



[HOME](#) | [CITY OF ALBANY, GA](#)

(1) Applicant Identification:

City of Albany
401 Pine Avenue
Albany, GA 31701

(2) Website URL: albanyga.gov

(3) Funding Requested

a. Assessment Grant Type: Community-wide Assessment

b. Federal Funds Requested: \$500,000

(4) Location: a) City of Albany b) Dougherty County c) Georgia

(5) Target Area and Priority Site Information

- Target Area: Albany Downtown Historic District
Site 1: 104–114 North Washington Street
(parcels 0N101/00001/023, 011 and 010)
Site 2: Former Bank Building, 128 South Washington Street (parcels
0S101/00002/021)
Site 3: 301–315 N Washington Street (parcels 0N203/00027/018, 017, 016)

(6) Contacts

a. Project Director

Paul Forgey, Director/Project Director
Planning and Development Department, City of Albany
240 Pine Avenue, Suite 300
Albany, GA 31701
(229) 438-3901
pforgey@albanyga.gov

b. Chief Executive/Highest-Ranking Elected Official

Mayor Bo Dorough
City of Albany
401 Pine Avenue
Albany, GA 31701
(229) 431-3244
bdorough@albanyga.gov

(7) Population

Albany, GA population of 66,700

(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).	NA
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.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
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



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: pforgey@albanyga.gov
Mr. Paul Forgey, AICP, CFM
Director of Planning & Development Services
City of Albany
240 Pine Avenue, Suite 300
Albany, GA 31701

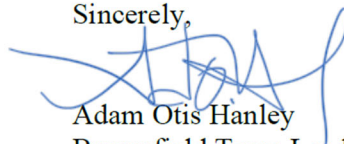
RE: State Acknowledgement Letter – Community-Wide Assessment Grant Application
City of Albany

Dear Mr. Forgey:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (EPD) that City of Albany 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 newly listed on the National Register of Historic Places, Downtown Albany Commercial Historic District.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the City of Albany 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 Albany

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 geographic boundaries of the City of Albany, Georgia, the county seat of Dougherty County, encompassing approximately 55 sq. miles with a population of 66,700 residents. Located in southwest Georgia, along the Flint River, Albany (City) serves as a regional hub for surrounding rural communities and lies within a historically significant area of the Coastal Plain. The Flint River bisects the City and is a major tributary of the Apalachicola-Chattahoochee-Flint (ACF) River Basin, which serves as a critical drinking water source for downstream communities in Georgia, Alabama, and Florida. Despite its strategic location and cultural assets, Albany has experienced prolonged economic distress stemming from industrial decline, population loss, and decades of underinvestment, particularly from the 1990s through the late 2010s. Albany's historic reliance on manufacturing, rail-based commerce, and agricultural processing has left a legacy of underutilized and potentially contaminated properties. These conditions have disproportionately impacted economically disadvantaged neighborhoods, where generational poverty, vacant properties, and aging infrastructure are prevalent. These same conditions prevent redevelopment and the city's ability to attract larger employers.

The Target Area for this Community-Wide Assessment Grant is the newly National Register-listed Downtown Albany Commercial Historic District, which serves as the civic, cultural, and economic heart of the city and lies directly adjacent to the Flint River. Environmental conditions associated with these decaying brownfield sites pose potential risks beyond the immediate community. Because Albany is bisected by the Flint River, a critical hydrologic resource within the ACF River Basin, legacy soil and groundwater contamination has the potential to impact local residents as well as downstream water quality and ecological resources throughout the region.

The Target Area includes multiple census tracts (Census Tract (CT) CT007;008;014.03; 015; 113; 114) characterized by vacant and underutilized historic buildings, former commercial and industrial sites, and vacant lots that detract from the district's economic vitality. While the downtown area contains architecturally and historically significant structures, many properties suffer from decaying, blighted conditions, environmental uncertainty, and market barriers that limit private investment. As the City's primary gateway for residents, workers, and visitors, the condition of the downtown historic district directly influences perceptions of the city's overall economic health and future potential.

