



Application Information Sheet – City of Dunlap, Tennessee

1. **Applicant Identification:** The City of Dunlap, Tennessee as a local municipality, with an address of 15595 Rankin Avenue, Dunlap, Tennessee 37327 requests consideration of the following EPA Brownfield Assessment Grant proposal.
2. **Website URL:** <https://dunlaptn.gov/>
3. **Funding Requested:**
 - a. **Assessment Grant Type:** Community-Wide
 - b. **Federal Funds Requested:** \$500,000
4. **Location:** City of Dunlap, Sequatchie County, Tennessee
5. **Target Area and Priority Site Information:**
 - a. **Target Area(s):**
 - i. Rankin Avenue (Census Tract 47153060103)
 - b. **Priority Site(s) Address(es):**
 - i. Campbell’s Tree Service: 15755-15761 Rankin Avenue, Dunlap, Sequatchie County, TN 37327
 - ii. Black Cat Tire Exchange: 15704 Rankin Avenue, Dunlap, Sequatchie County, TN 37327
 - iii. Saint’s Engine and Machine: 112 Main Street, Dunlap, Sequatchie County, TN 37327
 - c. A map of the proposed Target Area is attached.
6. **Contacts:**
 - a. **Project Director:** Ms. Yonna Hatfield, Office Manager, will serve as the Project Director for this proposal. Ms. Hatfield’s contact information is as follows: Phone: (423) 949-2115, Email: yhatfield@cityofdunlap.com, mailing address: 15595 Rankin Avenue, Dunlap, Tennessee 37327
 - b. **Highest Ranking Executive Official:** Mr. Clint Huth, the City of Dunlap’s Mayor is the highest-ranking executive official. Mr. Huth’s contact information is as follows: Phone: (423) 949-2115, Email: mayorhuth@cityofdunlap.com, mailing address: 15595 Rankin Avenue, Dunlap, Tennessee 37327
7. **Population:**
 - a. City of Dunlap Population: 5,546 (2023: American Community Survey (ACS) 5-Year Estimates)
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).	NA
The priority site(s) is in a federally designated flood plain.	1, 2, 4
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	4
At least 30% of the overall project budget will be spent on eligible reuse/areawide 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 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.



