

**Application For FY2026 USEPA Community-wide Brownfields Assessment Grant
Application Information Sheet**

1. Applicant Identification:

Rome Floyd County Development Authority
800 Broad Street, Suite 102, Rome, GA 30161

2. Website URL

<https://developromefloyd.com/>

3. Funding Requested

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

4. Location

- a. City of Rome
- b. Floyd County
- c. Georgia

5. Target Area and Priority Site/Property Information – Community-wide

Target Area:

- City of Rome

Priority Sites:

- O’Neill Manufacturing, 102 Anderson Street, Rome, GA 30161
- Veteran Memorial Highway Landfill, Veteran Memorial Highway, Rome, GA 30161

See the Target Area and Priority Site Map provided as an attachment following the Application Information Sheet

6. Contacts

Project Director

Spencer Hogg
President/CEO
Rome Floyd County Development Authority
800 Broad Street, Suite 102, Rome, GA 30161
Office: 706-413-4213
Email: spencerhogg@developromefloyd.com

Chief Executive/Highest Ranking Elected Official

Spencer Hogg
President/CEO
Rome Floyd County Development Authority
800 Broad Street, Suite 102, Rome, GA 30161
Office: 706-413-4213
Email: spencerhogg@developromefloyd.com

7. Population

Target Area & Priority Site Location: Rome = 38,747(US Census, 2020 (V2024))

Grant Geographic Boundaries: Floyd County = 101,390 (US Census, 2020 (V2024))

8. Other

Information on the Other Factors	Page #
Target Area 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).	2
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	NA
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities , as described in Section 3.A.(2), for priority site(s) within the target area(s).	9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	NA

9. Letter from the State or Tribal Environmental Authority

See attached

10. Releasing Copies of Applications

The applicant understands that the information included will be treated in accordance with [40 CFR §2.203](#). No passages are considered confidential.

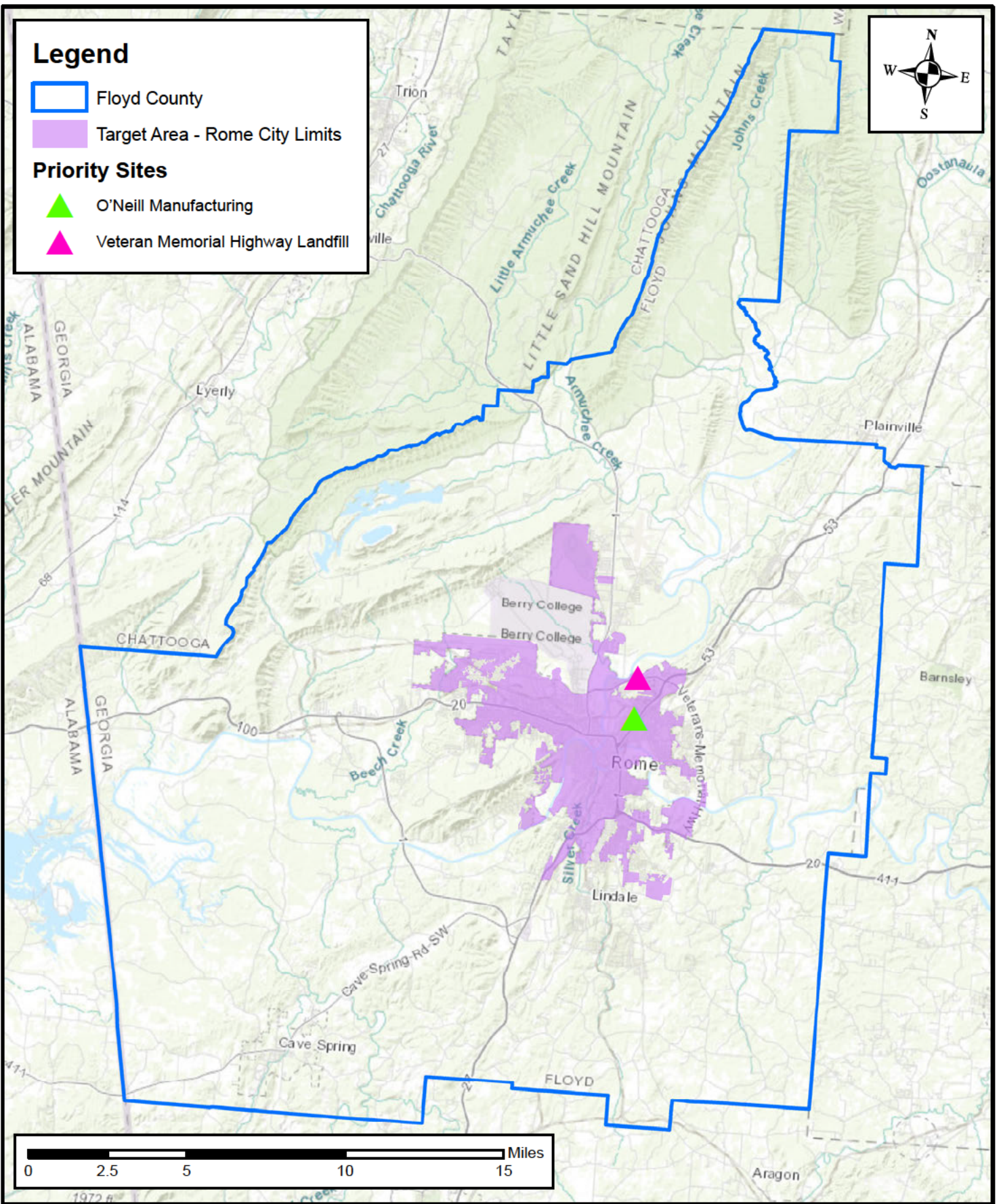


FIGURE 1

DATE:
JAN 2026

Priority Sites and Target Area Location Map

Rome Floyd Development Authority
FY2026 Community Wide Assessment Grant Application





Jeffrey W. Cown, Director

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

January 23, 2026

VIA ELECTRONIC MAIL: mgselman@developromefloyd.com

Ms. Mary Grace Selman
Project Coordinator
Rome Floyd County Development Authority
800 Broad Street
Suite 102
Rome, Georgia 30161