This grant project will be managed by the City's Planning Department, which successfully managed previous assessment grants and a current RLF grant. Grant funding will support Phase I and Phase II Environmental Site Assessments, cleanup planning, and community-informed redevelopment strategies for brownfield properties within the Downtown Historic District and other eligible locations city-wide. These activities will reduce environmental uncertainty, identify and prioritize sites for cleanup, and position assessed properties to leverage the City's existing EPA RLF resources and attract private and public reinvestment. By leveraging this grant, the city will continue to address long-standing environmental challenges, catalyze reinvestment in its historic downtown, and advance equitable, sustainable revitalization for the community and the region.

1.b. Description of Priority Brownfield Sites

Within the Downtown Historic District target area, the City has identified priority brownfield sites that are centrally located (CT 114), highly visible, and critical to advancing downtown

revitalization, workforce development, housing, and economic growth. Based on historic land uses and building age, potential environmental concerns include petroleum hydrocarbons, solvents, lead-based paint, asbestos-containing materials, and impacts from underground storage tanks. The lack of environmental data has created uncertainty that continues to deter redevelopment.

Priority Site 1: 104–114 North Washington Street consists of three historic buildings with four former storefronts [parcels 0N101/00001/023, 011 and 010]. Past uses included retail, offices, and service businesses, with upper-story space historically used for residential or office purposes. The structures remain intact but are vacant, underutilized, and in disrepair. This site is prioritized due to its potential for adaptive reuse that preserves historic facades while supporting workforce training center (both Albany State and Albany Technical College have expressed strong interest in this location for off-campus training programs), ground-floor commercial or professional uses, and upper-story housing. Environmental assessment is necessary to address potential contamination, such as asbestos and lead-based paint, and heating oil from historic uses and aging building materials and to leverage historic district tax credits while reducing redevelopment risk.

Priority Site 2: Former Bank Building, 128 South Washington Street [parcel 0S101/00002/021] is a large, vacant, aging bank building connected by an archway/facade to an older, also vacant bank structure. Historically used for banking and office operations, the buildings present potential concerns related to asbestos, lead-based paint, and petroleum-related and soil or groundwater issues from the historical industry surrounding the property. The site is prioritized due to its prominent location at a primary gateway into the historic district, and capacity to anchor professional, commercial, or civic redevelopment within the downtown core.

Priority Site 3: 301–315 N Washington Street [parcels 0N203/00027/018, 017, 016] includes multiple contiguous parcels historically used for a petroleum filling station, auto repair and commercial activity. One structure experienced a recent fire, increasing concerns regarding petroleum contamination and compromised building materials. Located directly across from a newly redeveloped historic hotel, this site is prioritized due to its higher likelihood of contamination and its importance in sustaining momentum from nearby public and private investment. Buildings are currently vacant, in disrepair and have the potential for vagrancy and crime, particularly the former auto shop that is no longer secured due to the fire.

These sites were prioritized based on (1) recent stakeholder engagement conducted during the City’s Comprehensive Plan update and prior EPA BF assessment grant; (2) present environmental barriers to reuse; (3) strategic location within Albany’s historic downtown; and (4) the strong potential for redevelopment that supports job creation, workforce housing, small businesses, and long-term economic resilience.

1.c. Identifying Additional Sites

If grant funds remain after addressing the priority sites, the City has identified sites from its current grant inventory and will identify additional eligible sites using the inventory developed with FY2021 CWA grant funds, combined with input from municipal staff, nonprofit partners, and community stakeholders. Sites will be prioritized based on criteria that include potential public health risks associated with vacancy and blight, potential for contamination, proximity to Target Area and sensitive populations, environmental resources, redevelopment readiness, alignment with community priorities, and potential to catalyze economic revitalization. Any additional sites would be contained in the city boundaries.