Restaurants



Hotels



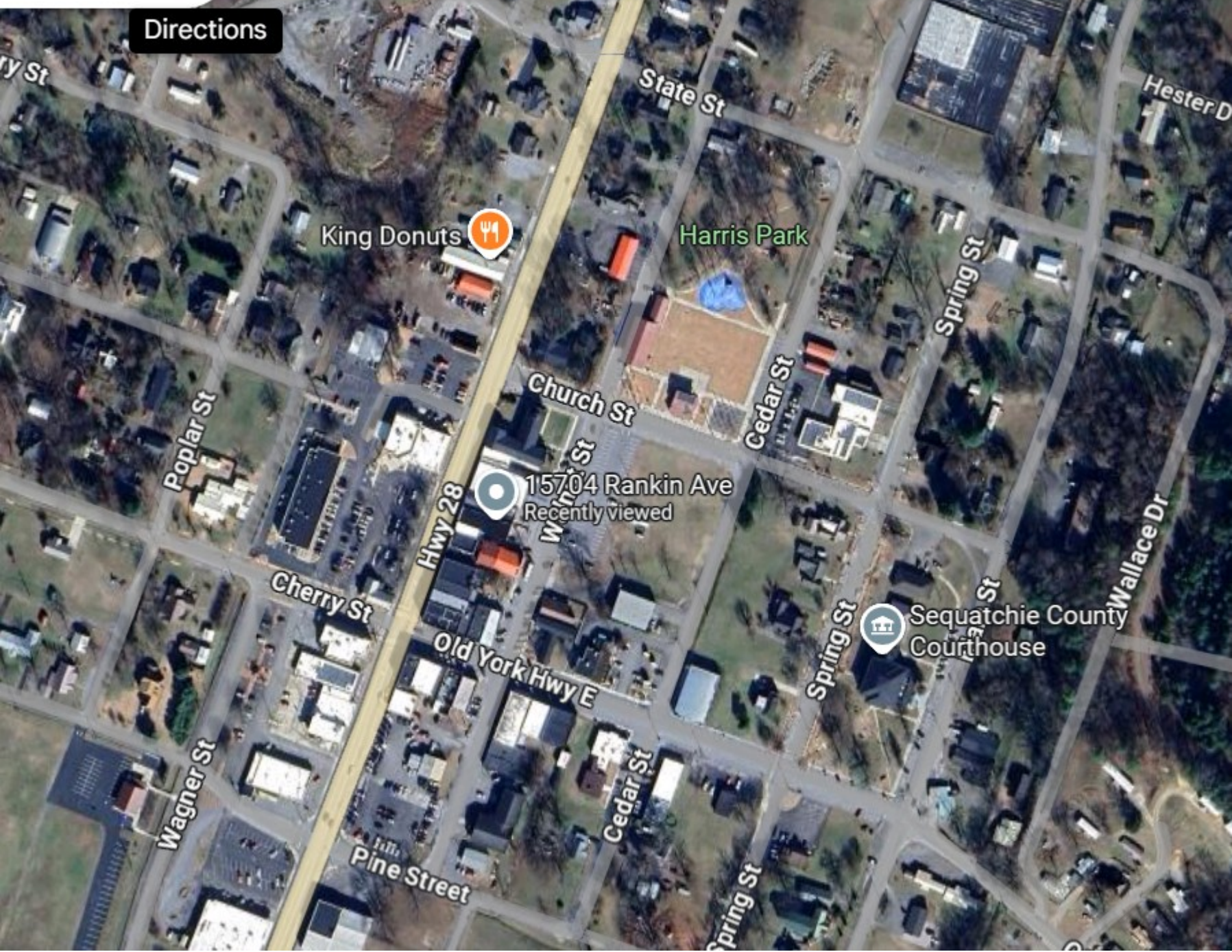
Things to do



Museums



Directions



King Donuts

Harris Park

Church St

15704 Rankin Ave
Recently viewed

Sequatchie County Courthouse

Poplar St

Cherry St

Old York Hwy E

Wagner St

Pine Street

Cedar St

Spring St

Spring St

Spring St

Wallace Dr

State St

Hester D

Hwy 28

Wain St

Cedar St

Spring St



TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
DIVISION OF REMEDIATION
DAVY CROCKETT TOWER, 7TH FLOOR
500 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37243

January 5, 2026

Mayor Dwain Land
City of Dunlap
15595 Rankin Ave
Dunlap, TN 37327

Re: State Letter of Acknowledgement for the Community Wide Assessment Grant
Application

Mayor Land,

The Tennessee Department of Environment and Conservation (TDEC) is pleased to acknowledge your efforts to apply for a \$500,000 US Environmental Protection Agency (EPA) Brownfields Community Wide Assessment Grant.

Since many brownfields are abandoned, underutilized, and/or contaminated, TDEC is expressly interested in seeing initiatives to return these sites to productive uses. This effort is consistent with our mission to enhance the quality of life for citizens of Tennessee and to be stewards of our natural environment. In cooperation with Region 4 EPA, the TDEC brownfields staff will provide technical support and oversight for your grant.

We greatly appreciate your efforts to address brownfields in the City of Dunlap, Tennessee.

Sincerely,

Paula Middlebrooks

Paula Middlebrooks
State of Tennessee Brownfields Redevelopment Program

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The City of Dunlap is located within the Sequatchie Valley of southeastern Tennessee, a low-lying area that is bordered to the north by the Cumberland Plateau and to the south by Walden Ridge. With an elevation reaching over 2,000 feet, the mountain ridge backdrop is one of the state's more picturesque regions. With a population of only 5,546 (American Community Census (ACS), 2023), the City is situated 30 miles north of Chattanooga and 112 miles southeast of Nashville. Founded in 1858, the City prospered during the industrial revolution as the rise of the steel industry increased the demand for coal and coke. Coal was mined nearby, converted into coke, and then transported to the nearby metropolis of Chattanooga. To support this economy, 268 beehive coke ovens were constructed in the early 1900's to meet the demand from regional iron and steel foundries. Still in existence today, the ovens have converted into the present-day Historic Dunlap Coke Ovens Park, has been placed on the National Register of Historic Places, and has become a popular cultural destination within the City.

