



 912-398-9923
 info@rebuildglynncounty.org
 2129 Albany St Brunswick, GA 31520
 www.rebuildglynncounty.org

FY26 Brownfield Community-Wide Assessment Grant

Information Sheet

The required information in the Narrative Information Sheet is provided below.

1. Applicant Identification

Rebuild Glynn County Community Development Corporation
 2129 Albany St
 Brunswick, GA 31520

2. Rebuild Glynn County Community Development Corporation's website:

- a. www.rebuildglynncounty.org and brownfield website is www.https://rebuildglynncounty.org/agri-aqua-incubators-1

3. Funding Requested

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

4. Location

- a. City: Brunswick
 b. County: Glynn County
 c. State: Georgia

5. Target Area and Priority Site Information

The property at 3128 Hopkins Ave, Brunswick, GA 31520-4815 is a 5.56-acre parcel owned by Hercules Inc. It is located in Glynn County and identified by Parcel ID 01-05011. The land consists entirely of Mandarin-Urban complex soil, classified as non-irrigated with a National Commodity Crop Productivity Index (NCCPI) of 39.5. The elevation ranges from 6.0 to 9.4 feet. From 2019 to 2024, the property has shown a mix of developed/low intensity, open space, and occasional grassland/pasture, with healthy vegetation indicated by consistently high NDVI scores. The entire site lies within the 100-year flood zone, but there are no wetlands present. Historical imagery confirms ongoing development and maintenance of the property over the past decade.

Property Boundaries:

The boundaries of the property at 3128 Hopkins Ave, Brunswick, GA, are distinctly outlined in blue on the provided maps and imagery. This 5.56-acre parcel has an irregular shape and is situated within Brunswick Township, Glynn County, Georgia. The northern edge of the property borders Hopkins Ave, while Carter St forms the southern boundary. The surrounding area is characterized by a mix of residential buildings, commercial establishments such as Pinball Palace and Sunoco, and open spaces. Over the years, the property's use has included developed/low intensity, open space, and grassland or pasture, and it is entirely located within the 100-Year Flood Zone. The clear demarcation of the property's boundaries in the visual materials ensures a precise understanding of its extent and location within an urban setting.

a. The table lists the target areas

Census Tract 5.01 Glynn County, GA 11-digit census tract GEOID: 13127000501 GIS MAPPED ACRES: 5.56 CLASS CODE: C4 - Commercial Small Tracts ZONING: HC MAP# BLOCK-LOT: B031-03 098-005 PARCEL NUMBER: 0105011	TAX DISTRICT: BRUNSWICK (District 01) LEGAL DESCRIPTION: 5.562 AC TRACT 1C HERCULES PLANT SITE SUBDIVISION: MONTPELIER DOCUMENTS: PD 31, Pg 291; PD 7, Pg 236; DB 6-N, Pg 269, 241; City Plate No. 11
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6. Contacts

a. Project Director

Allen Booker
 2129 Albany Street, Brunswick, GA 31520
 allenbooker@rebuildglynncounty.org

b. Executive Director/Highest Ranking Official

Allen Booker
 2129 Albany Street, Brunswick, GA 31520
 allenbooker@rebuildglynncounty.org





7. Population

The City of Brunswick, Georgia has a population of 15210, according to the 2020 US Census. The College Park subdivision, BG 2, Tract 5.03, is within the city limits with approximately 1020 residents. 45% of the residents are over the age of 40. 35% makes over \$50,000 a year. Therefore, this area although are within the city limits are not within the target group our project will make difference. Therefore, the population we are looking to make an impact on is under the 15,000 or less requirement. (U.S. Census Bureau. (2023)

Other Factors

Other Factor	Page
Multiple Superfund Sites: Brunswick hosts several major Superfund sites, including LCP Chemicals, Brunswick Wood Preserving, Hercules 009 Landfill, and Terry Creek Dredge Spoils/Hercules Outfall, reflecting extensive industrial pollution and hazardous waste.	2
Chemical Exposure: Recent Emory Human Exposure Test verified High levels of PCBs, toxaphene, and mercury detected locally and among residents, underscoring health risks and the necessity of site assessment and remediation.	2
Flooding & Climate Vulnerability: As the lowest-elevation city in Georgia, Brunswick faces significant risks from sea-level rise, storm surges, and flooding, all worsened by climate change.	4