1.d. Reuse Strategy and Alignment with Revitalization Plans

The reuse of priority brownfield sites within the City of Albany's Downtown Commercial Historic District directly supports the city's goals for the removal of blighted properties, infill development, and community-driven revitalization. Albany is currently updating its *Comprehensive Plan 2016-2026*; the new plan, as this plan does, will emphasize reducing blight, stabilizing neighborhoods, reinvesting in areas with existing infrastructure, and leveraging community engagement to guide redevelopment priorities. These goals are further reinforced by the recent designation (2025) of the Downtown Commercial Historic District, which incentivizes preservation-based redevelopment that strengthens economic vitality while protecting historic character. Reuse of long-vacant and underutilized downtown properties, such as the priority sites, aligns with these objectives by returning prominent sites to productive use, improving aesthetics and public safety, and reinforcing the downtown core as a hub for commerce, housing, and cultural activity. Community engagement activities conducted as part of the Comprehensive Plan update have consistently identified downtown blight removal, activation of vacant buildings, and preservation of historic assets as top community priorities.

This reuse strategy also advances Albany's broader economic development and employment objectives laid out in the *2025 City of Albany Three-Year Strategic Plan* by supporting workforce housing development, economic development and job creation. Activities such as small business growth, professional services, workforce development, and mixed-use redevelopment in areas already served by utilities, transportation, and public services. The reduction of blight will also allow existing business and services to be retained or even thrive. By prioritizing assessment and redevelopment of brownfield sites within the Downtown Commercial Historic District, the City can reduce environmental barriers to reinvestment, attract private development aligned with historic preservation standards, and strengthen Albany's tax base while promoting sustainable growth within the city's existing footprint.

1.e. Outcomes and Benefits of Reuse Strategy

The assessment, and eventual cleanup if necessary, and reuse of priority brownfield sites within the City of Albany's Downtown Commercial Historic District will deliver meaningful community, economic, and environmental benefits aligned with EPA Brownfields Program goals. Albany's ongoing Comprehensive Plan update, which will be complete in the spring of 2026 is informed by extensive community engagement, identifies blight removal, reinvestment in existing urban areas, and preservation-based redevelopment as top priorities. Vacant and underutilized downtown properties have been consistently cited by residents as barriers to economic vitality, neighborhood stability, and public safety. Returning these sites to productive use advances EPA objectives related to environmental impacts, sustainable redevelopment, and revitalization of historically disinvested areas.

Redevelopment of assessed sites will support residential and commercial development, small business growth, workforce training, professional services, and downtown housing within areas already served by infrastructure, leveraging existing assets and catalyzing private investment. Revitalization of prominent downtown corridors and gateway sites will improve aesthetics, strengthen the tax base, and stimulate additional redevelopment while remaining compatible with historic preservation standards. The project also supports EPA priorities related to climate resilience and public health by enabling green infrastructure, improved stormwater management within the Flint River basin, and resilient redevelopment practices. Removing or stabilizing blighted structures reduces exposure to hazardous materials during extreme weather events and improves safety, resulting in a healthier, more resilient downtown Albany.

1.f. Resources Needed for Site Reuse

Leveraging additional public and private funds will better position the city to move sites towards productive reuse.

Funding Source	Program	Description
US EPA	Brownfield Cleanup Grant	Funds the remediation of contaminated properties, enabling their safe reuse as a community asset that drive revitalization and economic growth. The City has experience necessary to manage this type of project.
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. The City has managed multiple CDBG grants and has low-income percentages to qualify.
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).
State of Georgia	Brownfield Tax Incentive	Offers property tax abatements for redeveloped brownfields
State of Georgia	Historic Tax Incentives	Offers 25% state income tax credits for qualified rehabilitation projects
US Park Service, IRS	Historic Tax Incentives	Offers 20% federal income tax credits for qualified rehabilitation projects
City of Albany, Dougherty County	Preferential Property Tax Assessment	Allows property taxes to be frozen for a period of time on qualified rehabilitation projects.
EPA Brownfields Revolving Loan Funds	City of Albany EPA RLF	City has funds for appropriate remediation activities in either the form of a grant or low-interest loans