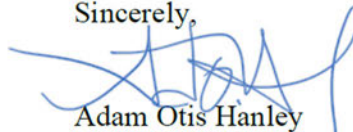
RE: State Acknowledgement Letter – Community-Wide Assessment Grant Application
Rome-Floyd Development Authority

Dear Ms. Selman:

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

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

Sincerely,



Adam Otis Hanley
Brownfield Team Lead

File: FFY 2026, EPA Grant Applicants, Rome-Floyd County Development Authority

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Overview of Brownfield Challenges and Description of Target Area: Floyd County (pop. 101,390, US Census ACS 2024) is located in the northwest corner of Georgia, bordering Alabama. Proposed grant activities will be conducted by RFCDA (Rome Floyd County Development Authority), the county’s designated development authority, within the boundaries of Floyd County, an area of approximately 518 square miles of largely rural unincorporated land and two municipalities: Rome and the much smaller Cave Springs. Floyd County’s geography is defined by narrow valleys, low ridges, and the convergence of the Etowah, Oostanaula, and Coosa Rivers, which historically supported industrial, manufacturing, and transportation-related land uses. The expansion of rail into the region connected the county to critical transportation centers in the region. This rail network supported the county’s industrial economy, bolstered by local iron works, the timber industry, the cotton trade, and textiles. The City of Rome (pop. 38,747, US Census ACS 2024) is situated at the confluence of the county’s three rivers and is the primary railway node in the county, supporting its development into a significant manufacturing hub for the region.

Globalization’s impact on Floyd County’s manufacturing segment resulted in significant closings and job losses beginning in the 1950s (textiles) and again in the 1990s (manufacturing), with the county ultimately losing almost 50% of the labor force between 1995 and 2020¹. Efforts to revitalize the area were impeded by the COVID-19 pandemic, which hit Floyd County’s labor sector hard with a 24% loss of jobs, primarily in textile mills and rubber products manufacturing.² This legacy of industrial/manufacturing decline has resulted in numerous vacant and underutilized industrial and commercial properties that now present environmental and redevelopment challenges. Brownfield challenges associated with the industrial history of Floyd County are further evidenced by the disproportionate number of contaminated sites requiring corrective action, demonstrating a clear and ongoing need for systematic brownfield assessment and prioritization. According to Georgia Environmental Protection Division (EPD) records, the county contains more sites on the EPD’s Hazardous Site Inventory (HSI) than any other county in the NW Georgia region and nearly 30% of total HSI sites for the 17-county region.

The Target Area (TA) for this application is the city limits of Rome, Georgia, comprising approximately 32 square miles surrounding the confluence of the Oostanaula River and Etowah River. RFCDA identified the city as the TA to focus grant-funded assessment and planning activities due to its concentration of legacy industrial, commercial, and transportation-related sites and its role as the county’s historic and economic center. As the county’s primary employment and service hub, the City faces heightened redevelopment pressure to accommodate housing, commercial, and economic development uses within its existing urban footprint, underscoring the need for governmental organizations to support recreational and greenspace investments that complement economic revitalization efforts. However, the economic challenges experienced by the TA (low-income community/20.5% poverty rate) limit the ability of the local government to fund assessment and cleanup projects due to the limited availability of general funds. Without outside funding support from this grant, public-sector efforts will fall short in providing the critical assessment and cleanup planning needed to kickstart the expansion of green space/trail projects in this underserved community, resulting in a continued lack of livability, public health benefits, and long-term redevelopment viability. These factors, combined with aging infrastructure and limited available vacant land, make Rome the area of greatest need and the most strategic location for community-wide environmental assessment activities. Brownfield conditions in the TA create persistent blight that disproportionately burdens residents already facing socioeconomic disadvantage relative to state and national averages, exacerbating health vulnerabilities associated with limited access to healthcare, nutritious food, and safe recreational spaces.

The proposed activities funded by this Community-wide Assessment Grant will enable assessment and cleanup planning for priority sites that advance initial green space and community-service priorities while supplementing RFCDA’s broader focus to expand economic development efforts. Recognizing the complementary role that expanded community services play in supporting economic redevelopment, RFCDA will support the green space initiative by continuing the systematic identification, assessment, and prioritization of brownfield sites, addressing a critical gap that currently limits reinvestment into the community’s economic

¹ U.S. Bureau of Labor Statistics via FRED®, viewed 1/13/2026

² NW GA Regional Commission Econ. Impact Report, 8/2021

framework.

By resolving long-standing environmental uncertainties associated with vacant and underutilized properties, grant-funded assessment activities will support ongoing city and county revitalization efforts and position the TA to compete effectively for subsequent federal, state, and private redevelopment resources. Collectively, assessment and subsequent cleanup of vacant and abandoned sites will reduce potential exposure to environmental contamination and improve overall neighborhood conditions.

1.b. Description of the Priority Brownfield Site(s): RFCDA completed an inventory of brownfield properties using funds from the county's FY22 Community-wide Assessment Grant and identified an estimated 55 properties varying in size from ½ acre to 20+ acres, including abandoned former industrial buildings, deteriorating commercial properties such as vacant gas stations and dry cleaners, and vacated school buildings. The focus will be on parcels in the Rome city limits that are candidates to supplement community green spaces and trail projects. The following two sites were selected as a priority to expand these services in the Rome city limits by increasing green space and providing social services to the vulnerable populations residing within the city limits. Priority site selection criteria included public input, redevelopment readiness, community benefit, alignment with USEPA objectives and adopted local plans.

Priority Site 1: O'Neill Manufacturing (CT 6; 102 Anderson Street, Rome, GA 30161) is a vacant 9.4-acre former lumber supply, furniture manufacturing, and wood-treating facility with approximately 100 years of industrial use and 17 on-site buildings. Prior soil and groundwater investigations identified contamination from pentachlorophenol, petroleum hydrocarbons, and heavy metals. A Phase I Environmental Site Assessment completed under the FY22 Community-wide Assessment Grant also identified concerns related to dioxins and furans, polychlorinated biphenyls (PCBs), and historical coal ash disposal from an on-site power plant. Additional assessment is needed to evaluate asbestos-containing materials, lead-based paint, and soil conditions to support cleanup and redevelopment planning. RFCDA prioritized this site due to documented and potential contamination, ongoing vagrancy and safety concerns, and its proximity to a sensitive population residing in the adjacent lower-income residential neighborhood. The site presents a significant opportunity to expand green space and support community-serving uses in an area with a high concentration of disadvantaged residents; however, USEPA funding is critical to complete the necessary assessment and cleanup planning required to remove the contaminant exposure pathways to recreational users and pave the way for redevelopment.