The onset of the Great Depression devastated the local economy as the price of coal plummeted, subsequently forcing the closure of several mines. In the ensuing decades, Dunlap reinvented itself as a logistical corridor for commercial and manufacturing-based industrial businesses, capitalizing on its centralized location between Grundy, Van Buren, Marion, White, and Bledsoe Counties. Since the City's economy is so closely tied to the manufacturing sector, the City has experienced cyclical growth and decline over the past few decades. The turbulent economy, changes in demographics, in conjunction with the fallout damage from severe flooding events over the past five years has prompted the City to devise new strategies to bolster sustained economic growth, and address critical infrastructure needs. Although the City has generally recovered from the effects of the last recession, the City's residents are still experiencing lingering hardships. The median household income for Dunlap is \$38,666, approximately \$13,500 less than Sequatchie County's average, 28,900 less than the State average, and half that of the national average (ACS). The City's unemployment rate, at 8.8%, is more than twice the national average of 4.3% and the resulting poverty rate is more than 3 times the US rate (ACS). Furthermore, the National Oceanic and Atmospheric Administration (NOAA) has reported a total of **18 significant** flooding events that have occurred in Dunlap/Sequatchie County since 1998, resulting in an estimated \$5,886,000 in property damage. Although the City has done an admirable job rebuilding post-disaster, Dunlap's inadequate infrastructure and limited budget have made it extremely difficult to address ongoing flooding events, which exacerbate the City's brownfield challenges.

Today, the City seeks to bolster its economy by rebranding itself as a scenic and cultural destination, capitalizing on annual events like the Bluegrass Festival held at the Dunlap Coke Ovens Park and the East Coast Hang Gliding Championships, as well as attractions including the Savage Gulf State Natural Area and Prentice Cooper State Forest, both of which are located atop the Cumberland Plateau. In order to address local infrastructure and brownfield challenges which hinder tourist spending downtown, the City has been proactive in applying for a variety of federal assistance opportunities, which included a FY2021 EPA Community-Wide Brownfield Assessment Grant of \$300,000. Under the FY2021 grant, the City developed a comprehensive brownfield inventory and completed 13 environmental assessments and the Rankin Avenue Corridor Redevelopment Plan. The successful assessment grant closed out in 2024, assessing a total of 13 sites. This federal funding spurred additional grant awards. In FY2024, the City was awarded an EPA Brownfield Cleanup Grant of \$632,807 and a Tennessee Department of Environment and Conservation (TDEC) Brownfield Redevelopment Area Grant (BRAG) Investigation Grant worth \$100,000. Despite these grants, the brownfield inventory contains approximately 60 potential and confirmed sites within Dunlap City limits that remain unassessed.

In an effort to continue prioritizing sustainable development practices and continue Dunlap's brownfield program, the Target Area for this grant is comparable as to what was outlined in previous applications; The **Rankin Avenue Target Area** spans across Rankin Avenue, Dunlap's major thoroughfare. Geographic boundaries include State Street to the north, Wallace Drive to the east, Pine Street to the south, and Poplar Street to the west. The Target Area measures approximately 0.22 miles long by 0.33 acres wide, spanning approximately 34 acres. Located within Census Tract 47153060103, the Target Area consists of a transitional landscape, which is heavily automobile-centric. Stretching north to south, Rankin Avenue serves as Dunlap's main artery, with growth spurring to the east and west within the narrow valley. Sprawling suburban, commercial buildings line the western half of the corridor. Single-story historic buildings tightly line the eastern side of Rankin Avenue. Beyond Rankin, a mix of commercial, municipal, and residential uses occupy the areas to both the east and west. Despite being the location for community assets, such as Harris Park, the County Courthouse, City Hall, and County Library, a lack of pedestrian infrastructure, connectivity, and density hinder the Target Area's livability and tourism appeal. In order to increase infill, improve connectivity and walkability, and encourage tourist spending, **the City of Dunlap is requesting a \$500,000 EPA Brownfield Community-Wide Assessment Grant** to carry out the projects described within this application. Additional sites within City limits are included in a secondary inventory and will also be assessed as part of the brownfield program.