1.g. Use of Existing Infrastructure

The proposed grant will enable the city to capitalize on existing infrastructure at the priority brownfield sites by utilizing established water, sewer, and electrical systems as well as the road network and transit connections that already serve the area, thereby reducing redevelopment costs and accelerating project implementation. Priority sites will be adapted for new uses, preserving historic character while minimizing demolition and construction expenses. While most core infrastructure is in place, targeted upgrades such as stormwater improvements, energy efficiency retrofits, and streetscape enhancements will be necessary to fully support redevelopment and ensure compliance with environmental and safety standards. The city will pursue supplemental funding through state transportation programs, federal energy-efficiency initiatives, and community development block grants to implement these upgrades, ensuring that the reuse of the sites is both sustainable and economically viable.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community’s Need for Funding

The City of Albany, and in particular, the Target Area, which is contained within CT 114 where the priority sites are located, **qualifies as a low-income community** where historical disinvestment and environmental conditions disproportionately affect sensitive populations. **In the Target Area (CT 114) 52.1% of resident live in poverty**, indicating severe economic

distress, compared to 12.4% in US; in Georgia 13.5%, and in Dougherty County 26.4% (American Community Survey (ACS), 2023 5-year est). In Albany, **57% of households live below the ALICE threshold** (United for Alice.org). Sustained economic stress has resulted in ALICE, *Asset Limited, Income Constrained, Employed*, households; ALICE households earn just enough to not be considered living below the Federal Poverty Level but struggle to make ends meet and have to choose between essentials such as rent, heat or food

Moreover, blighted conditions have negatively impacted home values in the city. In Albany, median home values are far lower when compared to the state overall, \$118,700 compared to \$272,900 respectively and extremely lower than US median of \$303,400 [ACS 2023]. Lower incomes and lower home values severely impact the City's ability to generate property tax revenue. City funds must be reserved for critical areas of support such as emergency and security services as well as essential community services, leaving no funding available for environmental site assessments, brownfield-focused community engagement, or the development of vital reuse strategies. This grant is therefore essential to providing the necessary federal support. It will allow the city 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 low-income target area.

2.b. Health or Welfare of Sensitive Populations

The Target Area has a significant concentration of sensitive populations who are especially vulnerable to hazardous environmental conditions; as an example, CT114, where the priority sites are located, 10.9% are children, 17.7% senior citizens, and 18.3% women of childbearing age. In the city, documented health disparities heighten sensitivity to environmental hazards. The *Phoebe Putney Memorial Hospital 2025–2027 Community Health Needs Assessment (CHNA)* identifies mental health disorders, limited access to healthcare, heart disease, **stroke, and other preventable conditions** as priority concerns in Dougherty County, including central Albany neighborhoods. The CHNA documents elevated rates of poverty, unemployment, housing instability, food insecurity, and preventable hospitalizations, conditions that increase exposure risk and reduce residents' capacity to avoid, mitigate, or recover from environmental contamination. Children, low-income families, and ALICE households are disproportionately impacted, as limited financial resources constrain access to preventive care and environmental protections, such as suitable, safe housing; 22% of households face severe housing problems, compared to 15% statewide.

Albany is also susceptible to crime, impacting not only physical safety but also mental health and secure living conditions. Albany has more crime than most US cities; 93% of US communities are safer than Albany (crimegrade.org). Albany's overall crime rate is 55.47 per 1,000 residents annually, much higher than the U.S. average of 22.9. In the city center, **residents have a 1 in 9 chance of being a victim of a crime** (crimegrade.org).

The proposed Brownfields assessment activities will directly address these disproportionate impacts by identifying environmental contamination that threatens the health and welfare of sensitive populations in the Target Area. Future cleanup will reduce exposure pathways that pose heightened risks to children and economically constrained households, while planned community-serving reuse will improve neighborhood conditions and address environmental stressors associated with blight and disinvestment.