Priority Site 2: Veteran Memorial Highway Landfill (CT 6, Veteran Memorial Highway, Rome, GA 30161) is a vacant, approximately 2-acre property adjacent to the Oostanaula River that is reported to have been used historically as a landfill. The property is located near the former Celanese textile manufacturing facility, a Georgia Hazardous HSI property associated with releases of heavy metals, polychlorinated biphenyls (PCBs), and petroleum hydrocarbons. It is suspected that materials from this facility were disposed of at the subject property, necessitating Phase I and Phase II assessment activities to confirm the presence, extent, and potential migration of contaminants prior to acquiring the property and moving forward with reuse planning. RFCDA selected this property as a high priority because it provides a critical linkage to the planned Oostanaula River greenway trail and is located near sensitive receptors, including (1) adjacent neighborhoods with a high concentration of disadvantaged residents, (2) the Oostanaula River and associated federally designated wetlands, and (3) the presence of onsite areas within FEMA-designated floodplains.

1.c. Identifying Additional Sites: With additional USEPA funds, RFCDA will be able to continue its work with the Brownfields Redevelopment Advisory Group (BRAG) to prioritize and expand upon sites identified in the inventory of Brownfield properties completed under the FY22 Assessment Grant, with special attention to those sites located within the Rome city limits and proximity to disadvantaged residents. The updated inventory will be formalized in a web-based application available for public review (GIS Development Opportunity Inventory). RFCDA will prioritize additional sites based on the (1) known or potential presence of contamination, (2) USEPA eligibility status, (3) readiness for development (zoning compliance, market status, utility availability), and (4) community need (green space and job creation) using data sources such as the existing brownfields inventory, vacant and tax-delinquent property records, code enforcement data, and GIS-based proximity to sensitive receptors. These prioritization factors for site selection will be formalized in the project's Community Involvement Plan (CIP) and implemented in decision-making with the BRAG.

1.d. Reuse Strategy and Alignment with Revitalization Plans: Planning objectives from the *Rome-Floyd Cave Spring 2040 Comprehensive Plan (1.22.2024 update)* include creating jobs, increasing the tax base, and

promoting redevelopment to benefit residents and workers. Redevelopment planning for the TA residents and infill redevelopment to replace deteriorating properties with public green spaces, community centers/spaces to supplement services to residents, and revitalizing commercial or industrial sites that create new jobs. The reuse of long-vacant and underutilized TA properties, including the priority sites, aligns with these objectives by (1) returning infill development sites to productive use, (2) catalyzing adjacent private reinvestment, (3) reducing public safety and maintenance costs associated with vacant properties, and (4) strengthening the county’s commercial and industrial core by increasing the tax base and job opportunities. In accordance with the *Floyd County Hazard Mitigation Plan (2020-2025)*, redevelopment plans will also address hazards from extreme rainfall by reducing the TA’s flood risk through modern stormwater management practices and the expansion of green spaces and permeable surfaces. These elements are consistent with the County’s objectives for stormwater management that preserve water quality in the County’s rivers and reduce water runoff erosion.

Redevelopment plans for both priority sites directly align with the Comprehensive Plan’s goals to “promote infill development of vacant, blighted and underutilized parcels”, and (2) “ensure there are neighborhood parks and recreation opportunities conveniently located for all residents.” **Priority Site #1, O’Neill Manufacturing:** reuse plans focus on redeveloping the vacant site as a public park with an on-site community center for supportive services. Renewable energy sources, such as solar power, are being evaluated as part of reuse planning for lighting and to partially power the community center building, subject to site conditions identified through environmental assessment. **Priority Site #2, Veteran Memorial Highway Landfill:** reuse plans for Priority Site #2 center on acquiring the property as a key connection to complete the Oostanula River greenway/trail segment along Veterans Memorial Highway. Assessment and reuse plans are a critical step in linking the property to ongoing trail segment planning efforts being conducted by the city.

1.e. Outcomes and Benefits of Reuse Strategy: The assessment and reuse planning activities proposed under this grant will produce measurable benefits by advancing green space construction on priority sites. Redevelopment plans for priority sites will produce an additional 11 acres of public green space and provide the critical linkage for the construction of an additional mile of multi-use trail, in addition to providing the necessary assessment and cleanup planning needed to remove contaminants from each property. This additional green space will provide convenient access to public green space and trails for nearby residents struggling with health conditions such as obesity, diabetes, and heart disease that would directly benefit from access to exercise. Furthermore, the expansion of green space/parkland will provide stormwater and heat island benefits by incorporating nature-based solutions to stormwater management, such as rain gardens and vegetative cover in place of impervious surfaces.

Outcomes for additional brownfield planning will focus on eliminating stalled or distressed redevelopment patterns within already-developed areas in Rome and Floyd County, measured by acres redeveloped, jobs created, and housing units developed; and reducing potential exposure to environmental contaminants for nearby residents, measured by sites assessed and cleanup plans developed. By aligning site reuse with adopted local and regional plans that prioritize job creation, business development, and expansion of suitable housing options, the project will enhance the economic viability, livability, and long-term resilience of the TA.

1.f. Resources Needed for Site Reuse: RFCDA has a demonstrated track record of securing and leveraging federal, state, local, and private resources to support property redevelopment. This history, combined with RFCDA’s documented status as an eligible entity for these funding sources, indicates a high likelihood that the Authority will continue to successfully leverage the resources identified in Table 1-1 to supplement USEPA funding. USEPA-funded environmental assessments will position priority sites for public and private redevelopment by eliminating environmental uncertainty, supporting eligibility for cleanup and infrastructure funding, and increasing competitiveness for state and federal redevelopment grants. RFCDA will strategically combine USEPA assessment funds with additional sources to achieve successful project financing and redevelopment outcomes.