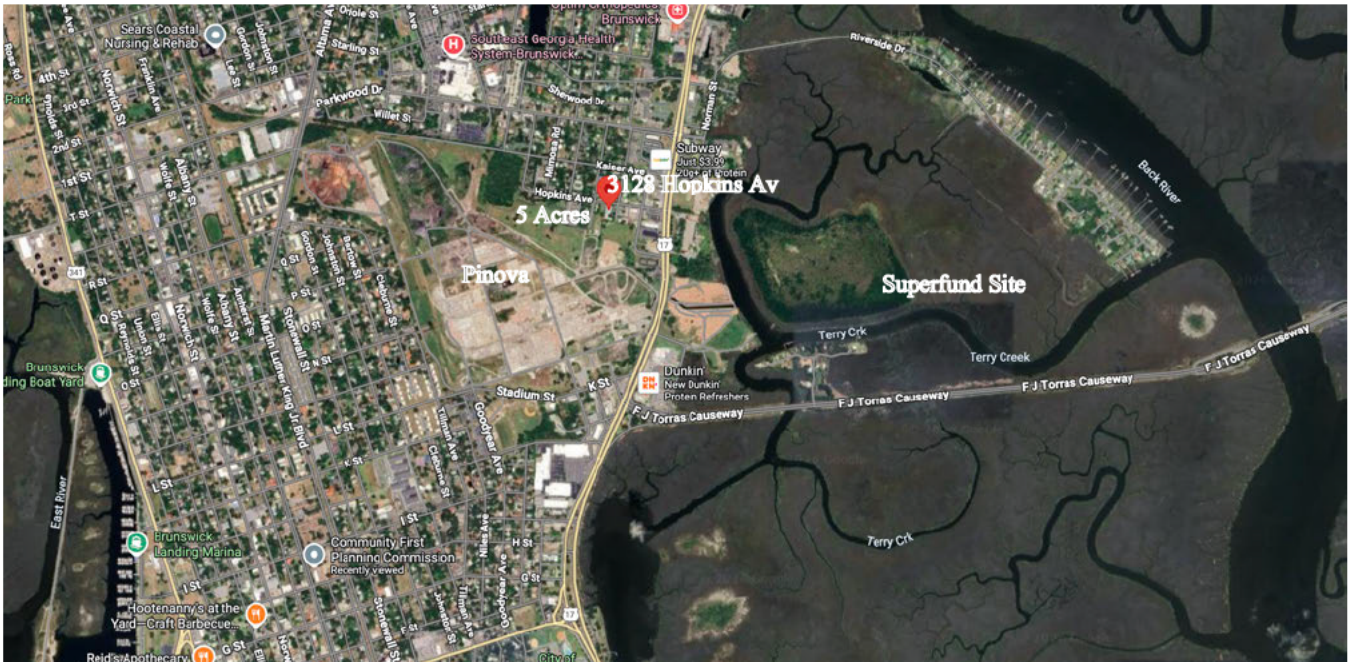


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Air & Water Quality Issues: Industrial runoff adversely affects marine ecosystems, while proximity to industrial sites leads to air pollution, disproportionately impacting low-income and marginalized communities.	1, 3, 5
Leveraging Resources for Economically Impoverished/Disproportionately Impacted Community: Communities of color and lower-income neighborhoods are exposed to higher environmental hazards, highlighting issues of systemic environmental racism and aligning with grant priorities.	1, 5
Climate Adaptation & Resilience: The proposed project will enhance local climate resilience and protect residents and community investments, aligning with grant objectives.	6

8. Letter from the State Environmental Authority: A letter from the Georgia Environmental Division Brownfield Program is attached.
9. Releasing Copies of Applications
 Rebuild Glynn County Community Development Corporation (RGCCDC) understands that the information included will be treated accordingly. This application does not contain confidential, privileged, or sensitive information

FY26 Community-Wide Assessment Grant Proposal
Rebuild Glynn County Community Development Corporation
(Formerly Rebuilding Together of Glynn County)
Funding Opportunity Number: EPA-I-OLEM-OBLR-25-04
Location: 3128 Hopkins Ave and the Adjacent 5 acres
Date of Submission
January 25, 2025





Jeffrey W. Cown, Director

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

January 26, 2026

VIA ELECTRONIC MAIL: allenbooker@rebuildglynncounty.org

Mr. Allen Booker
Executive Director
Rebuild Glynn County Community Development Corporation
2129 Albany Street
Brunswick, Georgia 31520

RE: State Acknowledgement Letter – Brownfield Assessment Coalition Grant Application
Old Habitat Warehouse
3128 Hopkins Avenue, Brunswick, Glynn County, Georgia

Dear Mr. Booker:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (EPD) that Rebuild Glynn County Community Development Corporation (CDC) will be submitting an application to the U.S. Environmental Protection Agency (EPA) for funding assistance under the Brownfield Assessment Coalition Grant Program to conduct assessment activities. EPD understands that the Rebuild Glynn County CDC, is applying for \$500,000 on behalf of its coalition members, to be used to assess hazardous substances at the Old Habitat Warehouse.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the Rebuild Glynn County CDC for such an assessment. A successful award would greatly assist the development corporation in their redevelopment efforts. Thank you for your consideration.

Sincerely,

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

File: FFY 26, EPA Grant Applicants, Rebuild Glynn County CDC



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

1.a. Overview of Brownfield Challenges and Description of Target Area: The geographic focus for grant activities is the City of Brunswick, as the target area. Surrounded by rivers and marshes, Brunswick's history is shaped by its strategic location and industrial legacy. After the Civil War and the arrival of the railroad, the city experienced rapid industrial growth, peaking during World War II as a key military site with major warship manufacturing and the operation of the vast Hercules facility, which produced munitions and chemicals in target areas. Once a thriving industrial and military hub, Brunswick has seen economic decline, population loss, and increased environmental challenges following industry closures, such as the 2023 shutdown of the Pinova facility. Decades of industrial use along Hopkins Avenue have left significant contamination—especially PCBs and toxaphene—near the Superfund site, resulting in hazardous conditions and health risks for residents, particularly in Black, Hispanic, and low-income communities. The region also faces high poverty, limited green space, food insecurity, and health disparities. Notably, local dolphins show record PCB concentrations, emphasizing long-term ecological damage. Brunswick, Georgia faces significant environmental and socio-economic challenges due to decades of industrial contamination, especially in the Hopkins Avenue corridor. Environmental assessments reveal that concentrations of polychlorinated biphenyls (PCBs) and toxaphene in soil samples from this area exceed EPA residential screening levels by factors of 3 to 10. Specifically, PCBs have been measured at concentrations up to 12 mg/kg—twelve times the EPA's residential screening level of 1 mg/kg—while toxaphene levels have reached 4 mg/kg, four times the 1 mg/kg action level for residential areas. In groundwater and surface water samples, toxaphene concentrations have been documented at 0.09 mg/L, substantially higher than the EPA's maximum contaminant level (MCL) of 0.003 mg/L. These elevated contamination levels pose significant risks to public health and the environment, underscoring the urgent need for remediation in the corridor. (Spahr, 2025) The impact of this contamination is directly reflected in local health statistics and living conditions. Residents near the Hopkins Avenue corridor experience a 30% higher rate of asthma and respiratory diseases compared to the county average, and the incidence of certain cancers—such as non-Hodgkin lymphoma, associated with PCB exposure—is 1.5 times higher than the state average. Reports also indicate increased rates of neurological disorders and developmental delays in children, consistent with the known toxic effects of these contaminants. Infrastructure challenges further exacerbate these risks: 60% of the area's housing stock was built before 1970, over 40% of properties are classified as blighted or vacant, nearly 30% of residents live below the poverty line, and less than 10% of the area consists of parks or community gardens. Over 70% of households express concerns about drinking water safety and contaminated soil, while nearly 15% of families experience food insecurity, worsened by advisories limiting local fish consumption (Spahr, 2025). The severity and extent of contamination, documented by specific environmental and health data, demand coordinated, evidence-based action to restore public health, promote equity, and drive sustainable community development in Brunswick.