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

Albany and Dougherty County demonstrate a greater-than-normal incidence of chronic and environmentally linked diseases. According to the Phoebe Putney Memorial Hospital CHNA,

mental health disorders, heart disease, and stroke are prioritized health needs; County Health Rankings data demonstrate conditions in the city; Dougherty’s **premature death rate at 610 per 100,000** is significantly higher than the Georgia average of 470, and 17.8 teen pregnancies per 1,000 females (compared to 12.7 in US) in 2024 and persistently high rates of low birthweight infants, both indicators of adverse maternal and child health outcomes. Asthma and respiratory illness are exacerbated by poor housing and environmental exposures, while cancer remains a leading cause of death. **Dougherty County cancer rates are 495.7 per 100,000, higher than both the state (486) and national averages (463.1).** Dougherty County Adult Asthma rates are 10.2% compared to 9.4% in Georgia and 8.5% in the US. ProPublica’s *Sick in a Hospital Town* reporting underscores how systemic inequities and environmental stressors have left Albany residents vulnerable to preventable illness. [Sources: CDC; ARC GIS; Phoebe Putney Memorial Hospital CHNA (2026–2028); County Health Rankings Dougherty County (2025); ProPublica, *Sick in a Hospital Town.*]

Eventual cleanup will reduce exposure pathways to pollutants and petroleum while redevelopment for job creation, professional space and community-serving facilities will address social determinants of health such as lack of economic opportunity and unsuitable housing conditions. By integrating environmental remediation with purposeful redevelopment, the project will reduce disproportionate health burdens borne by low-income sensitive populations, improve air and water quality, and create healthier built environments. This approach not only protects public health but also advances environmental justice by targeting neighborhoods where data show disease incidence and adverse conditions are most severe.

2.d. Economically Impoverished / Disproportionately Impacted Populations

Elevated disease and health burdens may reflect historical environmental exposures, socioeconomic barriers and/or cumulative risk factors that disproportionately affect older adults, women of childbearing years, children, and low-income households. As demonstrated above, a higher-than-average portion of the Target Area lives below the poverty line, and across the city a large portion of households are struggling to survive. Health indicators in the city further underscore these vulnerabilities. For residents with limited access to treatment or safe housing, environmental conditions can escalate economic hardship, impede stable employment, and negatively affect long-term wellbeing. The importance of the Flint River to downstream states poses inherent vulnerabilities: 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/drinking water. Residents face, particularly those in the Target Area and lower-income households across the City, elevated long-term health risks. An integrated approach to assessment and revitalization 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
City of Albany Brownfield Advisory Board	Established group of engaged stakeholders, business community and residents that seek to improve brownfields	Angel Gray, 229.302.1849	Support the selection and review of potential sites, offer input to planning and identify developers for reuse

Organization	Mission	Point of contact	Involvement/assistance
SOWEGA Rising	Mobilize people and resources to improve the well-being, quality of life and political power of marginalized Southwest Georgians	Sherrell Byrd, sbyrd@sowegarising.org	Engage community in outreach activities and participate in reuse planning
Albany Civil Rights Museum and Institute	Organization supports education of Albany’s critical role in the civil rights movement and preservation of historic sites	Frank Wilson, ED, 229.432.1698	Support preservation of historical sites and character of downtown; engage community in planning
Thronateeska Heritage Foundation	The Foundation’s mission is to preserve Albany history and provide learning opportunities in the natural sciences.	Tommy Gregors tgregors@artesianalliance.org ; 229.343.1288	Provide support for public outreach and marketing.
Union Baptist Church	Caring for the community and its residents	RevDr. Severson, 229.436.9375, unio nmissionarybaptist@gmail.com	Partner with the City to conduct community engagement activities.
Flint River Keepers	A non-profit environmental non-profit dedicated to restoring rivers and habitats.	Gordon Rogers, 912.223.6761 gordon@flintriverkeeper.org	Assist in recruiting community engagement attendees.
Albany Technical College	ATC exists to train individuals to meet dynamic workforce needs, promote economic and community growth through credit instruction, adult education, and customized training using classroom and distance education.	Matt Trice, VP Econ. Dev.; (229) 430-6618	Will redevelop one of the priority sites for a training center in the Target Area

2.g. Incorporating Community Input

The City has consistently demonstrated its commitment to transparent, inclusive engagement through prior and ongoing EPA Brownfield projects by ensuring resident and stakeholder input informs planning, decision-making, and implementation so redevelopment reflects local priorities. A seven-member Brownfield Steering Committee for the City provides project guidance and community oversight. Within 90 days of grant execution the City will update its current Community Involvement Plan. Engagement will include at least four public meetings with virtual options, website updates, and monthly team reviews to address concerns. Recorded sessions and project materials will be available online and in a printed repository, with outdoor events expanding participation. Community input will be solicited on site selection, cleanup decisions through the ABCA, and reuse planning, with all comments logged, reviewed, and publicly summarized to ensure accountability. This multi-channel approach ensures residents, civic groups, and partners remain informed and engaged throughout the grant period.