Table 1-1: Funding Resources

Funding Source	Description & Purpose / Eligibility	Likelihood ¹ of Funding
Georgia EPD	Georgia EPD lien waiver, removing an \$800,000 lien on Priority Site 1 / Reduces the redevelopment cost / Applicant is eligible and has coordinated with EPD to approve waiver	High / \$800,000 for Priority Site 1

Funding Source	Description & Purpose / Eligibility	Likelihood ¹ of Funding
Georgia Redevelopment Fund	Grants up to \$500,000 to address blight and improve redevelopment readiness / Applicant is eligible	Moderate / \$500,000 for Priority Site 1
CDBG – Employee Incentive Program (Georgia DCA)	A financing program that may be used in conjunction with traditional private financing for economic development projects, resulting in employment of low- and moderate-income persons. Funds up to \$1,000,000 for public infrastructure projects or loans to for-profit companies / Applicant is eligible for grant and potential redevelopment partners are eligible for loan	Moderate / Up to \$1,000,000 for non-priority sites
The Recreational Trails Program	A federal grant program funded by the Federal Highway Administration and administered by the Georgia Department of Natural Resources. Funds up to \$200,000 per project Trail construction, trail maintenance, and trail education	Moderate / \$200,000 for Priority Site 2
Outdoor Recreation Legacy Partnership Program	Provide new or significantly improved recreation opportunities in urban disadvantaged communities lacking access to walkable outdoor recreation. City of Rome is an eligible metropolitan area	Moderate / \$300,000 to \$15,000,000 for Priority Sites 1 and 2
Low-Income Housing Tax Credits (LIHTC)	Federal tax credit program used to finance affordable and workforce housing developments. / Redevelopment projects with affordable housing components are eligible	Moderate / either 9% tax credit or 4% bond for non-priority sites
One Georgia Authority Site Development Initiative	Funding applications with a joint development authority for grants such as the Equity and the Edge Fund that finance land acquisition, due-diligence, infrastructure, and equipment. Grants capped at \$2,500,000 per project for large industrial tracts and \$500,000 for smaller projects / Applicant is eligible	Moderate / \$500,000 to \$2,500,000 for non-priority sites

¹Ratings considered eligibility, alignment with program priorities, anticipated competitiveness, and funding availability. Assigned ratings reflect strong site eligibility and alignment with program priorities, however, uncertainty in future funding availability resulted in rating selections of “moderate” for most sources and eligible entities.

1.g. Use of Existing Infrastructure: Both priority sites are located in developed areas of Rome with existing infrastructure to support green space projects with onsite facilities, including readily available access to electricity, water, sewer, and roadways. No infrastructure upgrades are needed to complete the proposed redevelopment plans on either priority site.

Through the grant planning activities, RFCDA will determine the short- and long-term adequacy of public and private infrastructure serving any additional brownfield sites assessed under this project. In the event utility deficiencies are identified on non-priority sites, RFCDA will use USEPA planning dollars to complete utility evaluations and seek supplemental funding from state and federal sources detailed in Table 1-1 if infrastructure improvements are required to meet redevelopment plan requirements.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. The Community’s Need for Funding: The financial tools available to the TA government are limited due to the low-income status of the community. According to the ACS, 20.5% of the population of the TA meets the U.S. poverty level, compared to the state level of 12.6%. The Priority Sites are located in CT 6, in North Rome. Tract 6 is home to 4,515 people, of which 57% are low-income vs. 12.4% national poverty rate and almost a third of those families have children (Headwaters Economics analysis of data from the 2022 US Census ACS). The median income for the TA is approximately \$51,000 compared to the state median income of \$80,000 (ACS 2023). Due to the high poverty rate and predominantly low to moderate household income in the TA, RFCDA and other municipal organizations cannot rely on local tax revenues to finance assessment and cleanup activities for the priority sites. Additionally, Georgia EPD does not offer state-funded brownfield grants, limiting the ability of RFCDA to draw on other sources of funding to complete assessments. As a result, the priority sites will remain vacant and/or underutilized without USEPA funding as a catalyst. Completed assessment work will reduce uncertainty around redevelopment costs, increase attractiveness to potential investors and significantly lower redevelopment costs for publicly owned properties.

2.b. Health or Welfare of Sensitive Populations: The TA encompasses multiple sensitive populations and low-income households (see 2.a., Tables 2-1 and 2-2) with residents facing health challenges and limited or no health

care coverage (18.9% in TA lack healthcare coverage vs. 11% nationally³). Compounding the persistent poverty in the TA, 17% of residents have less than a high school education (76th percentile nationwide), limiting the population’s ability to secure high-paying employment and corresponding healthcare. According to the US Health Resources and Services Administration, the entirety of Floyd County’s low-income population is considered medically underserved in the primary health care services category. Studies show that income inequality and high rates of poverty are linked to poorer health outcomes, including obesity, cardiovascular disease, mental illness, and even reduced life expectancy⁴. The CDC estimates that 38.6% of adults in Floyd County have high blood pressure, while the Georgia Department of Health (GADOH) ranks Floyd County as the county in the state with the highest rates of ischemic heart and vascular disease deaths. In 2023, 29.9% of adults in Floyd County reported having no leisure-time physical activity in the past 30 days. Improving health conditions through access to community recreational facility’s is more difficult for residents in Floyd County where only 4.9% of the population live within a ½ mile of a park vs. 38% of the US population (As documented in the referenced Office of Disease Prevention and Health Promotion literature, medical research institutions have linked physical activity with reduced rates of obesity, cardiovascular disease, and mental illness, all changes that sensitive populations in the TA face. By assessing and cleaning up the priority sites, the RFCDA seeks to enhance public health in the TA by redeveloping these properties into safe, vibrant community spaces that encourage physical exercise and outdoor engagement.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: When compared to state and national data, the TA residents suffer from a greater-than-normal incidence of several chronic health conditions such as (1) Adult Diabetes (16.0%), (2) high blood pressure (40.8%), and (3) obesity (40.0%) that can be directly improved through increased physical activity, highlighting the importance of redeveloping the priority sites into safe, accessible spaces for physical activity and outdoor recreation. As shown in Table 2-1, several chronic health conditions (Cancer Rate & Deaths / Obesity / Diabetes / Asthma) impact TA residents at greater-than-normal incidence rates when compared to both or either the state or national levels. Low-income and communities below the poverty level are at greater risk for many of these chronic health conditions compared to their moderate to high-income counterparts⁵. Similarly, people of color, who make up a significant percentage of the CT where both priority sites are located, frequently experience the chronic health conditions shown in Table 2-1 at higher rates and with higher mortality as a result of living with said conditions.