1.b. Description of the Priority Brownfield Site (3128 Hopkins Avenue, Brunswick, GA 31520): It was selected as the priority site due to its location within a densely populated, economically disadvantaged neighborhood that faces significant health and environmental risks from legacy contamination, making its remediation critical for protecting vulnerable residents and advancing equitable community revitalization efforts. To facilitate targeted remediation and adaptive reuse, the 5.56-acre property at 3128 Hopkins Avenue is divided into two prioritized brownfield sites: the warehouse section and the five-acre vacant land. The geographic focus for grant activities is Glynn County in southeastern Georgia, with the City of Brunswick as the target area. The boundaries of the property at target area are distinctly outlined in blue on the provided maps and imagery. This 5.56-acre parcel has an irregular shape and is situated within Brunswick Township, Glynn County, Georgia. The northern edge of the property borders Hopkins Ave, while Carter St forms the southern boundary. The surrounding area is characterized by a mix of residential buildings, commercial establishments such as Pinball Palace and Sunoco, and open spaces. Over the years, the property's use has included developed/low intensity, open space, and grassland or pasture, and it is entirely located within the 100-Year Flood Zone. The clear demarcation of the property's boundaries in the visual materials ensures a precise understanding of its extent and location within an urban setting.

Warehouse Section (18,000 sq. ft.): This area includes the existing warehouse structure, any remaining debris, and possible tanks. It is prioritized for immediate environmental assessment and cleanup due to the presence of deteriorating infrastructure, potential hazardous residues, and its proximity to contaminated waste. Remediation will focus on making the warehouse safe for adaptive reuse, with redevelopment plans envisioning its transformation into community assets such as a workforce development center or green retail space. **Five-Acre Vacant Land:** The surrounding nearly five acres of vacant land are prioritized for comprehensive site assessment and soil testing, given their adjacency to the Terry Creek/Hercules National Superfund site and historic contamination from toxaphene, PCBs, and other hazardous substances (United States Environmental Protection Agency, 2025). Cleanup and infrastructure improvements will prepare the land for sustainable uses, such as an agriculture/aquaponics incubator or expanded green space, supporting food security, health, and resilience for local residents. By dividing the property into these two priority sites, remediation and redevelopment efforts can be tailored to address specific environmental risks and community needs, ensuring equitable and sustainable outcomes for the Hopkins Avenue corridor.

1.c. Identifying Additional Sites: The cleanup and adaptive reuse of the Hopkins Avenue site will serve as a model for remediating other Superfund sites in Brunswick and Glynn County. The phased approach—robust environmental assessment, community engagement, and alignment with revitalization goals—provides a replicable framework for tackling complex contamination. Additional sites will be identified through systematic mapping, collaboration with local organizations, and citizen science initiatives. Partnerships with academic and regulatory bodies will ensure comprehensive identification and technical support. Sites will be prioritized based on contamination severity, community impact (proximity to homes and health disparities), and redevelopment potential (alignment with community plans and opportunities for economic or green space development). High-priority sites will be integrated into the regional revitalization plan, with those posing the greatest health risks targeted for accelerated cleanup and adaptive reuse, following the Hopkins Avenue model for equitable and sustainable remediation.

REVITALIZATION OF THE TARGET AREA

1.d. Reuse Strategy and Alignment with Revitalization Plans: The Hopkins Avenue revitalization initiative is a comprehensive, six-year phased program designed to transform one of Brunswick's most pressing brownfield sites into a cornerstone for equitable community renewal. The target area, Brunswick in southeastern Georgia—with a focus on the City of Brunswick—contains multiple brownfield locations, including four major Superfund sites, that have resulted from decades of industrial activity. The corridor surrounding the target area, in particular, has a long history of industrial and low-intensity development, and is situated adjacent to the Terry Creek/Hercules National Superfund site. Past uses include warehouse operations and open land, with the site's 5.56 acres entirely within the 100-Year Flood Zone. The warehouse section contains aging infrastructure, possible tanks, and debris, while the surrounding land remains vacant yet contaminated. Environmental assessments reveal significant contamination at the target site. Soil samples from the area show concentrations of polychlorinated biphenyls (PCBs) up to 12 mg/kg—twelve times higher than the EPA's residential screening level of 1 mg/kg. Toxaphene levels have been measured at 4 mg/kg, four times the EPA's action level for residential areas. Groundwater and surface water samples indicate toxaphene concentrations at 0.09 mg/L, far exceeding the EPA's maximum contaminant level (MCL) of 0.003 mg/L. (United States Environmental Protection Agency, 2025) These findings underscore the urgent need for remediation, as the contamination poses direct health threats to residents and contributes to elevated rates of asthma, respiratory disease, and cancers linked to PCB exposure in the local population. **The rationale for prioritizing the 3128 Hopkins Avenue site is clear:** its location within a densely populated, economically disadvantaged neighborhood—where over 40% of properties are blighted or vacant and nearly 30% of residents live below the poverty line—means environmental hazards have an outsized impact on vulnerable groups. Over 70% of households in the area express concerns about the safety of their drinking water and contaminated soil, with many families also facing food insecurity due to fish consumption advisories and limited green space, which limits opportunity for community gardening. Remediation of this site directly addresses critical community needs, including public health protection, and food security. **Reuse Strategy:** This approach combines environmental cleanup with infrastructure upgrades and community-driven redevelopment. Initial steps include site assessments, stakeholder engagement, and transparent reporting in the first two



years. Remediation prioritizes the safety of vulnerable residents and is aligned with Brunswick’s development plans. Over six years, vacant properties will be transformed into assets such as an agriculture/aquaponics incubator, a workforce development center, and green retail space, while expanding green areas and improving stormwater and transportation systems. The strategy emphasizes ongoing community participation, multilingual outreach, and digital communication to ensure equitable involvement and long-term benefits for Brunswick. These coordinated actions will not only address immediate environmental hazards but also create lasting improvements in public health, economic opportunity, and neighborhood resilience. By Year 6, the site will support operational workforce training and health education programs, with regular outcome tracking to measure progress and ensure accountability. The reuse strategy is structured to deliver both immediate and sustained benefits to Brunswick and Glynn County residents through data-driven, community-informed redevelopment efforts. **Alignment with Revitalization and Land Use Plans:** This reuse strategy directly supports Brunswick’s Comprehensive Plan, Urban Redevelopment Plan, and Glynn County’s planning goals, focusing on sustainable redevelopment, brownfield remediation, and community empowerment. Targeted actions—such as the agriculture/aquaponics incubator, community gardens, expanded green space, and workforce development center—address food security, job training, and local economic growth, reflecting community-identified priorities. Infrastructure upgrades will adapt vacant and underutilized spaces for flexible community use, emphasizing energy efficiency and future renewable energy integration. The initiative was shaped by ongoing stakeholder engagement and resident feedback, ensuring that those most impacted by historic environmental hazards benefit from the revitalization. Redevelopment plans include transforming vacant structures into energy-efficient spaces with enhanced insulation, lighting, and HVAC systems to lower operational costs and prepare for renewable energy integration. By leveraging existing transportation corridors and utility networks, the project will maximize site accessibility, resilience, and connection to public services, further supporting Brunswick’s long-term sustainability and disaster preparedness goals.

