



R04-26-A-027

Narrative Information Sheet – New Albany Main Street Association, Mississippi

1. **Applicant Identification:** The New Albany Main Street Association, a 501(c)(3) non-profit entity, with an address of 135 E Bankhead St, New Albany, Union County, Mississippi 38652, requests consideration of the following EPA Brownfield Assessment Grant proposal.
2. **Website URL:** <https://www.newalbanymainstreet.com/>
3. **Funding Requested:**
 - a. **Assessment Grant Type:** Community-wide
 - b. **Federal Funds Requested:** \$500,000
4. **Location:** The City of New Albany, Union County, Mississippi
5. **Target Area and Priority Site/Property Information:**
 - a. **Target Area(s):**
 - i. Railroad District (Census Tracts 28145950300 and 28145950400)
 - b. **Priority Site(s) Address(es):**
 - i. Ripley and New Albany Railroad Headquarters: 200 North Railroad Avenue, New Albany, MS 38652
 - ii. Coca Cola Bottling Plant: 103-107 McGill Street, New Albany, MS 38652
 - iii. Burlington Northern Santa Fe Railyards: Spanning across North Railroad Avenue, the BNSF Railway right-of-way is bounded by Snyder Street to the west, McGill Street to the north, Highland Street to the east, and Bankhead Street/Highland Drive to the south. (New Albany, Mississippi)
 - iv. Highland Street Building: 300 Highland Street, New Albany, MS 38652
 - c. A map of proposed priority sites is attached.
6. **Contacts**
 - a. **Project Director:** Ms. Billye Jean Stroud, the New Albany Main Street Association's Executive Director will serve as the Project Director for this proposal. Ms. Stroud's contact information is as follows: Phone: (662) 534-3438, Email: billyejeanstroud@newalbanymainstreet.com, mailing address: 135 East Bankhead Street, New Albany, MS 38652
 - b. **Chief Executive:** Ms. Billye Jean Stroud, the New Albany Main Street Association's Executive Director is the highest-ranking executive official. Ms. Stroud's contact information is as follows: Phone: (662) 534-3438, Email: billyejeanstroud@newalbanymainstreet.com, mailing address: 135 East Bankhead Street, New Albany, MS 38652



7. Population:

- a. City of New Albany Population: 7,626 (2020 Decennial Census). The Target Area and all priority sites are located in the City of New Albany.

8. Other Factors Checklist:

Other Factors	Page #
Community population is 15,000 or less.	1
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.	2
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, 4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3, 4
At least 30% of the overall project budget will be spent on eligible reuse/areawide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	NA

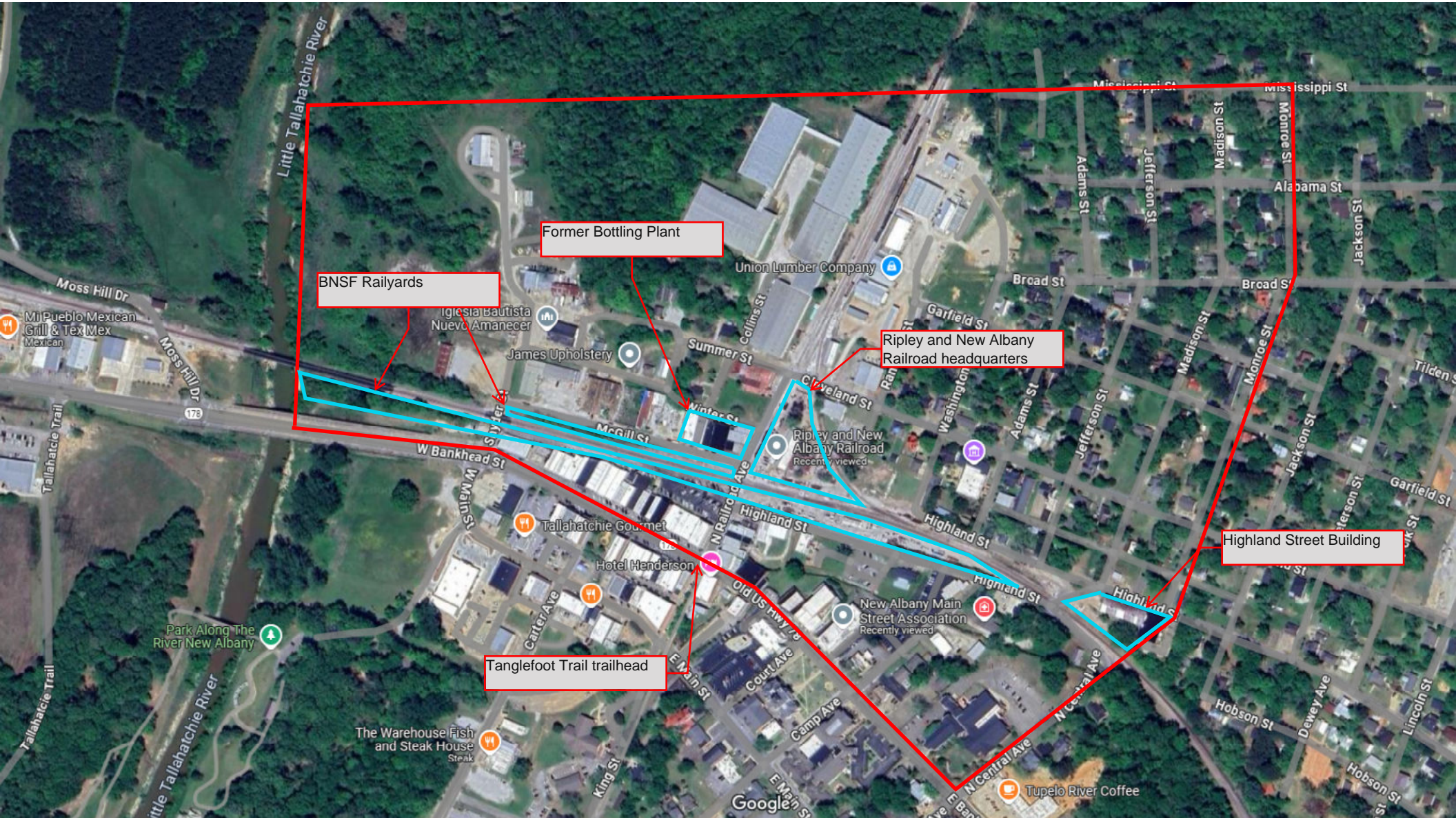
9. Letter from the State or Tribal Environmental Authority:

See attachment.

10. Releasing Copies of Applications:

Not applicable; no portions of the application are confidential.

New Albany Main Street Association: Railroad District Target Area





State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

January 8, 2026

Ms. Billye Jean Stroud, Director
New Albany Main Street
135 E. Bankhead Street
New Albany, MS 38652

**RE: EPA Brownfield Grant Application Acknowledgement
FY26 104(k) Community-Wide Assessment Grant
New Albany Main Street – Non-Profit**

Dear Ms. Stroud:

The Mississippi Department of Environmental Quality (MDEQ) hereby acknowledges the New Albany Main Street's plans to conduct brownfield assessments and apply for federal grant funds through the United States Environmental Protection Agency's (EPA) Brownfields initiative. MDEQ believes the targeted areas within the New Albany community are in considerable need of brownfield assessment and future redevelopment opportunities.

Since many brownfields are abandoned, underutilized, and contaminated, MDEQ is expressly interested in seeing entities like New Albany Main Street taking the initiative to assess, remediate, and return these sites to productive use. These efforts are consistent with our mission to safeguard the health, safety, and welfare of present and future generations of Mississippians. We look forward to our continued role in the New Albany Main Street's Brownfield Initiative and are available to assist you at any time. Should you have any questions or comments concerning this matter, please contact me at (601) 961-5240.