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: Decision on QEP, quarterly reports, ACRES data entry; 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: 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; 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; 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 QAPPs
Task/Activity 4: Cleanup and Reuse Planning
a. Project Implementation: <i>EPA-funded activities for the priority sites</i> : cleanup planning at specific sites (4 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. Update of GIS 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
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; ABCAs, site-specific land use assessments, site disposition strategies, reuse plans, and visual renderings for priority sites.

3.e Cost Estimates

Task 1 Programmatic

Task 1 Total: \$55,000: *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. **\$25,000** is for city administrative costs.

Task 2 Community Engagement

Task 2 Total: \$30,000: *Contractual:* QEP support is budgeted for update of 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 3 Environmental Site Assessments

Task 3 Total: \$265,000: Contractual: 10 ASTM-AAI compliant Phase I ESAs @ \$4,500 each = \$45,000; one Generic Quality Assurance Plan (QAPP) = \$5,000; five Site Specific QAPPs (@ \$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) = \$190,000.

Task 4 Planning

Task 4 Total: \$150,000: 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: Five Analysis for Brownfields Cleanup Alternatives (ABCAs) @ \$5,000 each = \$25,000; structural analysis of priority sites; set fee, \$35,000; Reuse planning, renderings and site disposition strategies for priority sites, set fee \$55,000; Brownfields Revitalization Strategy for Target Area, set fee= \$35,000.

Budget Categories		Project Tasks (\$)				Total
		Task 1	Task 2	Task 3	Task 4	
	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: 5% Admin fee	\$25,000				\$25,000
Total Direct Costs		\$55,000	\$30,000	\$265,000	\$150,000	\$500,000
Indirect Costs						
Total Budget (Direct + Indirect)		\$55,000	\$30,000	\$265,000	\$150,000	\$500,000

3.f Plan to Measure and Evaluate Progress and Results

The Project Director, supported by key staff and 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. A project management system is in place to ensure project progresses within the proposed timeline. Outputs will include site assessments, the update of Brownfield Development Opportunity Inventory, ABCAs, community meetings, the Community Involvement Plan update, and ACRES entries, while outcomes will measure redeveloped acres, acres positioned for reuse, investment leveraged, and growth in property and sales tax revenue. To ensure accountability, the City will conduct monthly calls with the EPA Project Officer from project kickoff, hold quarterly evaluations against activities proposed in workplan with adjustments made in consultation with stakeholders and the QEP.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

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

The City 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. Paul Forgey, Director of Planning and Development Services for the City will serve as **Project**

Director for the proposed brownfields project. Mr. Forgey has 30 years of experience working with local governments on community development, planning, economic development, and grant writing. He is the current project director for the City's 2018 and 2012 EPA Brownfields Assessment and 2020 RLF grants. His department will oversee the day-to-day operation of the grant project and community outreach. Michael Eaton, **City Finance Director** will serve as financial manager for the proposed brownfields project and has three years of experience in this role under the program's current assessment grant, including financial reporting and oversight. He has a master's degree in accounting, is a CPA and has been with the City for 11 years, previously serving as the Deputy Director of the Finance Department. **The Project Coordinator** supporting all aspects of the project is Angel Gray, Deputy Director of Planning and Development. She has more than 20 years of planning experience and has supported the City's previous EPA grant projects and continues to support the current RLF project. Multiple staff members in the City planning department can assist with program implementation. 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 City Manager and 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