Table 2-1: Health Statistics

Data Category	Target Area	County (Floyd)	State (GA)	US	Data Source
Rate of Cancer (all races/age-adjusted) per 100,000 people (2022 & 23)	Not Available	475.4	471.9	442.3	U.S. Cancer Statistics Working Group. U.S. Cancer Statistics Data Visualizations Tool.
Rate of Cancer Deaths (all races/age-adjusted) per 100,000 people (2022 & 23)	Not Available	171.1	149.9	141.5	U.S. Cancer Statistics Working Group. U.S. Cancer Statistics Data Visualizations Tool.
Diagnosed Diabetes among adults (2023)	16.0%	14.1%	12.2%	12.0%	Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Division of Population Health. PLACES Data [online]. 2025 [accessed Jan 26 2026] URL: https://www.cdc.gov/PLACES
High blood pressure among adults (2023)	40.8%	38.6%	35.7%	34.4%	
Obesity among adults (2023)	40.0%	40.1%	35.4%	32.8%	
Current asthma among adults (2023)	10.8%	10.3%	9.4%	9.8%	

Redeveloping the priority sites into community spaces that focus on recreational physical activity would directly address these health disparities by increasing access to safe, convenient places for physical activity, helping reduce chronic disease rates, and improve long-term community well-being.

2.d. Economically Impoverished/Disproportionately Impacted Populations: As detailed in Table 2-2, the TA supports a high concentration of economically impoverished residents. These economic and demographic conditions (Table 2-2) link the population to a heightened susceptibility to environmental contamination. These conditions limit the residents’ capacity to recover from the health and financial impacts of brownfield sites, making targeted USEPA investment critical to addressing inequities and supporting sustainable revitalization.

Table 2-2: Economically Disadvantaged Factors (ACS 2023 5-Year Estimates, viewed 1/15/2026)

Data Category	Target Area	County (Floyd)	State (GA)	US
Poverty Rate	20.5%	14.5%	12.6%	10.6%

³ Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Division of Population Health. PLACES Data [online]. 2025

⁴ <https://odphp.health.gov/healthypeople/priority-areas/social-determinants-health/literature-summaries/poverty>

⁵ African American Health.” Centers for Disease Control and Prevention, Centers for Disease Control and Prevention, 2 May 2017

Rome-Floyd County Community-wide Assessment Grant – Narrative Criteria

Data Category	Target Area	County (Floyd)	State (GA)	US
Median Household Income	\$51,106	\$66,459	\$79,991	\$78,538
Per Capita Income	\$32,985	\$32,628	\$39,525	\$43,289
Disabled population	17.6%	17.7%	13.1%	9.6%
Highschool Education (over 25 years)	81.6%	85.3%	89.0%	89.4%
College Education (over 25 years)	36.2%	33.2%	34.2%	35.0%
Median Value of Owner-Occupied Homes	\$254,600	\$261,500	\$272,900	\$303,400
Households Receiving SNAP Benefits	18.5%	14%	12.3%	11.8%

The TA community disproportionately bears the environmental burdens of historical industrial activity, commercial abandonment, and long-term underinvestment. The poverty rate within the TA is 20.5%, nearly double the state (12.6%) and national (10.6) averages. Additionally, the per capita income (\$32,985) is 24% lower than the national per capita income (\$43,289) (US Census). The economic indicators in the TA are closely linked to negative environmental consequences resulting from historical industrial, governmental, and commercial land-use decisions. As facilities declined or closed, contamination in soil, groundwater, and building materials were frequently left unaddressed, transferring long-term environmental liabilities to multiple generations, including today’s communities. Persistent exposure risks such as those represented by Priority Site #1, degraded environmental conditions, and physical deterioration have deterred private investment and constrained both job creation and economic diversification. These cumulative conditions contribute directly to the elevated poverty, unemployment, and health vulnerability indicators observed across the TA today.

The assessment, cleanup, and redevelopment of the priority sites into community spaces and outdoor recreation areas will directly support the TA community by reducing public exposure to environmental contamination and creating safe and accessible outdoor spaces to promote physical activity.

2.e. Project Involvement and 2.f. Project Roles: In 2023, the RFCDA formed a Brownfield Redevelopment Advisory Group (BRAG) that meets monthly to provide input on: site selection, cleanup and reuse decisions, and procurement processes related to obtaining subcontractors. The BRAG includes key representatives from across Floyd County from various municipal and community organizations. The BRAG will continue to hold meetings and solicit community input through public meetings and participating in community events. The RFCDA will also utilize its website and social media platforms to engage the community and promote public participation.

Organization	Contact	Mission / Specific Grant Involvement
Georgia Power Community Development	Tamara Brock 706-477-7009 twbrock @southernco.com	Support communities during the strategic growth process and connect them to the people/resources that will help them reach their goals. / Provide input on redevelopment planning, including assessment of economic impacts, business marketing needs, and economic trends.
North Rome Community Action Committee	Charles Love [REDACTED] [REDACTED] [REDACTED]	The neighborhood group focused on improving North Rome / Engage community members in close proximity to Priority Sites, attending public meetings, and offering input into assessment/cleanup needs.
Greater Rome Existing Industries Association	Ryan Miller 706-331-3837 rmiller @vtindustries.com	Represent industrial and manufacturing employers and provide insight on priority reuses. Promote collaborative partnerships between manufacturers and the RFCDA where applicable for brownfield assessment and redevelopment.
Greater Rome Board of Realtors	Rozanne Collins 770-773-0527 rozannecollins @hardyrealty.com	Promotes the development of Rome’s manufacturing sector / Provide insight into property transactions and generate economic development demand for priority reuses.
Rome Rotary	Doug Walker 706-766-4411 dwalker@rn-t.com	Supports business leader collaboration / Provide a voice for small and local businesses to lend insight into reuse decisions.
Georgia NW Technical College	Heidi Popham 706-295-6927 hpopham@gntc.edu	Promotes education and development of a skilled workforce / Provide insight into potential workforce development and training.
Boys and Girls	JR Davis	Supports the development of young citizens / Provide insight into youth

Organization	Contact	Mission / Specific Grant Involvement
Club of NW Georgia	706-234-8591 jrdavis@bgcnwga.org	and family needs and promote engagement of these groups in the TA.
Rome Floyd Chamber of Commerce	Pam Powers-Smith 706-291-7663 psmith@romeomega.com	Works to enhance economic growth in the county and TA / Provide a voice for local businesses and employers to provide insight into site selection and reuse decisions.
Rome Floyd Recreation Authority	Todd Wofford 706-291-0766 Todd.wofford@floydcounty.org	Manages existing recreation infrastructure and the development of new parks/facilities / Provide insight into redevelopment planning for priority sites with a specific focus on programs, services, and facilities that promote recreational quality of life enhancement.
NW Georgia Housing Authority	Justin Jones 706-378-3949 Jjones@nwgha.com	Manages low-income housing in the county and TA / Support RFCDA’s engagement of low-income families and individuals in the TA.
Community Foundation of Greater Rome	Jennifer Scott 706-728-3453 Jscott@cffgr.org	Philanthropic resource for non-profits/charities/community initiatives through grants and education / Participate in community engagement by attending public meetings. Will provide insight into community needs and help to identify funding opportunities for TA projects.