Sincerely,

Thomas L. Wallace

Thomas L. Wallace, P.E.
Division Chief – GARD
Mississippi Brownfield Program

OFFICE OF POLLUTION CONTROL

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AN EQUAL OPPORTUNITY EMPLOYER

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Overview of Brownfield Challenges and Description of Target Area

Target Area and Brownfields

The City of New Albany is located in the northeastern corner of Mississippi and is home to 7,661 residents (2023: American Community Survey (ACS), 5-Year Estimates). In 1840, the community was established as a mill town on the banks of the Tallahatchie River, near several Chickasaw trade routes. Stagecoach routes were established, connecting New Albany to the neighboring communities of Holly Springs, Pontotoc, and Ripley. A boat landing was constructed on the Tallahatchie River, and flatboats shipped cotton south, to New Orleans. In 1870, after the Civil War, Union County was formed, and New Albany was designated as the county seat. New Albany further solidified its distinction as a regional economic hub when in the late 1880s, two rail lines, the east-west Kansas City, Memphis and Birmingham and the north-south Gulf and Ship Island were established. The passenger and freight trains provided convenient access between the rural downtown and larger manufacturing centers of the Southeastern US. In 1932, additional transportation routes were cut through the City, which included Highways 15 and 30. As a result, New Albany experienced a population boom between 1890 and the 1930s. Consequently, these new routes, in combination with the rise of the personal automobile replaced passenger rail travel. Cars provided residents with a new-found freedom, allowing communities to expand development beyond New Albany's tightknit Downtown, permitting suburban sprawl to take root across the undeveloped landscape. Subsequent regional economic decline in the 1990s and 2000s followed global trade policies which undercut North Mississippi's manufacturing and agriculture industries. Without a steady supply of freight or passenger cars, the cost of maintaining aging rail corridors became increasingly exorbitant. In order to preserve financial resources, railroad companies across the region abandoned tracks of rail, allowing swaths of rail line across Mississippi to fall into disrepair, and ultimately close in a piecemeal fashion throughout the 1980s. Later, the Mississippi Tennessee Railroad (now the Ripley and New Albany Railway) abandoned 44 miles of track south of New Albany in 2008, with additional abandonments within City limits in 2010 and 2011. As a result of these abandonments, New Albany was left with large stretches of neglected railroad, vacant warehouses, former industrial facilities, and underutilized properties; all of which carry a legacy of environmental issues which hinder the City's overall financial well-being and growth. An inventory of 76 brownfield sites across the 17-acre City have been compiled from data garnered from EPA databases, municipal officials, and community input.

New Albany's **Railroad District** was selected as the Target Area for this application based on redevelopment potential, degree of contamination, and proximity to residences and Downtown. The Target Area is bounded by the BNSF Railroad/Highland Street to the south, Snyder Street to the west, Summer/Cleveland Street to the north, and Monroe Street to the east. While the pedestrian-friendly Downtown is only one block to the south, no pedestrian infrastructure exists across the active BNSF Railroad, creating a major obstacle for residents, visitors, and potential future trail users in accessing the Railroad District. Additionally, extensive rail infrastructure borders the Railroad, which includes a complex automobile railroad crossing and four railyards. Although the railroad continues to the north, into the **Railroad District**, the lack of infrastructure and plethora of brownfields hinders the area's viability for successful retail opportunities, economic growth, and other public infrastructure. Located within Census Tracts 28145950300 and 28145950400 (CTs 503 and 504), the Railroad District spans 30 acres and holds an estimated 32 brownfield sites. In order to combat economic decline and disinvestment across the City, the New Albany Main Street Association ("Main Street") was formed in 1996 in an effort to encourage historic preservation, community vibrancy, tourism, and redevelopment. The nonprofit operates by the Four Points of the Main Street Approach (Organization, Design, Promotion, and Economic Restructuring) to promote social, physical, and economic well-being. To do so, Main Street's strategy for this complex problem includes an incremental repurposing of abandoned sections of railroads. In 2013, the City successfully completed the conversion of 44 miles of unused Ripley and New Albany Railway into a non-motorized pedestrian trail. Dubbed the Tanglefoot Rails to Trail Bike Trail, the trailhead is located in a centralized area of Downtown, marked with grand overhead signage, outdoor picnic seating, decorative brick pavers, and native potted landscaping. The trail travels south, into a rural landscape and toward the unincorporated community of Ingomar. Over 111,000 bicyclists visit the Tanglefoot Trail yearly, resulting in significant support for Downtown businesses, contributing \$2.1 million to the local economy annually. Currently, all commercial buildings within Downtown and to the south, along the Trail, are occupied. However, environmental conditions to the north into the Railroad District hinder further growth and expansion.

The City's legacy rail infrastructure and subsequent economic decline, has caused the vast majority of these buildings to become vacant and/or underutilized, posing environmental and safety threats to disadvantaged neighboring residents. Within the Target Area's CTs, the average mean per capita income is only \$27,719, 43% less than the national average of \$43,289 (ACS). Furthermore, minority populations are concentrated in the area, as 43% of the population are minorities compared to the County level of 23.3%, and 7.3% of the population have limited English-speaking capabilities (ACS). The western portion of the Railroad District is characterized by small streets lined with single-story, primarily vacant commercial, art deco buildings that serve as a reminder of the City's rich commercial history. The eastern portion of the Target Area consists of a vibrant mix of residential homes and institutional uses, including the Union County Heritage Museum and William Faulkner Literary Garden. Directly north of the Target Area, the landscape consists of industrial buildings, abruptly transitioning to forested land beyond that. Commercial buildings are speckled throughout the Area, which include abandoned gas stations, former auto repair facilities, dry cleaners, and warehouses that previously functioned in concert with railroad operations.

Due to the relatively small population compared to the numerous brownfield sites and necessary planning, **the New Albany Main Street Association is requesting a \$500,000 community-wide assessment grant** to carry out the project described within this application. Additional sites within City limits, held within a secondary inventory, will also be assessed under this program. Main Street is determined to redevelop the Railroad District, effectively expanding both the Trail and Downtown. By doing so, New Albany will accommodate the established retail demand and maintain the Trail's momentum, further activating the City as an eco-tourism destination. In turn, tourism dollars will improve the local economy and support the New Albany population through employment, affordable housing, retail tax revenue, improved walkability, social well-being, and health. Federal brownfield funding will catalyze successful planning and redevelopment efforts.

b. Description of the Priority Brownfield Site(s)

Main Street has established a brownfield inventory of 76 sites within City limits, including 32 sites within the Railroad District Target Area. The brownfield sites include former commercial buildings, industrial facilities, agricultural warehouses, gas stations, and

FY2026 EPA Community-Wide Assessment Grant Application – New Albany Main Street Association, Mississippi
auto repair garages. From this inventory, Main Street has identified four priority sites within the Target Area. These sites were thoroughly vetted and selected based on community input and environmental, economic, and human impacts.

Priority site #1, the **Ripley and New Albany Railroad Headquarters (“RNA Headquarters”)**, is prioritized because it will facilitate infill redevelopment, enhancing walkability, increasing density and creating a cohesive Railroad District. The suspected contaminated property is within close proximity to residences and Tanglefoot Trailhead. The RNA Headquarters sits on a triangular parcel wedged between RNA and BNSF railroad lines and interchange to the east and south, North Railroad Avenue to the west and Cleveland St to the north. The RNA Headquarters has been underutilized for decades and is currently used as office space and storage for railroad ties. The property is occupied by a single-wide trailer, an approximately 5,600 SF, red warehouse and two vacant, dilapidated storefronts. According to historic Sanborn Insurance maps, former operations included a passenger and freight depot, wholesale grocery store, multiple restaurants/stores, cotton seed warehouse, and dry cleaner. Contamination stemming from the railroad could include chemicals relating to railroad ties and herbicidal defoliants. Creosote, a known carcinogen, is typically applied to railroad ties to preserve the wood (Agency for Toxic Substances & Disease Registry (ASTDR)). Herbicidal defoliants applied to the neighboring tracks vary in chemical composition and stand to include nontraditional products such as diesel fuel, leaded gasoline, or waste oil to save money. Dermal contact with residual diesel fuel could cause adverse health effects as it is a possible carcinogen (World Health Organization (WHO)). Leaded gasoline has been labeled as a “probable human carcinogen” by the EPA and can cause central nervous system damage and neurology impairment in exposed children (ASTDR). Arsenical herbicides, a group of older herbicides that have been used since the 1950s, may have also been applied to the tracks. The toxicity of herbicides depends on its form. However, arsenic as a whole is recognized by the EPA as a confirmed human carcinogen (ASTDR). Potential contamination from the cotton seed warehouse includes fungicides, fumigants, and pesticides. The potential exists for subsurface contamination in the former warehouses from spills, leaching, and/or poor waste management practices associated with these hazardous substances. According to the EPA, some pesticides, “such as the organophosphates and carbamates, affect the nervous system. Others may irritate the skin or eyes. Some pesticides may be carcinogens. Others may affect the hormone or endocrine system in the body.” Additionally, “suspected chronic effects from exposure to certain pesticides include birth defects, toxicity to a fetus, production of benign or malignant tumors, genetic changes, blood disorders, nerve disorders, endocrine disruption, and reproduction effects” (PennState Extension). Furthermore, early dry cleaners, prior to the late 1940s, used class 2 petroleum distillates, including Stoddard solvents and mineral spirits, as the cleaning solvents. Perc/Tetrachloroethylene (PCE) became a common dry-cleaning solvent in the mid-1930s and 1940s and was the most popular dry-cleaning solvent by 1948. This period preceded significant environmental regulations and current waste management and disposal procedures, and therefore, these operations may have caused subsurface contamination. PCE is a known human carcinogen and can cause conjunctival irritation, headaches, nausea, and damage to the liver, kidney, heart, central nervous system, and immune system (EPA).