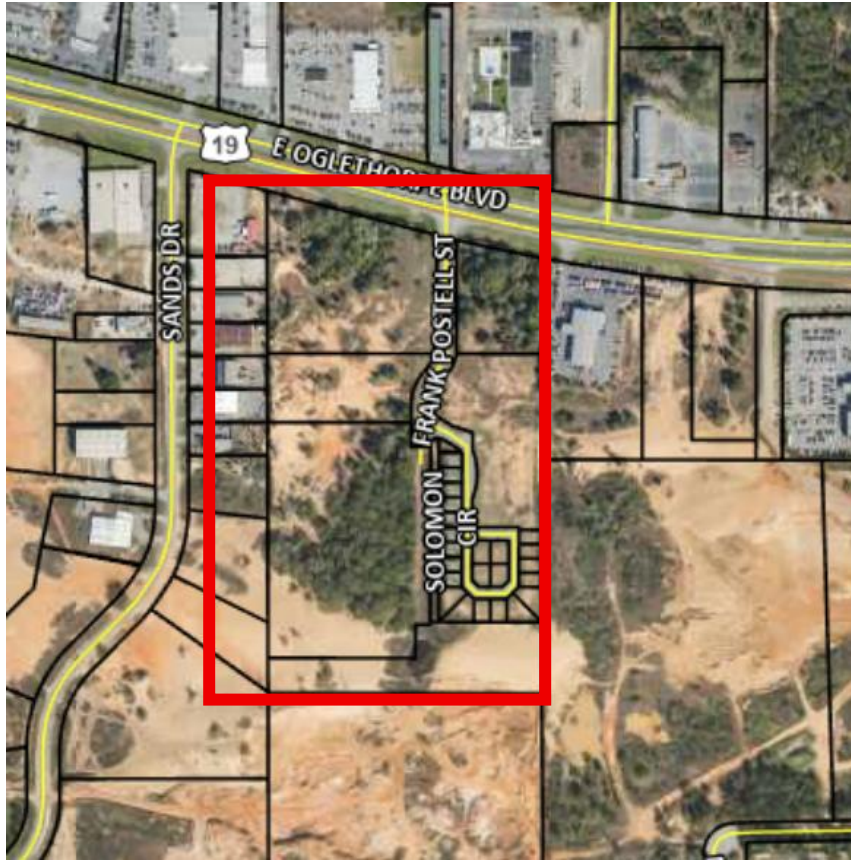
To successfully administer this grant project and obtain the necessary brownfields expertise, the city will secure the services of a professional and experienced Brownfield QEP through a fair and open bid process that complies with state and federal requirements (2 C.F.R. 200 and EPA rule 2 C.F.R. 1500)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

Past Performance and Accomplishments

4.e Has Received an EPA Brownfields Grant

(1) Accomplishments: The city received a FY2021 EPA CWA Grant [BF 02D07721 (10/01/2021-9/30/2025 – extension for COVID-19)] for \$300,000: accomplished 9 Phase I ESAs, 2 supplemental assessments, and 3 Phase II ESAs. The City was also awarded a FY2018 CWA Grant for \$300,000; completed activities included 9 Phase Is, 4 Phase IIs, 7 supplemental and 3 cleanup planning activities. The City also has an active RLF awarded in FY20 [BF 01D11320]: awarded \$1,280,850 (10/01/20 – active); \$162,154 in loans and grants made to date; a large loan was awarded by the City but critical illness halted the project. The property is being transferred to a new developer, and a loan is expected to be made in the coming year. The property is within the Target Area for this grant.