Community partners, including neighborhood associations and community-based organizations in the BRAG will provide input on site selection and reuse decisions during the monthly meetings and participation in public meetings. This engagement from the various perspectives and interests reflected in the BRAG will ensure that redevelopment priorities reflect community needs and that historically impacted groups have a meaningful voice in decisions. The BRAG will provide valuable input when selecting additional brownfield sites for funding, such as alerting the RFCDA to potential brownfield sites of interest to developers and identifying redevelopment opportunities based on individuals' and groups' networks. Additional participation from community partners will be outlined in the project’s CIP (1.c.). Together, these organizations will collaborate on reviewing assessment results, site selection, cleanup planning, and shaping reuse strategies that maximize environmental, public health, and economic benefits.

2.g. Incorporating Community Input: The RFCDA will incorporate community input through an inclusive structured engagement process that reflects the needs and values of the communities of the TA. This process, to be fully outlined in the CIP (1.c.), will involve regular BRAG meetings (2/year), regular public meetings (1-2/year), and promotion of brownfield activities through the RFCDA’s website and social media platforms. Public meetings will be held at accessible locations and times throughout the brownfield planning, assessment, cleanup, and redevelopment processes, but at a minimum of once per year. Locations will be selected within the TA, if deemed accessible, to further emphasize the importance of community input. Virtual public meetings will also be held in addition to or in conjunction with in-person meetings. RFCDA will develop Project Fact Sheets/Flyers to present at public meetings and on digital platforms. Informational material will be provided in multiple formats to reach diverse audiences. The RFCDA, with the assistance of the BRAG, will promote public meetings and encourage participation through marketing through community partners’ platforms and audiences. Participation in the public meetings held by the RFCDA will be documented through onsite sign-in sheets, virtual attendance logs, and structured feedback surveys, enabling the RFCDA to evaluate outreach effectiveness, identify participation gaps, and refine engagement strategies to ensure future meetings are more inclusive and impactful. The public comment response protocol will be detailed in the CIP and will involve making public comments and associated responses publicly available through a project website or social media posting. The success of public meetings will be determined by increased attendance, repeated attendance from individuals, and engagement of communities within the TA. Feedback obtained during public meetings will be documented according to the CIP and integrated into decision-making processes from site-selection to redevelopment efforts.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

RFCDA anticipates a four-year grant performance period (48 months/16 quarters). To implement this project, RFCDA will secure the services of a Qualified Environmental Professional (QEP) through a federally approved procurement process.

3.a. Project Implementation; 3.b. Schedule; 3.c. Task and Lead; 3.d. Outputs:

Task/Activity 1: Programmatic Support
<p>Project Implementation: The RFCDA Project Director will oversee all program management activities as per the terms of the USEPA cooperative agreement (CA) and in keeping with an USEPA-approved work plan (WP), including grant/ project /financial management; programmatic oversight; reporting; monthly team meetings; ACRES maintenance; site selection and access agreement coordination; travel to USEPA training and National Brownfield conference</p> <p><i>Non-USEPA grant resources contributed:</i> RFCDA personnel effort, office supplies</p>
<p>Project Schedule: Pre-award period: CA, WP, QEP procurement (60-day timeframe); Quarter 1 (Q1): QEP contract issuance; Q1-Q16: project implementation and management activities as described.</p> <p>Project Years 1 and 3 (PY1/PY3): Training/conferences; Post project (120 days): Closeout reporting</p>
<p>Task/Activity Lead(s): Project Director with support from project staff (finance and technical) and QEP</p>
<p>Output(s): 1 CA; 1 WP; 16 Quarterly reports; 1 QEP contract; 4 Annual reports; closeout report; ACRES; 48 Team meetings; 2 Trainings/conferences</p>
Task/Activity 2: Community Engagement
<p>Project Implementation: Project Director will oversee all community engagement, including outreach, community meetings, and property owner communication. The Project Director will be assisted in outreach by members of the BRAG and the QEP. The project team will also use community meetings to gather project input & recommendations from area residents/stakeholders and for redevelopment/reuse planning.</p> <p><i>Non-USEPA grant resources needed:</i> RFCDA personnel, Brownfield Advisory Group effort, meeting materials, printing and mailing</p>
<p>Anticipated Project Schedule: Pre-award period: Award announcement; Q1: Community involvement plan (CIP), Brownfield Advisory Group formation; Q2/Q4/Q6/Q8/Q10/Q12/Q14/Q16: 8 community input meetings; Q2: Program brochure/fact sheet & webpage; PY1-PY4: Ongoing owner outreach; community communication; biannual BRAG meetings</p>
<p>Task/Activity Lead(s): Project Director with support from BRAG and QEP</p>
<p>Output(s): 1 CIP; 8 community engagement meetings; 8 Brownfield Advisory Group meetings; 1 program brochure; 8 meetings announcements, 8 media posts; 10-15 property access agreements</p>
Task/Activity 3: Environmental Assessments
<p>Project Implementation: The Project Director with support from the technical coordinator will oversee the QEP. The QEP will prepare the Generic Quality Assurance Project Plan (QAPP) and complete eligibility determinations for sites prior to conducting Environmental Site Assessments (ESAs). Site-Specific QAPPs (SSQAPP) and Health and Safety Plans (HASPs) will be completed/approved before Phase II ESA work starts. ASTM/AAI-compliant Phase I ESAs followed by Phase II ESAs (scope determined by findings in Phase I ESA) will be completed on priority sites. Phase I ESAs on non-priority sites that are identified in the public engagement and in the Development Opportunities Inventory processes will be completed along with Phase II ESAs/HASPs as needed. It is anticipated that asbestos and lead building material surveys will be required to position some properties for reuse.</p> <p><i>Non-USEPA resources contributed:</i> project staff time</p>
<p>Anticipated Project Schedule: Q2-3: Generic QAPP, eligibility determinations; Phase I ESAs of priority sites; Q3-4: SSQAPPs/Phase II ESAs of priority sites; Q3-Q10: Phase I ESAs for non-priority sites; Q6-12: SSQAPPs/Phase IIs and ACM/LBP surveys for non-priority sites</p>
<p>Task/Activity Lead(s): QEP with oversight by the Project Director</p>
<p>Output(s): 10 Phase I and 5 Phase II ESAs; asbestos and LBP surveys (as needed); 1 Generic Quality Assurance Plan (QAPP) and 5 site-specific QAPPs/HASPs</p>
Task/Activity 4: Cleanup and Reuse Planning
<p>Project Implementation: Cleanup planning at specific sites (3 Analysis of Brownfield Cleanup Alternative (ABCA) reports); 1 Brownfields Revitalization Plan for the TA; and Infrastructure Plans and/or Disposition Plans for the redevelopment of the key sites. Expand on prior Brownfield Inventory to include a GIS-based inventory of brownfield sites for assessment/future reuse (Development Opportunity Inventory (DOI)), and the DOI will be updated upon input from the community garnered through public engagement. It is assumed that if the assessment indicates that cleanup is required at a site, then the owner will enter the site into an applicable state cleanup program</p> <p><i>Non-USEPA grant resources contribution:</i> staff time.</p>
<p>Anticipated Project Schedule: Q2-Q4, Web-Based Development Opportunity Inventory; Q5-13, ABCAs, GA</p>