Priority site #2 is collectively the **BNSF Railyards**, which are a priority for redevelopment due to the properties’ lack of pedestrian-friendly infrastructure along critical intersections, preventing connectivity between the established Downtown and Railroad District. The BNSF Railyards span east to west along the entirety of the southern boundary of the Target Area and continue westward, beyond the Target Area’s boundaries, toward the Little Tallahatchie River. The BNSF Railyards consist of approximately one acre of land. The gravel lots are currently used as rail tie storage and overflow parking for nearby commercial businesses. The BNSF Railyards have suspected contaminants, as described previously, in the RNA Headquarters site description, including creosote, herbicides, pesticides, diesel fuel, leaded gasoline, and/or waste oil. Because of the BNSF Railyards location and lack of barriers, pedestrians can easily be exposed to through inhalation, accidental ingestion, or direct contact. Additionally, the western portion of the BNSF Railyards are located in Zone A, a Special Flood Hazard Area. The Railyards’ proximity to the flood zone raises concerns as contaminants could travel into the river during flooding events, causing ecological harm to aquatic species. Priority Site #3 is the **Coca-Cola Bottling Plant (Coca-Cola Plant)**. The Coca-Cola Plant is on the National Register of Historic Places and was identified as a priority for redevelopment because of the site’s historic character, proximity to residential dwellings, and position near Downtown, an area primed for redevelopment. Located north of the BNSF Railyards and west of the RNA Headquarters, the Coca-Cola Plant was one of the first in Mississippi, whereby soda was distributed via train to the rest of the State. The approximately 20,000 sq ft red brick art deco building was constructed in multiple sections, beginning in 1910, as evidenced by mismatched rooflines and eclectic storefront entrances. Operations ceased in the 1980s and was subsequently utilized as an auction house and retail space. The building is now predominantly vacant, with a portion used for storage. Due to the build date, the Coca-Cola Plant has suspected contaminated building materials that includes asbestos-containing materials (ACMs) and lead based paint (LBP). Because of its fiber strength and heat resistance, asbestos has been used in a variety of building construction materials for insulation and as a fire retardant. Over time, ACMs eventually break down, becoming friable and thus easily inhalable, causing a variety of lung illnesses, including mesothelioma (EPA). Lead exposure, due to the presence of LBP, is particularly harmful to children, where elevated levels can lead to various health effects including delayed brain development, anemia, and kidney damage (ASTDR). The bottling operations would have used degreaser to clean mechanical parts, which were sourced from a variety of chemicals. Trichloroethylene (TCE), a popular degreaser, is a human carcinogen and is associated with male reproductive toxicity, conjunctival irritation, headache, nausea, damage to the liver, kidney, heart, central nervous system, and immune system (EPA). Contamination is a relevant concern for neighboring residences, as the closest home is 40 feet away.

Priority site #4 is the **Highland Street Building**, located along the eastern boundary of the Target Area. The 1.14 acre property is adjacent to residential areas in three directions and northeast of railroad tracks. This site has an elevated priority because of the likelihood of contamination within close proximity to residents. The Highland Street Building was one of New Albany’s first manufacturing sites, constructed in 1907. The two-story, 12,300 sq-ft structure, consists of distinctive roof lines and window styles that indicate additions were made to the building. Although currently utilized as an antique flea market, the exterior has fallen into disrepair, with all first-floor windows covered with plywood and vegetation creeping up the brick walls. Due to the build date, ACMs and LBP are likely incorporated within building materials. Early textile manufacturers utilized industrial cleaners, solvents and other chemicals for their operations and maintenance. The industrial products used in this era contained various Volatile Organic Compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs)., Exposure to VOCs and PAHs are health hazards some of which are discussed in the Coca-Cola Plant description, above. Additionally, according to a 1907 Sanborn Fire Insurance Map, a coal-fired boiler at the rear of the building was utilized as the primary heat source. Ash and coal may still be located on site, causing surficial soil contamination.

c. Identifying Additional Sites

An established list of sites include 76 identified possible brownfields. This list is a complication from various organizations, which includes data from EPA databases and city officials. In order to prioritize sites for assessment and planning, Main Street will develop a site nomination form and evaluation process to appropriately rank and select candidate brownfield sites to ensure the prioritization of underserved communities and disadvantaged census tracts. With input from project partners and other stakeholders, the nomination form is a living document, allowing for beneficial edits upon consensus. Such edits will be discussed at community meetings. The nomination form will be used as a first step in gathering information about a project and at a minimum, will request the following information: A) site location and degree to which reuse will benefit underserved or disadvantaged communities, B) proposed re-uses and ability to address specific community needs (i.e., affordable housing, grocery stores, health care, etc.), C) site eligibility and history; perceived or known degree of contamination; D) level of future/obtained investment and E) future economic impact; potential to catalyze additional redevelopment projects and estimated job creation and tax base increase. A scoring rubric will allocate greater weight to projects that support underserved communities. Site nomination forms will be available to community members at public meetings (as described within section 1.g.), with project partners, and online so that residents have easy access. Each public meeting will begin with an opportunity to identify and prioritize sites within the community. In order to organize these sites and continue the program's long-term strategy, Main Street will work in conjunction with community partners to create an online brownfield site database.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans

The Railroad District Target Area and subsequent priority sites were chosen based on regional and city-wide planning efforts. Three Rivers Planning & Development District ("Three Rivers") provides regional planning for eight counties in Northeast Mississippi, including Union County. With objectives of promoting overall economic development, fostering responsible short- and long-term community planning, and aiding general civic, social, and economic development, Three Rivers provides support to the region through a variety of services, including managing large grants such as the Tanglefoot Trail redevelopment project and publishing regular updates to their Comprehensive Economic Development Strategy (CEDS), to serve as an economic road map to diversify and strengthen the regional economy. Goals from their latest CEDS (2021-2025) include A) strengthening and diversifying local and regional economies, especially within new and emerging sectors, B) improving quality of life measures such as health care, housing, and cultural and recreational opportunities, and C) creating comprehensive, local plans to strengthen regional competitiveness. On a local level, the New Albany Next Comprehensive Plan, adopted September 2020, prioritizes specific projects, policies, and programs to move the City to its best future. Goals from the Comprehensive Plan include 1) preserving and reinforcing New Albany's historic core by emphasizing downtown and the riverfront, continuing historic downtown patterns of compact mixed-use development, 2) connecting New Albany community-wide by improving and extending key pedestrian and cycling trails in ways that link key points of the city, and 3) encouraging neighborhood investment by identifying infill opportunities and establishing plans and policies aimed at renewing areas in decline. Specific redevelopment measures include the following strategies.

Given Ripley and New Albany Railroad's long history within the City, they have become an invested partner in the economic future and revisioning of the Railroad District. This role is exemplified by their efforts in identifying a more suitable, long-term location for the **Ripley and New Albany Railroad Headquarters**. The relocation of their operations and subsequent site redevelopment will result in enhanced connectivity to the benefit of residents. After environmental site assessment(s) and remediation, if necessary, the proposed redevelopment of RNA Headquarters rehabilitation and restoration will include replacement of all mechanical and electrical systems, plumbing, insulation, and windows with energy-efficient systems; and exterior restoration and interior build-out. The RNA Headquarters Redevelopment Project is anticipated to create a multi-purpose venue that will be utilized as a farmers' market and event space, regularly hosting local music acts and other cultural and social events, including those associated with the local Tanglefoot Trail. Additional site and infrastructure improvements include covered bicycle parking and pedestrian, bicycle, and vehicle safety at intersections and railroad crossings. This redevelopment advances Comprehensive Plan goals A through C by reinforcing historic Downtown patterns of compact mixed-use development while extending key pedestrian paths. As a farmers' market and event space, the project also supports CEDS goals A and B by fostering new and emerging economic sectors in New Albany and improves the experience for recreational users of the Tanglefoot Trail, located just one block to the south.