1.e. Outcomes and Benefits of Reuse Strategy - The revitalization of the Hopkins Avenue site will drive economic development by creating 25 local jobs through remediation and redevelopment, supporting new entrepreneurship opportunities, and establishing a workforce development center. The project will add approximately 2 acres of green space, including an agriculture/aquaponics incubator and community gardens, directly improving food security for over 600 households. Comprehensive remediation is expected to reduce soil and water contamination by at least 50%, lowering community health risks. Resilience will be enhanced through advanced infrastructure upgrades, energy efficiency measures (such as high-efficiency lighting, insulation, and HVAC), and site readiness for future renewable energy integration. These improvements will ensure that community facilities remain operational during extreme weather events and grid disruptions. Project outcomes will be tracked through annual metrics: number of jobs created, acres of green space developed, percentage reduction in contamination (measured via environmental sampling), and at least a 10% annual improvement in tracked health indicators (chronic disease rates, ER visits). Progress will be reported publicly through quarterly community meetings, multilingual outreach, and transparent digital dashboards.

Strategy for Leveraging Resources

1.f. Resources Needed for Site Reuse: A variety of funding sources are essential for the successful reuse of the Hopkins Avenue site, covering environmental assessments, site remediation, infrastructure improvements, and

Funder Source	Type	Amount	Purpose
Mary Reynolds Babcock Foundation	Foundation	\$200,000	Reuse
EDA Public Works & Economic Adjustment Assistance Programs	State	\$1,000,000	Reuse
EPA Brownfields Cleanup Grants	Federal	\$1,000,000	Cleanup
Neighborhood & Community Services Department (NCS)	Local	\$100,000	Cleanup & Reuse
Sapelo Foundation	Foundation	200,000	Reuse
		\$2,500,000	

community-focused programs. Strategic coordination with health organizations and leveraging existing community resources will help reduce costs and speed up project implementation. After assessment is completed, we will be applying for the following grants.

1.g. Use of Existing Infrastructure: The revitalization strategy is designed to capitalize on Brunswick’s existing infrastructure, with a particular focus on the adaptive reuse and upgrade of the central warehouse facility. The warehouse will be

transformed into a multi-purpose community hub, serving as a venue for health clinics, educational workshops,



and recreational activities. Plans include retrofitting the building with energy-efficient lighting, HVAC systems, and solar panels to reduce operational costs and promote sustainability. The warehouse's large open spaces will be reconfigured to accommodate flexible event areas, co-working spaces for local entrepreneurs, and storage for community equipment. Importantly, all necessary supporting infrastructure—including roadways, utilities, water, and sewer systems—are already in place and are sufficient to accommodate the proposed reuse. This existing capacity ensures that the site can immediately and efficiently support the envisioned transformation without requiring major off-site improvements. Specific upgrades will address infrastructure gaps such as outdated plumbing, insufficient accessibility features, and limited digital connectivity. The project will install ADA-compliant ramps and restrooms, high-speed internet for public use, and advanced security systems to ensure safety. Green infrastructure improvements, such as permeable pavement in the parking areas and rain gardens surrounding the warehouse, will help manage stormwater and mitigate flooding risks. To secure funding for these upgrades, the revitalization initiative will leverage a mix of public and private sources. Applications for federal grants, such as the EPA Brownfields Program and HUD Community Development Block Grants, will be prioritized. Partnerships with local foundations, such as the Sapelo Foundation, and collaboration with the Neighborhood & Community Services Department (NCS) will generate additional financial support. The project team will also pursue matching funds from the Brunswick Housing Authority and Southeast Georgia Health System, ensuring a coordinated investment in both physical infrastructure and community services. Regular stakeholder meetings and transparent reporting via real-time dashboards will support ongoing community engagement, while multilingual outreach will ensure all residents have equitable access to information and opportunities for input regarding the warehouse transformation and broader infrastructure improvements.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

THE COMMUNITY'S NEED

2.a. The Community's Need for Funding: Brunswick's need for federal funding is underscored not only by longstanding economic hardship, environmental contamination, and health disparities, as highlighted by state and national data (U.S. Census Bureau, 2023), but also by the community's deep commitment to community engagement and stewardship. We are profoundly grateful for the donation of the property—an act of generosity that reflects the enduring partnership and trust within our community. Over the past several years, the organization has remained steadfast in its advocacy for equitable development and environmental health. However, despite this sustained commitment, and years of responsible stewardship, we cannot take on the full revitalization alone. Since 2023, due to significant resource constraints, the warehouse has served only as storage space for home repair projects, falling short of its envisioned role as a community hub. Numerous efforts to secure alternative funding—ranging from local foundation grants to small business development funds—have been unsuccessful, often limited by the scope and scale of available resources and unknown funding for the assessment, cleanup, and reuse since we do not know the depth of it. Local contributions, while generous, are simply insufficient to address the scale of redevelopment and necessary environmental remediation. Federal funding is therefore critical; it represents the only viable path to overcoming these persistent barriers and ensuring that all residents benefit from the transformation of this vital community asset.