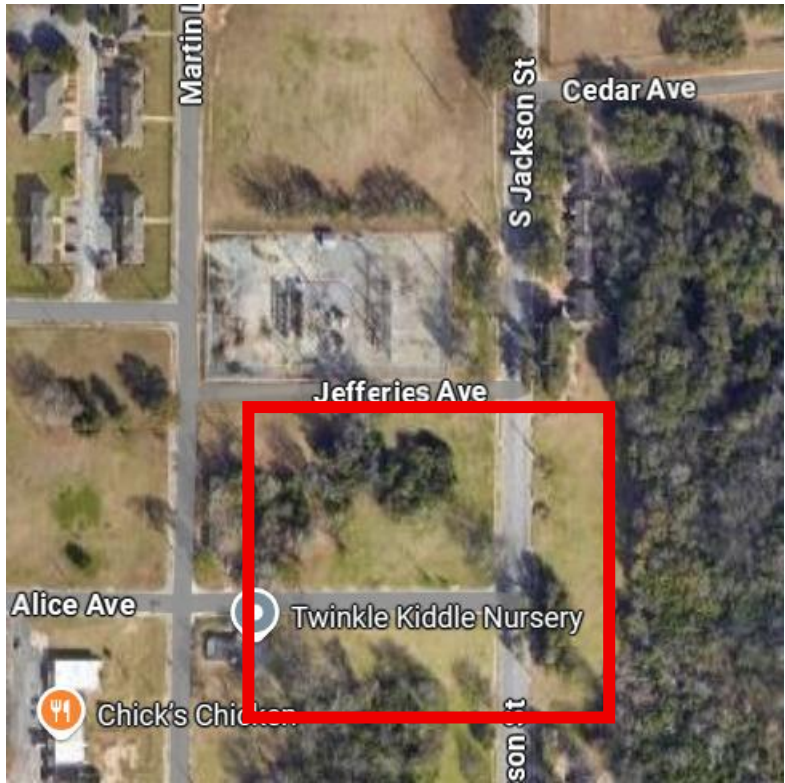
(2) Compliance with Grant Requirements: The city has complied with terms and conditions, work plans, and schedules for all previous EPA projects. Quarterly reports and deliverables were submitted to EPA and entered ACRES data in a timely fashion. An extension for the FY21 Assessment grant was requested due to documented impacts from COVID, which was granted by EPA. All terms/conditions were met, and the FY 21 assessment grant is in the closeout phase. Final costs are being processed but as of this date \$5,795 remains; the majority of the remaining funds are due to restricted travel during COVID.



Areas of development potential to the east of the Flint River and downtown



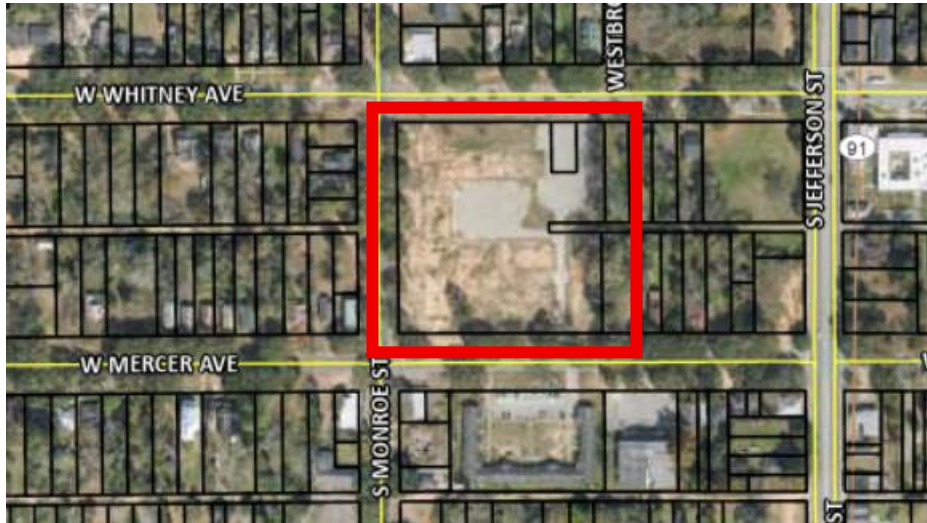
Areas south of downtown (just north of Oakridge Drive) that may be utilized for housing.
300 S. Alice (one of the parcels for location reference)



The areas in tan are in the 500-year floodplain, which is non-regulatory. These lots would be developed before the ones in the blue areas.



This is another area, although it is owned by the School Board and I am not sure if we could get it from them. 400 S. Monroe.



The last potential area is in the 500 block of W. Highland. Owned by the Land Bank.