The **BNSF Railyards** present a unique opportunity to implement pedestrian- and greenway-oriented improvements that better connect Downtown to the Railroad District. Located just south of the RNA Headquarters, the site will be transformed into a community-focused linear "Railyard Park" that integrates accessible greenspace with thoughtfully designed hardscape elements, including designated pedestrian crossing areas to enhance safety. Existing rail ties will be removed from the site, and overflow parking will be consolidated and relocated to on-street parking. Decorative fencing will be installed along both sides of the active rail corridor to ensure public safety. Impervious concrete and gravel surfaces will be removed to restore suitable soils for seeded grass and protective, buffering landscaping. Small trees, shrubs, and a pollinator garden will add shade, create a natural buffer from auto and rail traffic, encourage biodiversity, and help mitigate flooding experienced during heavy rainfall events by increasing water retention and infiltration. Pedestrian improvements will include new sidewalk construction along North Railroad Avenue, extending from Downtown, across the railroad crossing, and south past McGill Street. Collectively, these improvements advance Comprehensive Plan goals 2 and 3 by creating a connected corridor between Downtown New Albany and the Railroad District and by activating underutilized land through creative infill. The Railroad Park also fulfills CEDS goal B by repurposing the properties into a culturally significant public gathering space that supports community life and economic vitality.

The former **Coca-Cola Bottling Plant** will be redeveloped as a multi-tenant market space that supports trailhead users by introducing a bike shop and other complimentary service providers. The market format and expansion of leasable space creates an opportunity to increase the density of small businesses and support expansion of emerging sectors. By renovating, occupying, and performing regular upkeep within the building, deferred maintenance needs will be addressed, thus allowing for the preservation of this historic space. Energy-efficient measures will include LED lighting, improved insulation, and a new high-efficiency HVAC system. Sidewalks will be improved and widened to accommodate the increased pedestrian traffic. In addition, the redevelopment advances CEDS goal A by fostering an emerging economic sector and strengthening the City's overall economic resilience. These improvements support Comprehensive Plan goals 1-3 by preserving a historically significant, underutilized property while activating it with compatible

Furthermore, the **Highland Street Building** will be renovated as a mixed-used development following any necessary remediation. The ground level will include retail space for the existing flea market operator, a coffee shop, and a conference center. The second floor will be redeveloped into residential apartments, consisting of an estimated seven units averaging approximately 878 SF each. To further enhance connectivity, a new pedestrian crossing will be established across the railroad tracks immediately west of the building, improving access between Downtown and the Railroad District. This mixed-use redevelopment advances Comprehensive Plan goals 1–3 by preserving a historic structure, activating an underutilized property into the Downtown fabric through improved pedestrian connectivity, and catalyzing private investment through the adaptive reuse. The project also fulfills CEDS goals A and B by introducing a new commercial concept, supporting local job creation, and expanding housing opportunities within close proximity to Downtown services and employment. Finally, development of a Community-Wide Revitalization Plan will address the redevelopment needs of secondary sites within the Target Area, fulfilling CEDS goal C, strengthening regional competitiveness.

e. Outcomes and Benefits of Reuse Strategy

These redevelopments aim to improve infrastructure and overall quality of living for New Albany residents. While site-specific outcomes and benefits are outlined within the table below, anticipated broader impacts also include additional investment throughout the Target Area, increased tax revenue, expanded greenspace, preservation of greenfields and groundwater recharge areas, and mitigation of flooding events. Flood mitigation is an essential measure as the northwestern portion of the Target Area is located within FEMA Flood Zone A. Main Street subscribes to the values outlined in Main Street America’s Strategic Plan, with land development policies designed to protect life, property, and public resources by strategically leveraging revitalization opportunities such as those described above. Respectively, the priority site redevelopments improve accessibility and walkability, which is expected to reduce reliance on motor vehicles, lower localized emissions, and support long-term hazard mitigation and infrastructure durability in the face of weather-related and natural disaster risks.

Building Reuse	Outcomes and Benefits	Align with Redevelopment Plan Goals
Ripley and New Albany Railroad Headquarters		
YES; 5,600 SF reused	~Renovations: 5,600 SF farmers’ market and event space; increases property taxes and values; supports tourism, history and culture; incorporates energy efficiency, including HVAC, electrical, plumbing, and mechanical systems.	Comprehensive Plan 1, 2, 3; CEDS A, B
Coca-Cola Bottling Plant		
YES; ~20,000 SF reused	~12.5 jobs*; restores and utilizes a historic building; increases property taxes and values; encourages local shopping; improves walkability; incorporates energy efficiency fixtures and appliances by renovating landmark structures.	Comprehensive Plan 1, 2, 3; CEDS A
BNSF Railyards		
NA	~0.39 acres of greenspace: existing gravel will be replaced with native plants, mitigating flooding from stormwater and cleaning runoff as the water percolates through the permeable surface.	Comprehensive Plan 2, 3; CEDS B
Highland Street Building		
YES; ~12,300 SF reused	~7 jobs*; ~2,300 SF improved retail space; ~768 SF coffee shop; ~3,075 SF conference center; 7 apartment units spanning 878 SF each; increases property taxes and values; supports tourism; renovation to incorporate energy efficiency measures, including HVAC, electrical, plumbing, and mechanical systems.	Comprehensive Plan 1, 2, 3; CEDS A, B

* U.S. Energy Information Administration Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

To prioritize investment, this grant will provide assessment dollars to position properties for reuse and determine what, if any, remediation needs exist. Following assessment, the incentives and grants listed below will allow Main Street to maximize the leverage of resources within the Target Area. Main Street will be eligible to apply on behalf of or in partnership with the City and/or developer(s).

Grant Source	Purpose/Role (Assessment/Remediation/Reuse)
MS Department of Archives and History (MDAH): MS Historic Tax Credit/U.S. Department of the Interior: Federal Historic Tax Credit	Reuse: MDAH offers a 25% income tax credit for rehabilitating historic structures used for income-producing purposes. Combined with the Federal Secretary of the Interior's 20% income tax credit, the credit will total 45% for the historic Coca-Cola Bottling Plant. A developer will apply for these tax credits following assessment, site planning, review of plans by MDAH and the National Park Service and underwriting of the redevelopment capital stack.
MS Department of Transportation (MDOT): Transportation Alternatives	Reuse: The City will apply for funding through Three Rivers Planning & Development District, for MDOT funding to install new lighting, sidewalks and ADA-accessible sidewalk adaptations, landscaping, drainage infrastructure, pedestrian crossings, and curb extensions within the Railroad District, with a particular focus on the rail crossing in front of Highland Street Building and along the linear park of the Railyards. MDOT funding covers 80% of approved costs, while the City must provide a 20% match. Applications are due in March and funding is awarded each year in May.
National Association of Realtors: Placemaking Program	Reuse: This program will utilize grant funds of up to \$5,000 to create a new outdoor public space at the Railyards, increasing community livability. Eligible activities include furniture, paint, signage, material, landscaping, site preparation, etc. Main Street has experience in securing these funds and will apply upon receipt of community input following assessment activities.
MS Development Authority (MDA): Small	Reuse: This Program provides financial assistance through a grant of up to \$150,000 for public infrastructure and facility needs. Priority is given to projects tied to economic development that promote

Municipalities and Limited Population Counties Grant Program	private job creation and capital investment. Applications are competitive and accepted annually, typically due in June. A 10% match is required. The City will apply in June 2026 for sidewalk installation throughout the Railroad District and park construction at the Railyards.
MS Development Authority (MDA): MS Economic Redevelopment Act (MERA)	Remediation: MERA diverts State sales, income, and franchise taxes collected from businesses in the redevelopment project area to reimburse environmental cleanup costs. The Developer would be reimbursed 2.5 times the cleanup costs. The Mississippi Department of Environmental Quality (MDEQ) and MDA must first approve a project. This program will attract development to our brownfield sites as all contaminated priority sites, excluding Railyard Park, are eligible for funding.
Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Transportation Grants	Reuse: The City of New Albany will apply for a RAISE grant following the crucial planning performed under this assessment grant to redevelop the Railroad District. Funding will implement suggestions made in the Community-Wide Revitalization Plan. Railroad District improvements will focus on pedestrian-centric infrastructure, to include sidewalks, street lighting, and crosswalks.
MDEQ: EPA Revolving Loan Fund Grant	Assessment/Remediation: MDEQ was awarded a \$1 million Revolving Loan Fund Grant from EPA in FY22, funding for which is re-occurring. Under this grant, the City is eligible as a sub-entity to receive funding for assessment and/or remediation regardless of this grant’s award.
Mississippi Hills National Heritage Area: Community Grant	Reuse: The non-profit provides grants of up to \$20,000 for various cultural enhancements, which could be used to fund site and building improvements as the railroad headquarters is renovated into a farmer’s market and event space. The grant requires a 50% match of funds or in-kind funding.