2.b. Health or Welfare of Sensitive Populations: Sensitive populations in Brunswick—including children, seniors, and individuals with chronic health conditions—are disproportionately impacted by environmental hazards and socio-economic disadvantages. Residents living in proximity to brownfield sites are subject to elevated rates of chronic disease, cancer, asthma, and neurological disorders. These health challenges are compounded by limited access to quality housing, healthy food options, and preventive healthcare services. A recent Community Health Needs Assessment (Southeast Georgia Health System, 2025) highlights significant gaps in health and welfare for Brunswick residents. The city's primary care physician ratio is 1,930:1, and the mental health provider ratio stands at 660:1, both of which exceed state benchmarks. In addition, 22% of adults in the area are uninsured, and 12% of the population experiences food insecurity. Emergency room visits for chronic and injury-related conditions are higher than average, particularly among Black, Hispanic, and low-income residents. Glynn County leads Southeast Georgia in new diagnoses of several major cancer types, including breast (female), prostate, lung and bronchus, colon and rectum, pancreatic, and melanoma of the skin. This regional disparity underscores the urgent need for enhanced screening, preventive care, and targeted

interventions compared to neighboring counties and the state average. Three primary factors contribute to adverse health outcomes in Brunswick: environmental exposures, social and economic determinants, and limited healthcare access. The city's air quality is compromised by six EPA-regulated facilities releasing 1.2 million pounds of toxic materials annually and four active Superfund sites. Socio-economic challenges include a child poverty rate of 21%—higher than the state average—and a high percentage of children in single-parent households (35%). The uninsured rate remains high at 18%, and primary care access is limited. According to the Southeast Georgia Health System (2025), industrial contamination has reduced life expectancy, particularly among Black residents, whose average lifespan is 73.9 years compared to the county average of 76.7 years. Additional barriers include unsafe housing, contaminated water, and poor nutrition, all of which impede the ability of residents to achieve basic needs and long-term well-being. To address these challenges, health programming will focus on expanding preventive care, chronic disease management, and health education, in partnership with local clinics, academic institutions, and grassroots organizations. Outreach efforts will prioritize targeted, multilingual communication and culturally competent services to ensure that revitalization efforts are accessible to all sensitive populations in Brunswick. (Southeast Georgia Health System, 2025)

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Brunswick experiences a greater than normal incidence of disease and adverse health conditions, driven by environmental contamination and socio-economic disadvantage. Brunswick experiences a greater than normal incidence of disease and adverse health conditions, primarily driven by environmental contamination and socio-economic disadvantage. Chronic disease prevalence stands at 11%, with elevated rates of cancer, asthma, and neurological disorders in residents living near brownfield sites. (Southeast Georgia Health System, 2025) Environmental sampling and health outcome surveys reveal concentrations of hazardous substances exceeding safe thresholds in soil, water, and air. These exposures are linked to increased rates of respiratory illness, developmental delays, and premature mortality. The burden of disease is disproportionately borne by Black, Hispanic, and low-income populations. Emergency room visits for chronic and injury-related conditions are elevated, straining local health systems. Limited access to primary and mental health providers further compromises well-being, especially for sensitive populations. Community members report heightened concerns regarding air quality, water safety, and food access. By addressing the root causes of disease and adverse health conditions, the project will promote health equity, reduce disparities, and improve quality of life for all residents. Evidence-based interventions, stakeholder engagement, and robust evaluation will ensure that outcomes are meaningful and sustainable. Implementing raised bed aquaponic systems will directly benefit the Brunswick community by supporting targeted health programs designed to reduce disease rates and promote overall wellness. Through collaboration with Southeast Georgia Health System, the project will launch initiatives such as nutrition education workshops, chronic disease prevention clinics, and regular health screenings for residents, with a particular focus on those living near brownfield sites and sensitive populations. These aquaponic systems will provide fresh, pesticide-free produce and fish, improving access to healthy food and helping address concerns around food safety, air quality, and water contamination. To measure improvements in health outcomes, the project will collect and analyze data on chronic disease prevalence, rates of respiratory and neurological disorders, and emergency room visits for both chronic and injury-related conditions. Baseline health assessments will be conducted before the aquaponic systems are installed, followed by periodic surveys and environmental sampling to monitor progress. Key performance indicators will include reductions in reported cases of asthma, cancer, and developmental delays, as well as increased access to nutritious food and primary care services. Real-time dashboards and transparent reporting will ensure stakeholders can track milestones, health outcomes, and environmental indicators, enabling adaptive management and continuous improvement. By addressing the underlying environmental and socio-economic factors contributing to disease, and by implementing evidence-based, community-driven interventions, the project aims to advance health equity, reduce disparities, and enhance the quality of life for all Brunswick residents.

2.d. Economically Impoverished/Disproportionately Impacted Populations

The City of Brunswick is home to a substantial population facing economic hardship and social disadvantage. As indicated in the accompanying chart, critical indicators—such as educational attainment, median household income, employment rates, health insurance coverage, child poverty, and single-parent households—highlight the urgent needs of these communities. These factors, along with persistent challenges in housing quality, economic



**Rebuild Glynn County CDC-EPA_FY2026_EPA Brownfield Assessment
_Community Wide Grant Application Rebuild Glynn County**

Category	Brunswick
Education (bachelor’s or higher)	18.8%
Housing Units	7,260
Households	6,207
Median Household Income	\$34,021
Employment Rate Without Health Coverage	47.6%
Hispanic or Latino	22.6%
Median Age	1,444
Foreign-Born Population	36.4 years
Veterans	5.4%
	4.8%

mobility, and access to essential services, underscore the region’s concentration of economically impoverished and disproportionately impacted populations. The proposed grant and revitalization strategy aims to address local inequities by turning the central warehouse into a multi-purpose community hub. This project will offer health clinics, educational workshops, workforce development, and co-working spaces, while upgrading digital connectivity and accessibility to support long-term resilience and economic growth. By securing federal and local funding, the initiative will expand access to quality services, create jobs, and encourage entrepreneurship—especially in agriculture and aquaponics—to improve household income and reduce food insecurity. The strategy prioritizes equitable access for sensitive and impacted populations through multilingual outreach and partnerships with local organizations. Targeted investments and inclusive programming will reduce social and economic risks, broaden resource access, and strengthen community resilience. Transparent engagement, regular reporting, and adaptive management will ensure all residents—

especially the most vulnerable—benefit from Brunswick’s redevelopment.

COMMUNITY ENGAGEMENT:

2.e Project Involvement and 2.f. Project Roles: The project establishes clear partnerships to ensure inclusive, impactful results. Local schools and youth programs work together to expand educational and civic opportunities, with targeted support for sensitive and disproportionately impacted populations. Implementation is managed by technical experts, government, and academic partners, leveraging specialized skills. Collaborative decision-making, ongoing evaluation, and transparent reporting build trust and adaptability, supporting sustainable and equitable outcomes for the community. For detailed organizational involvement, refer to the chart below.

