project planning, site selection and prioritization, cleanup decisions through the Analysis of Brownfield Cleanup Alternatives (ABCA), and reuse planning. All comments will be logged, reviewed, and addressed promptly, with public summaries shared to demonstrate accountability. This communication plan ensures that residents directly affected by project work, as well as partner organizations and civic groups, remain informed and engaged through regular updates, multiple methods of communication, and clear processes for soliciting and responding to input.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Task/Activity 1: Programmatic Support
a. Project Implementation: To assist with project management, City 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: City 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: QEP RFP, 15 quarterly reports, 1 closeout report, ACRES data entry; multiple team meeting notes
Task/Activity 2: Community Engagement
a. Project Implementation: <i>EPA-funded activities - priority sites</i> : securing site access; community engagement activities/meetings; site owner information/meetings; site selection; Discussion of EPA-funded activities for non-priority sites. 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: CIP update; 4 community meeting minutes; community input for site nominations 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); Generic Quality Assurance Plan (QAPP) and site-specific Sampling and Analysis Plans (SS-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 brownfields revitalization plan for the Target Area and strategies pertaining to the redevelopment of the brownfield sites. GIS-based inventory of brownfields 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 brownfields inventory processes, if warranted and as funds allow. Non-EPA contribution: in-kind resources – City 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

Estimates are based on the City’s past experience and costs in EPA brownfield projects.

Budget Categories		Project Tasks (\$)				Total
		Task 1	Task 2	Task 3	Task 4	
Direct Costs	Personnel					
	Fringe Benefits					
	Travel	\$5,000				\$5,000
	Equipment					
	Supplies		\$5,000			\$5,000
	Contractual	\$25,000	\$25,000	\$265,000	\$150,000	\$465,000
	Construction					
	Other: City 5% Admin	\$25,000				\$25,000
Total Direct Costs		\$55,000	\$30,000	\$265,000	\$150,000	\$500,000
Indirect Costs						
Total Budget (Direct)		\$55,000	\$30,000	\$265,000	\$150,000	\$500,000

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). *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, annual financial reports, ACRES database updates. *Other: \$25,000* is for allowable city administrative costs (5% cap), covering grant management and financial oversight.

Task 1 Total: \$55,000

Task 2 Community Engagement: Contractual: Support from QEP to update the current Community Involvement Plan (**\$2,000**) and 184 hours (over four years) at \$125 per hour (**\$23,000**) for community-wide meetings, meeting planning, outreach, focus groups & visioning sessions as well as for meetings with site owners and potential developers; **\$5,000** is for meeting supplies/printing/noticing. **Task 2**

Total: \$30,000

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 [est avg \$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 Strategy for Target Area, set fee= **\$30,000**. **Task 4 Total: \$150,000**

3.f Plan to Measure and Evaluate Progress and Results

The Project Director, supported by key staff and the QEP, will track and evaluate progress through quarterly reports, monthly communication with the EPA Project Officer, and entries in EPA ACRES, with all activities formalized in a final closeout report. Outcomes will be tracked using EPA-accepted performance measures and will include: (1) the number of Phase I and Phase II ESAs completed; (2) total acres assessed and acres positioned for cleanup and reuse; (3) the number of sites advanced to cleanup planning through ABCAs; (4) private and public investment leveraged as sites move toward redevelopment; and (5) the number of sites marketed for reuse and redevelopment within the Target Area. Long-term outcomes include job creation or retention, increased property values, and growth in local tax revenues as assessed properties transition to productive reuse. Success will be gauged by job creation, investments secured, and revenue growth in Target Area. To ensure accountability, the City will conduct monthly calls with the EPA Project Officer from project kickoff, hold quarterly evaluations of activities proposed in workplan with adjustments made in consultation with stakeholders and QEP.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

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

The City of Perry has the internal capability and prior EPA grant experience to manage the grant's technical and administrative aspects, which will result in the timely and successful expenditure of funds. **Holly Wharton, Economic Development Director, will serve as Project Director.** As Economic Development Director, Ms. Wharton assists with the attraction and retention of businesses in Perry as well as managing redevelopment opportunities. She works directly with City Management and Council in addition to providing oversight to the Main Street Advisory Board, Downtown

Development Authority, Industrial Building Authority, and Technology & Entrepreneurship Advisory Board, groups that will support the reuse and redevelopment of priority sites and other identified sites. She has eight years of experience in public administration and economic development and holds a MPA in public admin and BA in economics.