g. Use of Existing Infrastructure

Main Street will utilize current municipal and building infrastructure wherever possible to maximize funding and sustainability. All priority brownfield priority sites have direct and existing access to readily available municipal utilities. These utilities include municipal water, sanitary sewer, natural gas, electrical, and high-speed telecommunications. As outlined within the previous section, the City of New Albany’s MDA and RAISE grant applications are anticipated to support sidewalk and pedestrian/multi-modal infrastructure improvements and installation of new lighting within the Railroad District.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding

The City of New Albany relies primarily on property (ad valorem) taxes as its principal source of locally generated revenue, supplemented by limited sales tax diversions from the state. Because ad valorem tax revenue is directly tied to assessed property values, communities with lower real estate values generate substantially less revenue per parcel, even when millage rates are comparable to peer cities. These economic conditions, combined with a small population of just 7,661 residents and the absence of local sales and income taxes, significantly constrain the City’s municipal revenue base. Property values within New Albany reflect longstanding economic conditions, including reduced employment diversification, a predominance of lower-wage jobs, and historic underutilization of key sites. As a result, the City’s limited budget is largely dedicated to providing essential municipal services such as police, fire protection, and public utilities, leaving insufficient resources to address aging infrastructure or to assess the City’s numerous brownfield sites. Main Street, as a non-profit, was established to assist the City in economic and revitalization efforts. However, Main Street operates on a restrictive budget, reliant upon grants and donations, funding which carry specific allocation requirements. Assessments through this EPA grant would allow for priority sites throughout the Target Area to be assessed and redeveloped; creating new attractions for locals and tourists alike, strengthening existing employment sectors, and allowing the community to invest in future economic development.

b. Health or Welfare of Sensitive Populations

Children, low-income households, elderly residents, individuals living on fixed-incomes, and minority populations have been identified as sensitive populations residing in close proximity to priority sites within the Target Area. Within the Target Area’s CTs (503 and 504), 24.4% of the population is under the age of 18 and 8.5% of the population is under the age of five, both exceeding national averages and indicating increased vulnerability to environmental hazards (ACS). On average, 20.7% of the households located within the Target Area Census Tracts are considered low income, earning less than \$25,000 annually, followed by an average household income of \$49,282, which is 45% less than the national average (ACS). In addition, a substantial portion of residents rely on fixed incomes, including Social Security retirement, survivor, and disability benefits. Fixed-income households—particularly elderly and disabled residents—often have limited capacity to absorb rising healthcare, housing, or relocation costs and are less able to move away from areas affected by environmental conditions. Although the unemployment rate within these Census Tracts ranges between 0.0% to 2.7%, a disproportionate amount (an average of 11.3%) of citizens are uninsured (ACS). This discrepancy is due to the fact that many people living within the Target Area are working poor, unable to afford health insurance or are not offered it through their place of employment. The resulting inadequate medical care, coupled with environmental threats stemming from brownfields are leading factors in premature death. In fact, Union County citizens are 30.3% more likely to die prematurely than the average US citizen (County Health Rankings (CHR), 2025). In August 2022, Baptist Memorial Health Care published the Community Health Needs Assessment for North Mississippi, including Union County. The Assessment identifies socio-economic inequities and the physical environment conditions correlate with disparities in life expectancy. According to the report, residents living in CT 503 have the lowest life expectancy, dying at an average age of 72 years or less. The Assessment further identifies health insurance coverage as the second highest unmet clinical service need within the region. Income disparities also disproportionately affect minority populations, who earn an average annual income of \$16,520, nearly 70 percent less than White residents, resulting in higher poverty rates and increased exposure to health and environmental stressors (ACS). These conditions contribute to disproportionate health outcomes among minority and low-income populations, as further discussed in Subsection (c). Environmental assessment and redevelopment of priority sites will reduce environmental threats within the Target Area and across City limits. Subsequent redevelopment is expected to support job creation and wage growth, increasing access to employer-sponsored or privately purchased health insurance. Furthermore, the increase in Downtown spending, primarily from tourists residing outside of New Albany, will allow the City to reinvest tax revenue back into the community,

thus providing resources for sensitive populations experiencing financial hardships.

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

Mississippi has consistently ranked as having the worst overall health outcomes and premature death rates in the country; hovering between the worst 46th and 50th state rankings, according to statistics published by America’s Health Rankings (United Health Foundation) between 2013 and 2024. Measured negative health outcomes include cancer, cardiovascular, and premature deaths, diabetes, disparity in health status, frequent mental and physical distress, and infant mortality. These negative health outcomes are closely tied to the County’s health professional shortage, as noted in CHR’s 2024 Union County Report as Union County’s patient to primary care provider ratio is twice that of the national average (2,880:1 vs 1,330:1). Health outcomes such as cancer rates are illustrated by 2016-2020 State Cancer Profiles published by the National Institutes of Health (NIH). For example, Union County residents experience significantly higher rates of kidney and lung cancer when compared to state and national averages. The County’s kidney and renal pelvis and lung and bronchus cancer incidence rates are 59% and 39% greater than the national average, respectively (NIH State Cancer Profile). The Baptist Memorial Health Care Assessment emphasizes that Union County not only experiences higher rates of cancer, but also higher cancer death rates when compared to state and national data. The Assessment explains that death rates disproportionately affect Black or African American population, which makes up nearly 30% of the population in the Target Area. It is important to note that high kidney and lung cancer rates can result from repeated exposure to contamination suspected at nearby brownfields sites, which includes creosote-treated railroad ties, degreasers used at the Coca-Cola Bottling Plant and Highland Street Building, and dry-cleaning operations formerly located at the Railroad Headquarters. As childhood health is a good indicator of a community’s general well-being, consider the March of Dimes 2024 Premature Birth Report Card, which graded the State of Mississippi as an “F”. The preterm birth rate for the state is 15% and the infant mortality rate is 9.1 per 1,000 live births (March of Dimes). Compare the state’s infant mortality rate to the national average of 5.6 to find a discrepancy of 47% (March of Dimes). Impacts on the endocrine and reproductive systems can be linked to herbicides, pesticides, and VOCs, all of which are potential contaminants tied to priority sites. Successful identification of contaminants in the priority sites and across the Target Area, along with removing pathway(s) of exposure will improve the physical environment, effectively reducing the impacts contaminants have on health. In addition, the reinvestment and improvement in the economic conditions will be a critical approach to better individual health outcomes and long-term public health improvements.

d. Economically Impoverished/Disproportionately Impacted Populations

The Railroad District Target Area is located within CTs 504 and 503, where minority and low income populations are disproportionately represented and experience elevated economic and health burdens. On average, 43.1% of residents within these CTs identify as a racial or ethnic minority, nearly twice the Union County average of 23.3% (ACS). Additionally, approximately 27.8% of minority residents within the Target Area live below the poverty line, a rate roughly 50% higher than the national average (ACS). These disparities are closely associated with longstanding economic conditions that have limited employment diversity and upward mobility within the community. Shifts in domestic manufacturing, changes in freight and rail based industries, and the underutilization of historic industrial infrastructure have reduced access to stable, higher wage employment opportunities. Educational attainment levels within the Railroad District Target Area further demonstrate the presence of economically impoverished and disproportionately impacted populations. When evaluated using the standard and more reliable population age 25 and older, approximately 19.6% of adults within the two Target Area CTs lack a high school diploma, based on aggregated American Community Survey tract-level data. This rate is substantially higher than both the statewide average of approximately 12% and the national average of approximately 10.1%. The residents within the City disproportionately experience lower household incomes and higher poverty rates compared to state and national averages. New Albany’s median household income is only \$46,276, approximately \$35,000 less than the national average (ACS) while, 21.5% of residents earn less than \$25,000 annually (ACS). Lower levels of educational attainment constrain access to higher-wage employment and jobs that provide employer-sponsored benefits, reinforcing the prevalence of low-wage work and economic insecurity within the Target Area. These conditions disproportionately affect minority and low-income households and contribute to broader disparities in income, health insurance coverage, and long-term economic mobility. Although unemployment within these Census Tracts remains low at 1.4%, but more than 11% of residents lack health insurance coverage (ACS). This reflects a high proportion of “working poor” households (individuals who are employed but earn low wages or are not offered employer provided health insurance). As a result, many residents face chronic financial strain and delayed or foregone medical care. These economic and environmental stressors contribute to adverse health outcomes that disproportionately affect low income and minority populations, including elevated rates of cardiovascular disease, diabetes, cancer, mental and physical distress, and premature mortality, as documented in statewide and county health assessments. These conditions are discussed further in Section 2(c) and underscore the intersection of economic hardship, environmental risk, and public health. This grant will enable targeted community outreach, inventory development, and environmental assessment of priority and secondary sites within the Target Area, with a focus on identifying and addressing conditions affecting disproportionately impacted populations. Environmental assessments will remove a key barrier to redevelopment and position the community to pursue additional funding for cleanup and remediation. Subsequent redevelopment is expected to support job creation, increase access to cleaner and safer environments, and reduce both economic and environmental stressors for low income and minority residents by expanding employment opportunities within revitalized, productive community spaces.