b. Description of Priority Brownfield Sites

The City of Dunlap has established a brownfield inventory of 60 sites within City limits by compiling data garnered from EPA databases and community input. Of the 60 brownfields inventoried within the city limits, 9 sites have been identified within the Target Area, including a fueling station, former municipal building, commercial buildings, and auto repair garages. From this inventory, 3 brownfields were identified as priority sites, carefully selected based on community input, and environmental, economic, and human health impacts.

The first priority site is **Campbell's Tree Service**, located along the western portion of the Rankin Avenue Corridor and Target Area. The 1.33 acre property is currently developed by two commercial buildings, consisting of a warehouse and office. Built in 1940, the buildings span 1,440 and 616 square feet, respectively. The property is currently utilized by Bruce Campbell's Tree Service, which has occupied the property since approximately 2006. Prior to current operations, the property was utilized by Johnson Oil Company as a fuel distribution terminal between pre-1930's and approximately 2006. Today, the remnants of the concrete berm from the Aboveground Storage Tanks (ASTs) are visible. The fueling rack used to fill tanker trucks for distribution to gas stations has been removed. It is unknown if any underground piping remains. As fueling operations have been active for over 50 years, management practices are unknown. The possibility stands for gasoline and diesel fuel to have leaked into the surrounding subsurface. Exposure to gasoline causes systemic effects from all routes (Center of Disease Control (CDC)). Health effects of exposure to gasoline vary depending on the concentration; exposure to low concentrations may produce flushing of the face, staggering gait, slurred speech, and mental confusion while higher concentrations may result in unconsciousness, coma, and possible death due to respiratory failure (CDC). Diesel contains naphthalene, a probable carcinogen, and exposure to the chemical has been associated with development of larynx, lung, and stomach cancers (CDC). As the property is located in FEMA designated Flood Zone A, contamination may be migrating off site during flooding events, causing a potential dermal contact risk and polluting the nearby Coops Creek. The property is also a risk to local health as residents, including low-income and sensitive populations, live as close as 94 feet from the site. Additionally, due to the construction date of the buildings, Asbestos Containing Materials (ACMs) and Lead Based Paint (LBP) are likely incorporated throughout building materials and will require removal to facilitate renovation. Upon degradation, asbestos becomes friable and airborne, leading to a variety of respiratory ailments, including exacerbation of asthma (Agency for Toxic Substances & Disease Registry (ASTDR)). Campbell's Tree Service is a priority site due to the degree of likely contamination, proximity to sensitive populations, gateway location to north Downtown, and established redevelopment plan.

The second priority site, **Black Cat Tire Exchange**, is located across the street from Campbell's Tree Service, also located along the Rankin Avenue Corridor. Constructed in 1946, the 0.21 acre property is occupied by a single-story, white brick building. The stepped roof line is met by a blue canopy, which stretches across the length of the building. Glass windows and two sets of glass doors span the front entrance. Sandwiched between two buildings, Black Cat Tire Exchange is situated along a long strip of commercial businesses facing Rankin Avenue. Operating as a mechanic shop since construction, contamination concerns associated with the property include in-ground hoists, used motor oil, and degreasers used to clean engine parts. Exposure to polychlorinated biphenyls (PCBs) from in-ground hoists can cause cancer, along with immune system, reproductive system, nervous system, and endocrine system complications (EPA). Additionally, used motor oil typically contains polycyclic aromatic hydrocarbons (PAHs), most of which are known carcinogens (CDC). Furthermore, trichloroethylene (TCE), a popular degreaser associated with auto repair operations, is a human carcinogen and is also associated with serious birth defects, male reproductive toxicity, conjunctival irritation, headache, nausea, damage to the liver, kidney, heart, central nervous system, and immune system (EPA). When improperly handled, these contaminants can permeate through cracked concrete, seeping into the soil's subsurface and groundwater, where it can migrate based upon underlying geology. The migrated contamination can then enter the body via dermal contact, vapor inhalation, and/or ingestion. With a residential property located only 238 feet away, Black Cat Tire Exchange is a priority site because of the degree of likely contamination, proximity to sensitive populations, and prominent location along Rankin Avenue and close proximity to Harris Park.