voluntary cleanup program enrollment; Q9-Q15, Redevelopment planning (Disposition Strategy Plans, Conceptual Site Plans, Utility Plans, TA Brownfield Revitalization Plan)
Task/Activity Lead(s): Project Director with assistance from QEP
Output(s): 3 ABCAs, 1 Development Opportunity Inventory; 3 GA voluntary cleanup program enrollments; 2 disposition strategies that may include utility plans, and 1 TA Brownfields Revitalization Plan

3.e. Cost Estimates: The following cost estimates are based on past project and grant management experience and with consultation of USEPA TAB resources. **No administrative costs, participant support costs, or subawards are included.**

Budget Categories	Project Tasks 1-4 over a 4-year project period				Totals
	1: Prog. Support	2: Engagement	3: Assessment	4: Planning	
Personnel	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$4,200	\$0	\$0	\$0	\$4,200
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$25,000	\$20,000	\$300,000	\$150,000	\$495,000
Construction	\$0	\$0	\$0	\$0	\$0
Other	\$800	\$0	\$0	\$0	\$800
Total direct	\$30,000	\$20,000	\$300,000	\$150,000	\$500,000
Indirect costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$30,000	\$20,000	\$300,000	\$150,000	\$500,000

Task 1: Programmatic Support = \$30,000

\$4,200 = Travel: Travel for 2 Conferences including Hotel = \$2,000 (8 nights * \$250/night); Airfare = \$1,200 (2 R/T tickets @ \$600/ticket); Ground transport/parking = \$400 (\$200/event); Per diem = \$600 (8 days * \$75/day)

\$25,000 = Contractual: 180 hours of QEP services [est. \$125/ hour * 80 hours for reporting/ACRES and \$150/hour * 100 hours for project management assistance]

\$800 = Other: Registration for 2 conferences = \$800 (1 person, two events @ \$400/event)

Task 2: Community Engagement = \$20,000

\$20,000 = Contractual: \$125/hour * 160 hours of QEP [est. 30 hrs. for CIP; 60 hrs. community meetings; 40 hrs. communication support, including brochure development; 30 hrs. owner outreach]

Task 3: Environmental Site Assessment = \$300,000

\$300,000 = Contractual: \$40,000 = 10 ASTM-AAI compliant Phase I ESAs with eligibility determinations at \$4,000/ESA; \$8,000 = 1 Generic QAPP; \$25,000 = 5 Site-specific QAPPs & HASPs at \$5,000 per QAPP; \$227,000 = 5 Phase II ESAs/Lead-based Paint and/or Asbestos surveys (average \$45,400 per site, *costs will vary due to the complexity of sites/issues*)

Task 4: Cleanup and Reuse Planning = \$150,000

\$150,000 = Contractual (set fees): \$20,000 for GIS-based development opportunities inventory for TA; \$15,000 for 3 ABCAs at \$5,000 per ABCA; \$25,000 for reuse planning, infrastructure plans and renderings for sites; \$30,000 = 2 Disposition Strategy Plans for Priority Sites at \$15,000 per plan; \$15,000 = 3 Georgia Brownfield/Voluntary Remediation Program Cleanup Plans at \$5,000/Plan; \$45,000 = 1 TA Brownfields Revitalization Plan.

3.f. Plan to Measure and Evaluate Environmental Progress and Results: The Project Director, RFCDA staff, and the QEP will track, measure, and evaluate project outputs, overall results, and eventual outcomes through quarterly progress reports and monthly communication with the USEPA Project Officer. The activities and outcomes will be tracked through our project management and invoice management system, USEPA ACRES, and summarized in a final closeout report. **Outputs:** 10 Phase I ESAs, 5 Phase II ESAs, Brownfield DOI; 3 ABCAs; 8 community meetings; Community Involvement Plan; ACRES entry. **Outcomes:** Number of sites for which property title transfers are facilitated; acres of land redeveloped, and square footage of buildings positioned for adaptive reuse; the amount of private investment and other funding leveraged; jobs created or retained; increased property and sales tax revenue generated. The key overall gauge of success will be the creation of jobs and the improvement in conditions in environmental justice communities. These successes will be tracked through the number of acres of green space created, miles of trails added, jobs created from

brownfield sites, acres of land redeveloped for non-residential/residential occupancy, the number of affordable housing units added, the value of private investment and funding leveraged, and the growth of property and sales tax revenues captured in annual budgets for the TA. RFCDA will make monthly calls to its USEPA Project Officer. The project team will evaluate the project progress semi-annually against the goals and will meet with the BRAG and the QEP to discuss shortcomings and adjust the approach/schedule, as needed.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a-c. Organizational Capacity, Organizational Structure, and Description of Key Staff: The applicant, RFCDA, has the internal capability and prior USEPA grant experience to manage the grant's technical and administrative aspects, which will result in the timely and successful expenditure of funds. The development authority has over 75 years of experience in economic development, with technical, administrative, and financial requirements to successfully lead this project. **Spencer Hogg**, RFCDA President and CEO, will serve as **Project Director**. As the President and CEO, Mr. Hogg leads the organization in economic development efforts through land acquisition/site selection, business recruitment, and reuse planning. He has eight years of experience in public administration and economic development and holds a BA in political science. Spencer has previous experience administering EDGE grants for a Roper expansion in Lafayette, Georgia and Dixie Fiber in Trion, Georgia.