Community Engagement

e. and f. Project Involvement and Project Roles

The table below lists partner organizations and contact information for stakeholders committed to the brownfield program. Main Street will regularly update this list to reflect ongoing coordination and participation.

Organization & Point of Contact	Entity’s Mission	Role
Union County Historical Society Jill Smith, Director (662) 538-0014	The Historical Society is a non-profit organization whose mission is to enrich and educate the public in the arts, the social, political, cultural, economic, and natural history of Union County, from the earliest times to the present.	The Historical Society will assist in identifying historically significant properties during the site selection process, inform on reuse strategies, and catalog and assist in preserving historic artifacts found in sites during renovation activities. As appropriate, artifacts will be incorporated into

		building redesign and/or kept at the Museum to be displayed for public viewing.
Boys and Girls Clubs of North Mississippi Shelby Toole, Director (662) 841-6504	Since 1996, Boys & Girls Clubs of North Mississippi has served the community’s youth and their families through year-round programming. Club members participate in educational, recreational, and leadership opportunities that may not otherwise be available to them, helping to support positive youth development and long-term community well-being.	With 3 New Albany residents serving on the Board of Directors, the organization will provide a meaningful voice for youth community members who might otherwise have limited representation in local decision-making. Established relationships between these organizations ensure a successful partnership.
Ripley and New Albany Railroad Headquarters Brad Allen, Trainmaster (662) 816-8427 brad.allen@patriotrail.com	First chartered in 1871, the Railroad spans approximately 26.5 miles and coordinates the rail transportation of goods through New Albany.	The Railroad is a crucial partner in this project and intends to relocate their headquarters to support successful redevelopment of the Railroad District. In this role, the Railroad will assist with public engagement by helping to communicate project information and facilitate responses to community questions or input. The Railroad will also provide technical input and, where appropriate, collaborate on cleanup strategies and pursue associated funding opportunities in support of redevelopment goals.
Union County Development Association (UCDA) Daleana Mapp, Director (662) 534-4354 daleana@ucda-newalbany.com	UCDA is housed within the New Albany Welcome Center in the Target Area. With a mission to improve the economic well-being and quality of life for Union County citizens, UCDA is committed to providing quality employment opportunities through supporting and recruiting existing and new industries and businesses. As a part of this mission, UCDA conducts citizen outreach by participating in various Main Street events.	UCDA will assist in community engagement by taking advantage of both their Welcome Center location and community events, which include Music @ the Plaza, Cycles, Bikes, and Brews Weekend, Tallahatchie Riverfest Weekend, and Bride of Frankenstein Night Ride of the Tanglefoot Trail. UCDA will inform and gather input from the public to assist Main Street in site selection and reuse plans decision making. Additionally, UCDA will help recruit business owners for brownfield properties within the Target Area and across the City.
Mississippi Hills National Heritage Area (NHA) Mary Williams, Executive Director marycates@mshills.org	As one of 55 National Heritage Areas in the US, MS Hills NHA is where historic, cultural, and natural resources combine to form cohesive, nationally significant landscape. New Albany falls within this jurisdiction.	MS Hills NHA will provide support to Main Street’s brownfield program by incorporating relevant redevelopment information and public engagement opportunities on its website.
Board of Directors of the GM&O Rails to Trails Recreational District of North Mississippi Ray Collins, Chairman (Union County) (662) 489-2415 trailinfo@trpdd.com	The Tanglefoot Trail is governed by the GM&O Rails to Trails Recreational District of North Mississippi Board of Directors. The Board is made up of one representative from each of the three counties; Union, Pontotoc, and Chickasaw, in addition to one representative from each of the following municipalities; New Albany, Ecu, Pontotoc, Algoma, New Houlika, and Houston.	The Board will assist Main Street in securing right of way access and help coordinate funding opportunities for the trail’s expansion. The Board will also provide input on upcoming decisions for future brownfield development reuses in order to attract tourists to New Albany.

The USEPA, Mississippi Department of Environmental Quality (MDEQ), and the Union County Health Department are established partners and will remain involved throughout the grant cycle, each contributing within their respective areas of expertise. Specifically, USEPA and MDEQ will assist in community engagement and education; provide technical review and approval of documents, including the Generic and Site Specific Quality Assurance Project Plans; and assisting the City, Main Street, and project partners with applicable cleanup incentives. The Union County Health Department will contribute public health insights and coordination as needed to support informed decision-making and community well-being.

g. Incorporating Community Input

All community engagement communication will be conducted in both English and Spanish to ensure meaningful access for the area’s large Spanish-speaking population. Following this grant’s award, a project kick-off meeting will be held, providing an opportunity to establish a Brownfield Advisory Committee (BAC) consisting of representatives from the organizations listed above and other local stakeholders. The BAC will be engaged within one month of funding and BAC meetings will be held regularly for the duration of the project. The BAC will assist in reviewing projects and prioritizing site assessments based on the criteria described in section 1.c. The kick-off meeting will outline the grant’s goals, how residents and business owners can provide public input, and how the funds can be utilized, thus ensuring an educated public and encourage additional community involvement. Ongoing communication throughout the life of the grant will be conducted in various methods, including regularly held public meetings and charettes organized in partnership with community organizations such as those listed in section 2.e. and 2.f. (Project Involvement and Project Roles). Public meetings will be held in person at City Hall (within close proximity to the Target Area) to ensure easy access for residents and business owners.

Meetings will be held at hours agreeable to most schedules to ensure a high level of attendance and involvement. Those that cannot be present during live meetings can utilize a call-in number to virtually attend meetings. Additionally, meetings will be recorded and posted online, at New Albany Main Street’s website. Meetings will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Commentary will be collected both during public meetings and throughout the life of the grant by recording meeting minutes, distributing and collecting comment cards during meetings, and via email to the project manager at all other times. Commentary cards and email correspondence will allow public input to be captured and documented for future decision-making. This process will also ensure that input is not overlooked and can be addressed in follow up or subsequent meetings. Public meetings will also serve as a forum to present potential redevelopment opportunities to interested developers and to provide developers with technical assistance for identifying and securing financial incentives for redevelopment. Input will be considered during public meetings in an open manner that embraces the community’s diversity and focuses on a constructive, forward-looking vision for New Albany. Additional communication regarding public meetings, grant updates and opportunities, and important health notifications from the Union County Health Department, will be conducted in a variety of methods, including press releases with the local newspapers the Daily Journal and New Albany Gazette (online and in print). Brownfield related announcements will also be featured on the Main Street and City’s websites, local news stations, and flier distribution via local businesses and community organizations. The following Facebook pages will also be utilized for communication: “New Albany, Mississippi,” “I Love NA”, and “New Albany Main Street Association,” reaching over 23,800 followers.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight

- a. Project Implementation: EPA-funded tasks: General grant management; develop Brownfield Advisory Committee (BAC); Qualified Environmental Consultant (QEC) selection based on a competitive bid process (per 40 CFR 30); meeting facilitation with the BAC, MDEQ, and EPA; required reporting; budget reconciliation. Non-EPA grant resources: None.
- b. Schedule: Quarters 1-16: The BAC will be developed within 1 month of funding, and meetings will be held at regular intervals throughout the project. A QEC will be selected within 1-2 months of funding. Quarterly reports will be submitted on a quarterly basis. ACRES will be updated throughout the grant period.
- c. Task Lead: Main Street will oversee Task 1, with assistance from the BAC and selected QEC.
- d. Outputs: BAC development, 1 Work Plan, 1 Community Involvement Plan, 16 Quarterly Reports, 1 Close-Out Report, regular ACRES reporting, and annual Federal Financial Reports SF-425.