The third and final priority site, **Saints Engine and Machine**, is located in the eastern portion of the Target Area. Situated on a corner lot, across the street from the Sequatchie County Courthouse, the Saints Engine and Machine property spans two parcels, totaling 0.38 acres. Two buildings, a dilapidated white warehouse and a gas station are located on the property, which were constructed in 1950 and 1972, respectively. The buildings span approximately 4,586 SF in total. Prior operations included gasoline fueling, automobile repair, and general storage. Contamination on the property likely includes gasoline, diesel fuel, in-ground hoists, used motor oil, degreasers, ACMs, and LBP, which are discussed within Campbell's Tree Service and Black Cat Tire Exchange site descriptions. The property is located adjacent to a residential home, with only 40 feet separating the two buildings. Saints Engine and Machine is a priority site due to its prominent location (within close proximity to the Sequatchie County Courthouse and Coops Creek Greenway Trailhead), likely degree of contamination, and proximity to sensitive populations.

c. Identifying Additional Sites

An established inventory of sites includes 60 identified possible brownfields within City limits. This database is a complication from various organizations, which includes data from EPA and local input. In order to prioritize sites for assessment and planning, Dunlap will finalize a site nomination form and accompanying evaluation process that was initiated during the FY21 assessment grant. Specifically, the form and evaluation process will allow the City to appropriately rank and select candidate sites to ensure prioritization of projects which will benefit

disadvantaged residents. 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, shall request the following information: A) site location and degree to which reuse will benefit underserved or disadvantaged community members, 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 be developed, which 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 2b), 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. The resulting input will then be used to update the established database.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans

The Target Area and priority sites were partially chosen based on plans held by interested developers and city-wide and regional planning efforts. The City's development is supported by the regional planning district; the Southeast Tennessee Development (SETD) District. The SETD's 2022-2027 Comprehensive Economic Development Strategy (CEDSD) outlines the following goals: 1) investing in infrastructure to withstand flooding and provide future generations with a return on investment, 2) continuing to collaborate regionally to complete environmental assessment and clean-up of brownfields sites, and 3) experimenting with bold and creative ideas to rejuvenate downtowns and revitalize neighborhoods. Local planning efforts include the Dunlap Pedestrian and Bicycle Plan. Adopted in 2021, the Plan was funded by a Tennessee Department of Transportation (TDOT) Community Transportation Planning Grant. Objectives from the Plan include A) improving walkability throughout the Rankin Corridor and city limits and B) expanding bicycle and pedestrian network by improving and constructing sidewalks, walking paths, crosswalks, pedestrian bridges, and lighting. Such modifications will provide safe and separated infrastructure for the more vulnerable; i.e. bicyclists and pedestrians, as well as wheelchair users. It is anticipated that BUILD grant funds (see Section 1.c.i) will be used to implement these modifications.

Campbell's Tree Service will be redeveloped by the adjacent Citizen Tri-County Bank, who is included as a project partner in Section 2.b.i. and ii. The Bank plans to expand their operations onto the neighboring property; constructing an addition onto the existing bank building and relocating parking to Campbell's Tree Service property. Permeable pavement will be utilized throughout the surface parking lot, with several rain gardens located throughout the lot. Both the permeable pavement and rain gardens will aid in reducing localized flooding during heavy rain events which frequently impact the property. Native landscaping will attract and sustain local wildlife and contribute to the natural beauty of the Valley. Following assessment and any necessary remediation, the property's redevelopment will meet CEDSD goal 1 by installing flood prevention techniques. CEDSD goal 2 will be met upon completion of assessment through the EPA Brownfield Assessment Grant, if awarded. Finally, CEDSD goal 3 will be met as pedestrian improvements such as sidewalks and curb cut outs are implemented through funding from the RAISE Act Grant. These improvements will increase connectivity and walkability along Rankin Avenue, allowing pedestrians to move safely between Dunlap's community assets, including the Citizen Tri-County Bank, the public library, shopping along Rankin Avenue, Harris Park, the County Courthouse, and Coops Creek Greenway Trailhead. The increased downtown density will realize Dunlap Pedestrian and Bicycle Plan's objective A. Finally, objective B will be met as sidewalks, walking paths, crosswalks, pedestrian bridges, and/or lighting will be installed in the right of way along the Citizen Tri-County Bank property during redevelopment.