RFCDA Board member, **Doc Kibler**, will serve as **Fiscal Manager**. He has served on the RFCDA Board since 2013 and managed the fiscal components of the completed FY22 Community-wide Assessment grant and the ongoing FY23 Cleanup Grant. **Mary Grace Selman**, RFCDA Project Coordinator, has five years of experience with RFCDA and currently acts as the technical coordinator on the authority's USEPA Cleanup Grant, and will assist as the **Technical Coordinator**.

RFCDA has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the RFCDA Board of Directors will assist the project team to ensure the project continues successfully until replacements are hired. RFCDA has successfully procured contractors on two previous USEPA grants and will continue to partner with Floyd County for assistance in federal procurement, as the county has a robust procurement process that adheres to state and federal regulations. RFCDA additionally has outlined protocols for replacing staff in the event of staff turnover. The team will work with a QEP contractor to meet the required programmatic objectives. The Project Director, assisted by the Technical Coordinator, will oversee day-to-day project operations and will be responsible for oversight of the contracted QEP. The Fiscal Manager will be responsible for ASAP drawdowns and fiscal management. The Project Director will work with the USEPA Project Officer and QEP to implement countermeasures, such as evaluating management strategies to resume the project schedule and meeting workplan milestones should delays be encountered. The project Team will meet on a monthly basis.

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

4.e Has Received USEPA Brownfields Grants

(1) Accomplishments: RFCDA received a FY22 Assessment Grant (BF02D29722) for \$500,000, of which 100% (\$500,000) was expended. In line with ACRES recorded outcomes, RFCDA accomplished two Phase I ESAs, an extensive asbestos survey of a 63-building campus, two Phase II ESAs, 1 ABCA, and 1 Georgia EPD Voluntary Remediation Program cleanup plan. The assessment work completed under the FY22 grant was critical in securing a FY23 Cleanup grant (BF03D21324) of \$2,000,000 for remediation of asbestos-containing materials and lead-contaminated soils at the Battey Business Complex property.

(2) Compliance with Grant Requirements: RFCDA complied with Cooperative Agreement terms and conditions, work plans, and schedules for all previous USEPA projects. Quarterly reports and deliverables were submitted to USEPA and entered ACRES data in a timely fashion. All terms/conditions were met, and the assessment grant is closed. The cleanup project is in progress. RFCDA has completed the bid process and awarded the contract. At this time, the QEP has completed the work necessary to design the cleanup, and the project is preparing to procure the remediation contractor and should be completed by the third quarter of 2026.

**Application For FY2026 USEPA Community-wide Brownfields Assessment Grant
Threshold Criteria**

1. Applicant Eligibility

- a) The applicant, the Rome Floyd County Development Authority (RFCDA), is a local unit of government (local public authority) as defined under 2 CFR § 200.64. In 1962, the Georgia General Assembly amended to the Georgia Constitution to create the RFCDA as an official local public authority of Floyd County, Georgia.
- b) **Indicate** if your organization is exempt from Federal taxation under section 501(c)(4) of the IRC: **Not applicable, RFCDA is exempt from Federal taxation.**

Documentation is attached of the Georgia Constitution Resolution (HR 491-965) creating RFCDA as a local public authority.

2. Community Involvement

RFCDA submitted a Community Engagement Plan to EPA under its 2022 Assessment Grant (BF-02D29722) on July 25, 2023, to guide outreach efforts focused on inclusivity and meaningful participation. RFCDA intends to continue implementing this plan for the duration of the proposed Assessment Grant. Within 90 days of grant execution, RFCDA will update its Community Involvement Plan to reflect current project activities.

In 2023, RFCDA consulted with county stakeholder groups, including community-based organizations, nonprofit organizations, local businesses, and government departments, to establish a Brownfields Redevelopment Advisory Group. The Advisory Group convenes regularly and serves as a forum for outreach, information sharing, and feedback on site prioritization and reuse planning. In addition to input from the Advisory Group, RFCDA will solicit direct community input through regular public meetings throughout the grant period. These meetings will: (a) raise awareness of brownfields and RFCDA's assessment program within the Target Area and county-wide; and (b) gather community input on reuse considerations for targeted sites. RFCDA plans to hold up to eight community meetings. Public notice will be provided through digital platforms and local newspapers to maximize participation.

Recorded meetings and project materials will be made available online and in print. Community input will inform site selection, cleanup decisions through the Analysis of Brownfields Cleanup Alternatives (ABCA), and reuse planning. All comments will be documented, reviewed, and publicly summarized to promote transparency and accountability.

Fact sheets, meeting notices, and related materials will be developed and distributed to local leaders and community groups, posted on RFCDA's website, and shared through social media platforms. Communications will be tailored, as needed, to address language and communication barriers within the Target Area.



A central printed information repository will be maintained at the RFCDA office to ensure access for residents without reliable internet service. Materials will also be distributed in leaflet form and made available at the physical office location, providing multiple avenues for community members to review plans and submit feedback.

3. Expenditure of Existing Grant Funds

As of August 12, 2025, RFCDA has drawn down 100% of funds for its open 2022 EPA Assessment grant (BF02D29722).

The ASAP.gov Account Statement Inquiry from the August 12, 2025, drawdown is attached

4. Named Contractors and Named Subrecipients

- Contractors: Not Applicable - no contractors have been selected
- Named Subrecipients: Not Applicable - no subrecipients are named.