Task 2: Inventory and Community Outreach

- a. Project Implementation: EPA-funded tasks: Develop marketing materials for online and print distribution; notify the community of site-specific public information meetings and assessment schedules; advertise for public meeting through online and in-person methods; hold public meetings to solicit input, inform, educate, and update the community regarding assessment and redevelopment activities; provide updates as necessary at local development council meetings. Main Street will also attend various brownfield conferences. Non-EPA grant resources: None.
- b. Schedule: Summer 2027: EPA National Conference (pre-award cost). Quarters 1-16: Community outreach will be performed for the duration of the grant period. The first public meeting will be held within 3 months; the second public meeting will be held after the first round of assessments has been completed; the third public meeting will be held after the second round of assessments has been completed; and the fourth public meeting will be held when assessments are nearing completion and reuse planning begins.
- c. Task Lead: Main Street will oversee Task 2, with assistance from the BAC, MDEQ, QEC, and community partners.
- d. Outputs: Public meeting advertisements; press releases and project update reports; educational materials to support public meetings (PowerPoint presentations and handouts); kick-off meeting; 4-6 public meetings; one-on-one meetings with property owners as needed; updated brownfield inventory; and attendance at various brownfield conferences, including two EPA Region 4 Conferences and the National Brownfield Conferences.

Task 3: Environmental Site Assessments (ESAs)

- a. Project Implementation: EPA-funded tasks: ASTM-compliant Phase I ESAs; Phase II ESAs; MDEQ and EPA reviewed Generic Quality Assurance Project Plans (GQAPP) and Site-Specific Quality Assurance Project Plans (SSQAPPs); Hazardous Material (Haz Mat) Surveys. Costs for these activities include contractual consulting, reporting expenses and printing. Non-EPA grant resources: None.
- b. Schedule: Quarters 1-14: A QAPP will be completed within one month of selection. Once approved by MDEQ/EPA, site-specific assessment activities will begin within one month. Assessment and reporting will occur throughout the grant period to complete assessment activities by quarter 10.
- c. Task Lead: The selected QEC will oversee Task 3, with Main Street’s and BAC’s assistance.
- d. Outputs: Priority Sites: 4 Phase I ESAs, 4 Phase II ESAs, 2 Haz Mat Surveys; Additional Sites: 9 Phase I ESAs, 4 Phase II ESAs, 3 Haz Mat Surveys.

Task 4: Cleanup Planning and Planning Activities

- a. Project Implementation: EPA-funded tasks: Develop Analysis of Brownfield Cleanup Alternatives (ABCAs) for priority sites that require remediation based on Phase II ESA data. ABCAs will include remedial actions for each identified regulated contaminant that exceeds applicable guidelines. Remedial actions will be compared based on cost, feasibility, and effectiveness in protecting human health and the environment. ABCAs will be developed by considering potential reuse scenario(s). Public meeting(s) will be held during the drafting process to garner public input on reuse scenarios, potential redevelopment, and health concerns. Planning activities include the creation of a Community-Wide Revitalization Plan, which will be drafted by a professional planning team. Under this task, Main Street will hold design charette(s) to involve redevelopment stakeholders, project partners, and community members. The Revitalization Plan will incorporate community input, market data, feasibility analyses, financial projections/estimates, and potential leveraging opportunities, and surrounding market and environmental conditions and challenges. Non-EPA grant resources: None.

- b. Schedule: Quarters 5-14: ABCAs will be completed within 3-6 months of finalizing corresponding Phase II ESA reports. Public meetings for input on ABCAs will take place as ABCAs are being drafted. Design charette(s) are estimated to be held in quarters 9-14.
- c. Task Lead: The selected QEC will oversee the completion of ABCAs. With assistance from the QEC and BAC, Main Street will oversee public meeting(s) and design charette(s).
- d. Outputs: 4 ABCA reports; 1-3 public meeting(s); associated outreach/presentation materials from public meetings; 1-2 design charette(s); 1 Community-Wide Revitalization Plan.

e. Cost Estimates

The following list outlines how costs were derived for each task. The allocation of grant funds is included in the table below.

Task 1: Cooperative Agreement Oversight

- Personnel: 68.75 hours at an average rate of \$80/hour* = \$5,500 for programmatic financial and performance reporting costs. *
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost: \$945
- Contractual: 100 hours at an average rate of \$100/hour = \$10,000 to assist in reporting needs throughout the grant’s lifecycle.

Task 2: Inventory and Community Outreach

- Personnel: 68.75 hours at an average rate of \$80/hour* = \$5,500 for outreach coordination and meeting attendance.
- Travel: Estimating one staff member traveling for two national conferences averaging three days each; \$400 registration, \$900/round trip flight, \$200/hotel room per night (assuming 3 nights each), and \$60/day per diem (totaling \$4,160). Additionally, one staff member traveling for two local conferences averaging three days each; \$400 registration, \$100 in gas for travel, \$200/hotel room per night (assuming 3 nights each), and \$60/day per diem (totaling \$2,560) = \$6,720
- Supplies: Office supplies will include a projector, copies, maps, and handouts. Estimated cost: \$945
- Contractual: 100 hours at an average rate of \$100/hour = \$10,000 to assist in information gathering for expanding the inventory and community engagement presentations.

Task 3: Environmental Site Assessments (ESAs)

- Personnel: 68.75 hours at an average rate of \$80/hour* = \$5,500 for report reviews and securing site access.
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost: \$945
- Contractual: \$279,500 (55.9% of budget)
 - Priority Sites: \$126,000
 - 4 Phase I ESAs: estimated cost of \$3,500 per ESA = \$14,000
 - 4 Phase II ESAs: estimated cost of \$23,000 per ESA = \$92,000
 - 2 Hazardous Materials Surveys: estimated cost \$10,000 per survey = \$20,000
 - Secondary Sites: \$153,500
 - 9 Phase I ESAs: average estimated cost of \$3,500 per ESA = \$31,500
 - 4 Phase II ESAs: average estimated cost of \$23,000 per ESA = \$92,000
 - 3 Hazardous Materials Surveys: estimated cost \$10,000 per survey = \$30,000

Task 4: Site Specific Cleanup Planning and Planning Activities

- Personnel: 68.75 hours at an average rate of \$80/hour* = \$5,500 for programmatic expenses associated with cleanup planning, review of reports, and meetings.
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost: \$945
- Contractual: \$168,000
 - 4 ABCAs: average estimated cost of \$4,500/ABCA = \$18,000
 - 1 Community-Wide Revitalization Plan: \$150,000 (30% of budget)**
 - \$140,000: consulting fees
 - \$10,000: supplies such as mapping, copying, publishing, mailing, etc.

* Personnel costs have been developed based upon prior experience of similar scope.

**EPA estimates community-wide revitalization plans to cost between \$50,000 and \$175,000.

Budget Categories		Project Tasks				
		Task 1: Cooperative Agreement Oversight	Task 2: Inventory and Community Outreach	Task 3: Environmental Site Assessments	Task 4: Cleanup Planning and Planning Activities	TOTAL
Direct Costs	Personnel	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 22,000
	Fringe Benefits					\$ -
	Travel		\$ 6,720			\$ 6,720
	Equipment					\$ -
	Supplies	\$ 945	\$ 945	\$ 945	\$ 945	\$ 3,780
	Contractual	\$ 10,000	\$ 10,000	\$ 279,500	\$ 168,000	\$ 467,500
	Construction					\$ -
Total Direct Costs		\$ 16,445	\$ 23,165	\$ 285,945	\$ 174,445	\$ 500,000
Indirect Costs						
Total Budget (Direct + Indirect)		\$ 16,445	\$ 23,165	\$ 285,945	\$ 174,445	\$ 500,000

f. Plan to Measure and Evaluate Environmental Progress and Results

Per the requirements of the EPA Assessment Grant, Main Street will submit quarterly reports to their EPA Project Officer. These reports will cover work progress and current status, any difficulties encountered, a record of financial expenditures, data results, and anticipated further action. Quarterly reports will also document a plan to resolve progress if Main Street is off track financially or schedule-wise. If such a situation arises, Main Street will hold an inter-agency meeting with Three Rivers’ Community and Economic Development Director, John Byers, to discuss proactive measures to regain the program’s progress.