Located within the adjoining property directly north of **Black Cat Tire Exchange**, First Baptist Church of Dunlap purchased the brownfield in 2019. The Church plans to expand into the neighboring building to better serve their growing congregation and expand upon existing community outreach ministries, which include coordinating laundry services, a communal Thanksgiving Meal, back to school supplies drives, providing meals for teachers and students, and Operation Christmas Child. The annexed building will achieve CEDSD goals 2 and 3 as the reuse will bring life to vacant site. CEDSD goal 2 will be met upon completion of assessment through the EPA Brownfield Assessment Grant, if awarded. Additionally, as the Church is annexing the neighboring building, rather than relocating to a larger lot, outside of the Rankin Avenue Target Area, the redevelopment of the Black Cat Tire Exchange will contribute to a walkable downtown, meeting Dunlap Pedestrian and Bicycle Plan objective A.

The City is actively pursuing a developer to redevelop **Saints' Engine and Machine** property. Community input has identified the gas station as a viable location for a coffee shop, serving clientele from both the County Courthouse and Coops Creek Greenway Trailhead. In order to promote outdoor recreation, the shop will utilize the existing awning as a covered patio, blending indoor and outdoor spaces. A strategically placed walk-up service counter will allow customers to remain outdoors and within arm's reach of their bike. Beyond the patio, the white warehouse will be demolished to make room for a greenspace, which will form a "U", curving around the rear of the existing gas station building. The greenspace will include seating, trash receptacles, and landscaping, bike racks, and public bicycle repair stations.

e. Outcomes and Benefits of Reuse Strategy

Outcomes and benefits for each priority site includes improved walkability and downtown infill, catalyzed investment throughout the Target Area, and increased property value. Additional site-specific outcomes and benefits are outlined within the table below.

Building Reuse	Outcomes and Benefits
Campbell's Tree Service	
No; two buildings spanning a combined ~2,056 SF to be demolished	Approximately 12,000 SF expansion of Citizens Tri-County Bank, with energy-efficient systems to be incorporated throughout; creation of ~10 jobs*; parking lot to be covered with permeable pavers for water drainage; rain gardens will serve as pocket parks, beautifying the property and mitigating flooding events caused by the site's location within FEMA Flood Zone A; increased tax revenue from property taxes.
Black Cat Tire Exchange	
Yes; ~3,104 SF historical building to be preserved and reused	The church will reuse the existing structure. Goals include expanded community ministries; energy-efficient systems to be incorporated throughout expansion; creation of 3 jobs*.
Saint's Engine and Machine	
Yes; 1,190 SF gas station to be reused; 3,396 SF warehouse to be demolished	Redeveloped building to serve as a coffee shop, which will incorporate energy-efficient systems (HVAC, electrical, plumbing, and mechanical); creation of a ~0.2 acre greenspace, mitigating flooding events caused by the site's location within FEMA Flood Zone A; creation of approximately 3 jobs*; serve County Courthouse and pedestrians/bicyclists utilizing the Coops Creek Greenway; increased tax revenue from property taxes.

* 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 the City to maximize the leveraging of resources within the Target Area. The City will be eligible to apply on behalf of or in partnership with private developer(s).