City Manager Robert Smith will serve as **Financial Manager**. Mr. Smith has 15 years' experience in municipal government and holds a Master's degree in Public Administration. He has successfully administered a wide array of local, state, and federal grants, including CDBG, EDA, and DNR grants. Most importantly, Mr. Smith also managed the city's successful FY2018 EPA Community-wide Brownfield Assessment Grant and is managing the City's on-going cleanup grant. As City Manager, Robert works with Mayor and Council and provides oversight of all City departments.

Ansley White, Public Works Superintendent, will assist as **Project Coordinator and Community Engagement Specialist**. Ms. White holds a BS in Landscape Architecture from the University of Georgia and has grant management experience. She will be responsible for successfully implementing the city's CIP.

The City also has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the Finance Office will assist the project team to ensure the project continues successfully until replacements are hired. The City has a robust procurement process that adheres to state and federal regulations. The team 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. The Project Director will work with the EPA Project Officer and QEP to implement countermeasures, such as evaluating management strategies to resume the project schedule and meet workplan milestones should delays be encountered.

4.d Acquiring Additional Resources

To successfully administer this grant project and obtain the necessary brownfields expertise, the city 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 Has Received EPA Brownfields Grants

(1) Accomplishments: The city received a FY2018 Assessment Grant for \$300,000 and, in line with ACRES recorded outcomes, accomplished 8 Phase I ESAs, 8 asbestos surveys, one wetland assessment, and 9 Phase II ESAs. 9.44 acres were made ready for reuse. The City returned \$508.17 that had been designated for travel that was not completed due to COVID-19 restrictions. The city leveraged \$191,000 for cleanup activities as a result of this grant. The City received a FY2023 Cleanup grant of \$500,000 to clean up a 1.4-acre site (previous uses: dry-cleaning facility, and a gas station).

(2) Compliance with Grant Requirements: The city complied with terms and conditions, work plans, and schedules for all previous EPA projects. Quarterly reports and deliverables were submitted to EPA and entered ACRES data in a timely fashion. All terms/conditions were met, and the assessment grant is closed. The cleanup project is in progress. The City has completed the bid process and awarded the contract. At this time, the cleanup project is queued with the contractor and should be completed early 2026.

Threshold Criteria

City of Perry, Georgia

(1) *Applicant Eligibility*

- a. The City of Perry, Georgia as a city is a qualified applicant.
- b. All applicants: **indicate** if your organization is exempt from Federal taxation under section 501(c)(4) of the IRC. **Not applicable**

(2) *Community Involvement*

Through our FY2018 Community-Wide Assessment and FY2023 EPA Brownfield Cleanup grant project efforts, we have reinforced the city's commitment to transparent and inclusive public engagement.

The City recognizes that broad-based support and active community participation are essential to the success of its Brownfield program, and resident and stakeholder input will be integrated into project planning, decision-making, and implementation to ensure redevelopment reflects local priorities.

Within 60 days of executing the cooperative grant agreement, the City will update its current Community Involvement Plan (CIP). At least four public meetings will be held during the grant period to solicit input from Target Area residents and communicate project progress, with notices issued through the City's established process. When in-person attendance is not feasible, meetings will be conducted virtually to ensure accessibility.

Project updates will be posted on the City's website and shared at engagement meetings to keep residents informed of progress and how their input is incorporated. The project team will review community concerns at monthly meetings and provide timely responses to questions and feedback. The City has an online platform where recorded meetings, presentations, and project materials are reposted, allowing residents to submit comments and suggestions. For those without computer access, printed materials will be available at a central repository.

Brownfield presentations will also be hosted at outdoor community events to broaden participation. Community input will be sought on project planning, site selection and prioritization, cleanup decisions reuse planning through engagement at public meetings and through community partners. All comments will be logged, reviewed, and addressed promptly, with public summaries shared to demonstrate accountability.

This communication plan ensures that residents directly affected by project work, as well as partner organizations and civic groups, remain informed and engaged through regular updates, multiple methods of communication, and clear processes for soliciting and responding to input.

- c. *Expenditure of Existing Grant Funds* – not applicable

d. Contractors and Named Subrecipients

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