Additionally, in the event of a property's site access is revoked, Main Street is prepared to quickly pivot priority to a different site with ease as an extensive inventory is already established. As required, Main Street will submit reports in the ACRES database for each assessment site. These reports will outline specific achievements, identified contaminants, affected materials, the need for clean-up activities, the status of those activities, and any other resources used to complete the redevelopment of the site. The ACRES database will also be utilized to track acres of land assessed as part of this grant, as well as the total number and type of assessments completed, the amount of funds expended by project, the total project cost, and anticipated/actual jobs created; essentially acting as a tool for both the EPA and Main Street to track and measure the grant's progress in achieving the outputs, overall project results, and eventual outcomes. At the end of the four-year grant period, a final report similar to quarterly reports will be produced.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a., b., and c. Organizational Capacity, Structure, and Description of Key Staff

Billye Jean Stroud, the Director of Main Street and New Albany's Community Development Program, will serve as the project manager and backup grant manager. Ms. Stroud has served in her current role for over seven years, successfully developing and executing targeted strategies to drive business growth among diverse clients and geographic markets. She has managed over \$300,000 through Main Street within the last six years. Ms. Stroud has strong connections to various community groups, in part due to her local volunteer service with the North Mississippi Boys and Girls Club, the New Albany Garden Club, Union County Unite Board, and the Tanglefoot Trail redevelopment team. Ms. Stroud will serve as the point of contact for the EPA, will oversee the procurement of a QEC, manage the intake process for projects, and organize community involvement activities as previously outlined. Ms. Stroud will be assisted by William Denton, P.E.. Mr. Denton has been in his current position as City Engineer with New Albany Light, Gas, and Water (NALGW) for 6 years and has 16 years of experience in project management and administration, including grant management. He has managed \$10.5M in completed projects with an additional \$22.6M in projects in the design or construction phase. His responsibilities have included drafting of construction plan sheets and details, writing associated technical specifications, calculating project cost estimates, preparing & compiling bid documents (i.e. Bid Form, Notice to Bidders, Contract b/w Owner & Contractor, etc.), project bidding, approving contractor submittals, providing oversight and inspection on ongoing projects, conducting monthly progress meetings, approving contractor pay applications, and presenting change orders & contracts to Board of Alderman for approval. Mr. Denton will manage the contractual aspects of the grant to ensure compliance with the Cooperative Agreement.

d. Acquiring Additional Resources

Main Street, along with New Albany Light Gas and Water will begin the QEC procurement process immediately following the work plan and Cooperative Agreement approvals with EPA. The desired QEC will be experienced in brownfield programs including the following services: assisting with Community Brownfield Inventories and Outreach, Phase I and Phase II ESAs, ABCAs, and working with state regulators regarding solid waste, brownfield assessment, redevelopment planning, and remediation. Additionally, the QEC will be expected to prepare the GQAPP within the first 60 days of the grant so that proposed assessments and activities are not delayed. These services will be procured in accordance with the EPA's selection protocol and Main Street's established purchasing policies. The standard procedure includes a Request for Qualifications to be published for response by qualified firms. Interested firms will be provided with submission guidelines and deadline. All submissions will be maintained as public records. Following receipt of proposals, each application will be reviewed by an internal committee composed of Main Street staff and Board members, and the firm selected will be recommended to the Main Street Community Development Director for approval via resolution.

Past Performance and Accomplishments

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

(1) Purpose and Accomplishments

Office of Broadband Expansion and Accessibility of Mississippi (BEAM): Fiber to the Home: In 2023, the New Albany Light, Gas, Water (NALGW) was allocated \$17 million in bond revenue by the Office of BEAM to provide reliable and affordable fiber broadband to their underserved electric customers. The project was completed in 2024, securing broadband to 11,000 New Albany households. Bonds lack required reporting but will be repaid after 20 years.

Mississippi Municipality & County Water Infrastructure Grant Program Act (MCWI) Grant Project: East New Albany Well Project: Created by the Mississippi Legislature and Governor Tate Reeves, under Senate Bill No. 2822 in 2022, the MCWI provides funding for utility infrastructure projects. The competitive grant is administered by MDEQ. In 2024, NALGW was granted \$977,162 in funding to complete the East New Albany Well Project. The scope of work included filtration improvements, system monitoring improvements/additions, installation of new wells, and general infrastructure improvements to the plant and piping associated with public water supply wells. **MCWI: Bratton Road Lift Station Project:** A secondary competitive grant, worth \$193,020 was awarded to NALGW in 2024. Funding was used to replace and upsize the existing lift station to increase capacity and integrity of the sewer system. NALGW provided a required 50% cost share for each project, utilizing Coronavirus Local Fiscal Recovery Funds. Both projects are slated to be completed in mid-2026 and project progress is conveyed through quarterly reporting and documentation of procurement processes.

(2) Compliance with Grant Requirements

Main Street and New Albany Light, Gas, and Water have a record of **zero** audit findings and successful benchmark compliance goals for each grant they have managed. Reporting requirements for the BEAM: Fiber to the Home bond included milestone and final reporting. Reporting requirements for the MCWI grants included marketing and promotion, meeting grant-specific schedules, and ensuring accurate expense documentation. All required reporting was conducted on time and was integral to preserving the overall timely implementation of funds. Main Street and NALGW are familiar with working on concurrent grants, which have varying implementation schedules and reporting requirements. Because of their history of successful grant management and extensive outside support, Main Street is better positioned to pursue leveraging opportunities that support the City of New Albany.

Threshold Criteria – New Albany Main Street Association, Mississippi

1. Applicant Eligibility:

- a. The New Albany Main Street Association (“Main Street”) is a non-profit with status as tax-exempt under section 501(c)(3) of the Internal Revenue Service. See attached documentation.
- b. No, The New Albany Main Street Association is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement:

All community engagement communication will be conducted in both English and Spanish to ensure meaningful access for the area’s large Spanish-speaking population. Following this grant’s award, a project kick-off meeting will be held, providing an opportunity to establish a Brownfield Advisory Committee (BAC) consisting of representatives from the organizations listed above and other local stakeholders. The BAC will be engaged within one month of funding and BAC meetings will be held regularly for the duration of the project. The BAC will assist in reviewing projects and prioritizing site assessments based on the criteria described in section 1.c. The kick-off meeting will outline the grant’s goals, how residents and business owners can provide public input, and how the funds can be utilized, thus ensuring an educated public and encourage additional community involvement. Ongoing communication throughout the life of the grant will be conducted in various methods, including regularly held public meetings and charettes organized in partnership with community organizations such as those listed in section 2.e. and 2.f. (Project Involvement and Project Roles). Public meetings will be held in person at City Hall (within close proximity to the Target Area) to ensure easy access for residents and business owners. Meetings will be held at hours agreeable to most schedules to ensure a high level of attendance and involvement. Those that cannot be present during live meetings can utilize a call-in number to virtually attend meetings. Additionally, meetings will be recorded and posted online, at New Albany Main Street’s website. Meetings will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Commentary will be collected both during public meetings and throughout the life of the grant by recording meeting minutes, distributing and collecting comment cards during meetings, and via email to the project manager at all other times. Commentary cards and email correspondence will allow public input to be captured and documented for future decision-making. This process will also ensure that input is not overlooked and can be addressed in follow up or subsequent meetings. Public meetings will also serve as a forum to present potential redevelopment opportunities to interested developers and to provide developers with technical assistance for identifying and securing financial incentives for redevelopment. Input will be considered during public meetings in an open manner that embraces the community’s diversity and focuses on a constructive, forward-looking vision for New Albany. Additional communication regarding public meetings, grant updates and opportunities, and important health notifications from the Union County Health Department, will be conducted in a variety of methods, including press releases with the local newspapers the Daily Journal and New Albany Gazette (online and in print). Brownfield related announcements will also be featured on the Main Street and City’s websites, local news stations, and flier distribution via local businesses and community organizations. The following Facebook pages will also be utilized for communication: “New Albany, Mississippi,” “I Love NA”, and “New Albany Main Street Association,” reaching over 23,800 followers.

3. Expenditure of Existing Grant Funds:

Not applicable; The New Albany Main Street Association does not have an existing EPA Brownfield Assessment or Multipurpose Grant.

4. Contractors and Named Subrecipients:

Not applicable; The New Albany Main Street Association has not selected contractors nor subrecipients.