Organization	Point of Contact	Entity’s Mission	Specific Involvement
Rebuild Glynn County	allenbooker@rebuildglynncounty.org	Lead community engagement, technical expertise, and project implementation for county revitalization.	Serves as project lead, oversees community engagement, coordinates technical input, and manages implementation.
Community First Planning Commission (CFPC)	Pastor Darren West [REDACTED]	Advocates for community-focused planning and infrastructure coordination.	Provides advocacy, planning, and infrastructure support; integrates remediation and redevelopment activities.
Georgia Southern University UGA Marine Extension & Sea Grant	aaaslan@georgiasouthern.edu Kimberly Andrews kma77@uga.edu	Promotes research, education, and community engagement in Georgia. Supports marine research, extension, and educational outreach in Georgia.	Contributes water quality research, citizen science initiatives, and health education. Participates in water quality research, citizen science, and health education.
Technical Experts	Rachael Thompson gec@glynnenvironmental.org	Provide specialized knowledge in environmental science and remediation	Guide environmental assessments, remediation strategies, and monitoring; ensure regulatory compliance and prioritize resident health and safety.
Local Government Agencies	John Hunter jhunter@cityofbrunswick-ga.gov	Oversee public resources, policy, and community well-being.	Support oversight, reporting, and resource allocation for project activities.
Grassroots Organizations, Faith-Based Groups,	David Bravo dbravo@cityofbrunswick-ga.gov	Foster community advocacy, outreach, and stewardship at the local level.	Facilitate outreach, engagement, and stewardship to ensure interventions are responsive to local needs and all segments benefit.

Neighborhood Associations			
Healthcare Providers & Educational Institutions	Tres Hamilton thamilton@coastalg acaa.org	Deliver integrated health and educational services.	Support delivery of services addressing both environmental and health needs.
Black Business League	[REDACTED]	Promotes economic empowerment and coalition-building among Black-owned businesses.	Coordinates workforce development, supports job creation, economic justice, and coalition-building.

2.g. Incorporating Community Input: Feedback mechanisms—including surveys, focus groups, and dashboards—will provide regular updates on project milestones, health outcomes, and environmental indicators. Adaptive management will ensure that interventions are responsive to emerging needs and that feedback is used to inform continuous improvement. Transparent communication and regular reporting will build trust and foster social cohesion among diverse stakeholders. Targeted outreach will ensure that sensitive and disproportionately impacted populations are represented and benefit from project activities. Partnerships with grassroots organizations, faith-based groups, and neighborhood associations will support civic engagement, advocacy, and stewardship. Educational programming and workforce development initiatives will be tailored to resident priorities, promoting equity and inclusion. Collaborative decision-making and shared accountability will promote transparency and build trust among stakeholders. Regular evaluation and reporting will inform adaptive management and support continuous improvement. By integrating community input throughout the project lifecycle, the initiative will promote long-term resilience and meaningful outcomes. The incorporation of community input will ensure that the revitalization initiative is responsive, inclusive, and effective. Stakeholder engagement, evidence-based interventions, and robust evaluation will support sustainable transformation and promote equity in Brunswick and Glynn County.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS: This section outlines the specific tasks and activities for project implementation, details the anticipated schedule, identifies the lead individuals or organizations responsible, and describes the expected outputs for each phase.

DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS:

Task 1: PROGRAMMATIC SUPPORT: Oversees and coordinates revitalization in the Hopkins Avenue corridor and Brunswick area. It sets governance, objectives, and resource allocation while ensuring alignment with health and economic goals.
3.a. Project Implementation Steps and Actions: Set up governance and steering committee; Create work plans, budgets, and reporting protocols; Coordinate communications; Track progress and address risks; Maintain compliance and clear documentation.
3.b. Anticipated Project Schedule (Q1–Q16): Q1–Q2: Set up governance and approve plans; Q3–Q4: Start reporting, monitoring, and quarterly reviews; Q5–Q16: Continue oversight, adapt management, and complete annual evaluations.
3.c. Task/Activity Lead: (City of Brunswick Planning Department and contracted project coordinator)
3.d. Outputs: Quarterly and annual progress reports; Meeting minutes and action items; Updated work plans and budgets Risk management logs
Task 2: OUTREACH: Involves residents—especially those most impacted by industrial pollution—in revitalization by ensuring equitable participation and incorporating their feedback into decisions.
3.a. Project Implementation Steps and Actions: Engage local residents, advocacy groups, and cultural organizations; hold public meetings and feedback sessions; share updates and health risk information; use community input in planning; maintain transparent communication channels.
3.b. Anticipated Project Schedule (Q1–Q16): Q1–Q2: Begin outreach and hold public forums; Q3–Q8: Engage regularly and gather feedback; Q9–Q16: Communicate updates and adjust plans as needed
3.c. Task/Activity Lead: Community Engagement Coordinator (Brunswick Community Development Office)



3.d. Outputs: Engagement session summaries; Community feedback reports; Updated outreach materials Documentation of input incorporated into project plans
Task 3: SITE ASSESSMENT: Brownfield Site Assessments pinpoint and assess key contaminated properties for remediation, clarifying environmental hazards and guiding cleanup strategies for health and safety.
3.a. Project Implementation Steps and Actions: Identify brownfield sites via contamination records; perform Phase I and II Environmental Site Assessments with sampling; prioritize sites for remediation by risk and community impact; share findings with stakeholders and include data in revitalization plans.
3.b. Anticipated Project Schedule (Q1–Q16): Q2–Q4: Site inventory, mapping, Phase I assessments; Q5–Q8: Phase II assessments, risk prioritization; Q9–Q16: Ongoing monitoring, reporting, updates for new sites
3.c. Task/Activity Lead: Consulting environmental engineers and City Environmental Services)
3.d. Outputs: Site inventory and GIS maps; Phase I and II assessment reports; Risk prioritization matrix; Data sets for remediation planning
Task 4: CLEANUP/REUSE PLAN: Remediation and Reuse Planning create cleanup strategies for contaminated sites, prioritizes community reuse goals, and uses existing infrastructure to support sustainable redevelopment.
3.a. Project Implementation Steps and Actions: Create remediation plans using assessment data and community input; obtain permits and approvals. Develop reuse plans to improve health, housing, and economic prospects. Carry out remediation, monitor compliance, and coordinate with infrastructure teams for redevelopment and maintenance.
3.b. Anticipated Project Schedule (Q1–Q16): Q6–Q8: Remediation planning and permitting; Q9–Q12: Remediation and monitoring; Q13–Q16: Site reuse, integration, and maintenance transition.
3.c. Task/Activity Lead: (Environmental Services, contracted remediation specialists, and infrastructure planners)
3.d. Outputs: Site remediation plans and permits; Remediation progress and compliance reports; Final site reuse plans Records of infrastructure upgrades

3b COST ESTIMATES: RGCCDC is seeking funding for a Community-Wide Brownfield Assessment Grant, with cost estimates of \$500,000. The budget is organized into four main tasks: programmatic support (including project administration, communications, reporting, and conference participation); outreach (community meetings, marketing, concept and reuse plan development, public involvement, educational materials, and regular updates); site assessment (covering project plans, environmental assessments, health and safety planning, site inventory, and hazardous materials surveys); and cleanup/reuse planning (including cleanup alternatives analysis, abatement planning, reuse concepts, resource mapping, and state program enrollment).

TASK 1-PROGRAMMATIC SUPPORT: \$87,400
 Communication Software: 48x\$1,500.00=\$72,000.00
 Closeout Report: 1x\$3,700.00=\$3,700.00
 Grant Kick-off Items: 1x\$4,700.00=\$4,700.00
 Nat. Brownfield Conference: 2x\$3,500.00=\$7,000.00

TASK 2-OUTREACH: \$160,550
 NPA Meetings: 24x\$750.00 (\$18,000.00)
 Community Engagement Concept Plans/Reuse Plans: 1x\$4,550.00 (\$4,550.00)
 CIP: 1x\$7,500.00 (\$8,500.00)
 IEC Material: 1x\$13,500.00 (\$13,500.00)
 BSAC Work Sessions: \$500.00 (96x\$48,000.00)
 City, County, NPAs and BSAC Quarterly Update Reports: 8x\$6,000.00 (\$48,000.00)
 Bi-Annual Site Meetings: 4x\$5,000.00 (\$20,000.00)

TASK 3-SITE ASSESSMENT: \$109,100
 Generic QAPP: 2x\$6,800.00 (\$13,600.00)
 Site-Specific QAPP: 2x\$6,500.00 (\$13,000.00)
 Phase I ESAs: 2x\$6,300.00 (\$12,600.00)
 Phase II ESAs: 2x\$7,900.00 (\$15,800.00)
 SAPs Health/Safety Plans: 2x\$8,000.00 (\$16,000.00)
 Site Inventory: 1x\$30,000.00 (\$30,000.00)
 Asbestos & Lead Survey: 1x\$8,100.00 (\$8,100.00)

TASK 4-CLEANUP/REUSE PLAN: \$142,950
 ABCAs: 2x\$12,000.00 (\$24,000.00)
 Abatement Cleanup Plan: 2x\$12,000.00 (\$24,000.00)
 Reuse/Concept Plans: 2x\$32,500.00 (\$65,000.00)
 Brownfields Res Roadmap: 1x\$26,950.00 (\$26,950.00)
 Brownfield Program Fee: 1x\$3,000.00 (\$3,000.00)

3c. PLAN TO MEASURE AND EVALUATE ENVIRONMENTAL PROGRESS AND RESULTS
 A structured plan and schedule with defined activities and deliverables form the foundation for tracking and measuring progress toward the project’s environmental and grant objectives. The Brownfields Project Manager will maintain and update a spreadsheet of expected outputs and outcomes on a quarterly basis, ensuring that all progress is systematically documented. Progress will be measured against anticipated deadlines and



community satisfaction, with the Project Manager and Qualified Environmental Professional (QEP) documenting, monitoring, and evaluating environmental outputs and outcomes through ongoing project meetings, quarterly and annual reports, data collection, and milestone tracking within the EPA ACRES platform. Qualitative measures of long-term community education and overall improvement of quality of life will be monitored through surveys administered to project stakeholders and community members. This approach ensures that both quantitative and qualitative progress is captured, providing a comprehensive view of project impact. If project timelines, milestones, or schedules deviate from the approved work plan, the Project Manager and QEP will collaborate to identify challenges and implement a corrective action plan to realign the project with its goals. In addition, the Project Manager will meet with the EPA Project Officer to discuss the deviations and implement appropriate countermeasures, ensuring continued compliance and forward momentum. Ongoing engagement with project partners, community members, and advisory committees—facilitated through regular meetings and public forums—ensures transparency, shared accountability, and continuous momentum toward successful outcomes for the Brunswick community.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE:

Programmatic Capability:

4.a. Organizational Capacity: RGCCDC (CDC) demonstrates robust programmatic, administrative, and financial capacity to effectively oversee and manage all aspects of EPA grant activities. The organization has a proven track record administering a variety of federal and non-federal grants, consistently ensuring compliance with programmatic guidelines and financial accountability. RGCCDC is currently leading the DOE-funded Energy Technology Innovation Partnership Project (ETIPP), which delivers in-depth technical assistance for energy resilience efforts, including microgrid and infrastructure improvements. Additionally, the organization has received and managed Community Development Block Grant (CDBG) funds and has formed successful partnerships with academic and community groups to address long term resilience and public health initiatives.

4.a. Organizational Structure: RGCCDC operates under a well-defined governance structure, headed by an Executive Director and supported by a Board of Directors and program staff. The Executive Director, Allen Booker, provides overall grant oversight and ensures compliance with all administrative and financial requirements. Mr. Booker also serves on the County of Glynn finance committee, overseeing fiscal management and reporting for the county. The administrative staff handle daily operations, procurement, and recordkeeping, while project managers coordinate program implementation, timelines, and deliverables. This organizational framework ensures clear lines of authority, accountability, and the timely achievement of grant objectives.

4.a. Description of Key Staff:

As Executive Director, Allen Booker brings over ten years' experience in community development, government grants, and public service. He has served four terms as Glynn County Commissioner since 2013, held vice chair roles with the Brunswick Housing Authority and Glynn-Brunswick Land Bank Authority, and sits on the Coastal Georgia Area Community Action Authority board, contributing to Brownfield initiatives. Mr. Booker is also a housing consultant, nonprofit director, and holds a B.S. in Business Administration from Troy University. He oversees grant activities, compliance, and leads a team managing programs, reporting, and community engagement.

The Finance Director, experienced in grant management and accounting, oversees all financial aspects of grant funds and ensures compliance with guidelines. Key duties include timely reporting, budgeting, procurement, risk assessment, and maintaining transparency. Their detail-oriented approach supports successful grant activities and strengthens the organization's fiscal reputation.

The Brownfield Coordinator oversees the Brownfields Assessment Program by coordinating project tasks, tracking progress, and facilitating stakeholder communications. Key duties include organizing meetings, maintaining schedules, analyzing environmental data, reporting, and supporting outreach. The Coordinator documents outcomes per EPA standards, and applies strong project management, organizational, and interpersonal skills to foster effective engagement and problem-solving.



4.a. Acquiring Additional Resources: RGCCDC maintains a documented procurement policy to secure additional expertise and resources as needed. In line with EPA NOFO guidelines, the organization differentiates between contractors—selected through competitive processes for specific services—and subrecipients, who carry out programmatic activities under subaward agreements. All procurement activities comply with federal and EPA requirements to guarantee transparency, avoid conflicts of interest, and ensure cost-effectiveness. The organization has established systems for issuing requests for proposals, evaluating qualifications, and formalizing agreements, ensuring that all external partners meet grant standards and contribute to project success.

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

(1) Accomplishments:

Energy Technology Innovation Partnership Project (ETIPP)	Currently manages the ETIPP grant, providing technical assistance for energy resilience and infrastructure upgrades, and overseeing project milestones and financial reporting.
Community Development Block Grant (CDBG) 2023–2025	Secured and manages funds for constructing wheelchair ramps for local seniors, demonstrating the ability to deliver health and accessibility outcomes through compliant expenditures and timely project completion.
Partnership for Inclusive Innovation (PIN) Grant (2023)	In partnership with Georgia Southern University and the Institute for Water and Health, co-managed the “Safe Water Together” project, addressing water quality in underserved neighborhoods while adhering to grant requirements.
(2) Compliance with Grant Requirements	RGCCDC consistently maintains full compliance with all administrative requirements, workplans, and reporting expectations for each grant. The organization delivers results on time and within budget, successfully achieving all project outcomes as required by awarding agencies.

(2) Compliance with Grant Requirements

In past grant projects, RGCCDC has demonstrated a strong record of compliance with all workplans, schedules, and terms and conditions set forth by awarding agencies. The organization consistently submits timely and comprehensive reports, meeting or exceeding all administrative and programmatic expectations. Progress toward achieving expected results is regularly documented and communicated as required, and any challenges encountered are promptly addressed with reasonable and effective corrective measures. This history of responsible grant management and transparent reporting will continue with the EPA Brownfield grant, ensuring all requirements are met and project outcomes are achieved on schedule. RGCCDC’s commitment to compliance and accountability remains central to its approach for every financial assistance agreement.

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Application Eligibility Information and Threshold Criteria FY26 Brownfield Community-Wide Assessment Grant

1. APPLICANT ELIGIBILITY

- Rebuild Glynn County is a nonprofit in the State of Georgia and is therefore eligible to apply for a FY26 EPA Community-Wide Brownfield Assessment Grant.
- Exempt From Federal Taxation Under Section 501c (4) of the Internal Revenue Code is not Applicable to Rebuild Glynn County CDC

2. COMMUNITY INVOLVEMENT

Our approach to informing and involving the community and stakeholders in brownfield assessment activities is rooted in transparency, equity, and meaningful engagement. From project inception, we prioritize proactive outreach to residents, advocacy groups, cultural organizations, and other key stakeholders. This includes hosting public forums, listening sessions, and stakeholder meetings at regular intervals, ensuring that all voices—especially those from historically disadvantaged neighborhoods—are heard and integrated into project planning. We develop and distribute accessible informational materials in multiple languages detailing project progress, health risks, and opportunities for involvement, utilizing both digital platforms and traditional channels to reach a broad audience.

A core component of our strategy is the incorporation of community feedback into all phases of brownfield assessment and revitalization. We employ structured mechanisms such as surveys, focus groups, and dashboards to collect input on project milestones, environmental concerns, and resident priorities. Feedback is continuously analyzed and used to adapt remediation strategies and redevelopment plans. Our Community Engagement Coordinator works closely with grassroots organizations, faith-based groups, and neighborhood associations—including the partners listed above—to ensure outreach materials and engagement opportunities are culturally competent and responsive to community needs.

In addition, we facilitate active community participation through citizen science initiatives and educational programming. Residents are invited to take part in environmental assessments, water and soil sampling, and data collection efforts. These hands-on activities not only build local capacity but also foster a sense of ownership and stewardship over the revitalization process. Partnerships with local schools, youth programs, and academic institutions further expand opportunities for education, workforce development, and civic engagement, ensuring that the benefits of assessment activities are broadly shared.



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Our project management structure is designed for accountability and adaptive management. We convene a governance committee and a steering group—including local government, technical experts, and community representatives—to oversee all aspects of the project. Progress is tracked through quarterly and annual reports, which are made available to the public, alongside regular updates via public dashboards and community meetings. This transparent reporting ensures that stakeholders remain informed and that project activities remain aligned with community-identified priorities and regulatory standards.

Leveraging the experience and infrastructure of our STAND and HOME CARE initiatives, we further strengthen community involvement by providing training in emergency preparedness, distributing resilience kits, and organizing volunteer teams for both disaster response and ongoing remediation work. These programs emphasize education on health, and energy efficiency, particularly benefiting elderly, disabled, and low-income residents. By centering community empowerment and collaborative partnerships, our approach not only meets EPA requirements for public involvement but also creates a replicable framework for sustainable, equitable brownfield redevelopment and long-term community resilience. Additional information about Community Involvement is included in the Narrative.

3. EXPENDITURE OF EXISTING GRANT FUNDS

- Rebuild Glynn County CDC affirms that it does not have an open EPA Brownfields Assessment

4. CONTRACTORS AND NAMED SUBRECIPIENTS

- **Contractors:** Rebuild Glynn County CDC has not selected a contractor that will be compensated with EPA funds made available under this RFA.
- **Named Subrecipients:** Rebuild Glynn County CDC does not have a named subrecipient in this application.