Grant Source	Purpose/Role (Assessment/Remediation/Reuse)
League of American Bicyclists: Community Spark Grant	Reuse: Funded by General Motors, the Community Spark Grant provides grantees with \$2,000 to implement bike-friendly improvements. The City of Dunlap will utilize funding to install bike repair stations at the Saint's Engine and Repair site. Yearly applications open in November and close the following January. Applicants are selected in March.
TDEC: Brownfield Redevelopment Area Grant (BRAG) Program	Remediation: Any sites requiring remediation will apply for cleanup funding through TDEC's BRAG Program. With no required match, up to \$100,000 of BRAG funding is available for eligible properties. BRAG application due date fluctuates, and the City of Dunlap will lead the grant application.
Tennessee Department of Transportation (TDOT): Transportation Alternatives Program: Dunlap Streetscape Project – Phases 1 & 2	Reuse: This secured funding of a combined \$2,000,000 funds two phases of a larger streetscape project to connect Rankin Avenue with Harris Park, the Sequatchie County Courthouse, and the Coops Creek Greenway Trailhead. Phase 1 was completed in December 2015. Currently being constructed, Phase 2 will extend the sidewalks along Spring Street to provide much needed accessibility to the Sequatchie County Courthouse and local residences. Curb bump-outs, lighting, accessible curb ramps, and crosswalk striping will increase pedestrian safety and connectivity within downtown Dunlap. The City of Dunlap matched \$500,000.
TDEC: Local Parks and Recreation	Reuse: Secured funding was used to renovate Dunlap's Harris Park in phases to construct a bandstand/farmers' market pavilion, turf open space, sidewalks, lighting, a splash pad, irrigation, and landscaping. Additional renovations, which are currently underway, will include ADA-compliant bathroom facilities, municipal buildings, and an adjacent plaza.
US Department of Transportation: Better Utilizing Investments to Leverage Development (BUILD) Grant Program	Reuse: The City of Dunlap was awarded \$14.6 million in BUILD (formerly RAISE) funds in 2022 to redevelop Rankin Avenue. Funding will include improvements and additions, such as redesigning right-of-ways to include bicycle lanes and ADA-compliant pathways as well as vehicle lanes, stormwater runoff management, new curb and curb cuts, new network of pedestrian walks, crossing points, pedestrian bridges and amenities, and wireless broadband throughout the corridor. Improvements are estimated to cost \$1-2 million per mile.
U.S. Economic Development Administration (EDA): Wastewater Treatment Upgrades	Reuse: The EDA awarded the City \$1.8 million in the fall of 2021 to provide upgrades and new equipment for the waste water treatment plant. Prior to funding, the aging infrastructure has impeded the City's growth of commercial, industrial, and residential development. The project was matched with

	<p>\$440,000 in local funds and is expected to create 160 jobs, retain 315 jobs, and generate \$28.2 million in private investment. Furthermore, the project will alleviate wastewater discharges during heavy rain events, preventing the contamination of Coop’s Creek and subsequent transfer of human waste onto priority sites during flooding events.</p>
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g. Use of Existing Infrastructure

The City will utilize current municipal and building infrastructure wherever possible to maximize funding and sustainability. With the exception of Black Cat Tire Exchange, which offers on-street parking, all priority sites have on-site parking available. Additionally, all priority brownfield sites have direct access to municipal utilities that are readily available. These utilities include municipal water, sanitary sewers, natural gas, electrical, and high-speed telecommunications. Sidewalk infrastructure and lighting improvements within Downtown are anticipated to be supported through the City’s US DOT BUILD Grant as outlined within the previous section.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding

Within the Target Area’s Census Tract (47153060103), 38.2% of households are considered low income (less than or equal to twice the federal poverty level) and 37.3% of the population lives below the poverty line (ACS). Here, the median annual household income is \$43,350, more than \$34,000 less than the national average (ACS). As such, many within our small population of approximately 5,500 people must prioritize immediate needs such as healthcare, education, and housing, leaving limited funding available for a reasonable protective financial buffer. Limited personal budgets and a small population play a substantial role in restricting the City’s tax base, making it difficult to allocate funds for assessment and redevelopment of the affected Target Area. Additionally, the State of TN doesn’t collect income tax, causing the City to be overly reliant upon local property and sales taxes. Faced with a plethora of vacant brownfield sites and a Census Tract unemployment rate of 7.7% (compared to 4.3% nationally), depressed tax revenues severely impact the City’s ability to meet any financial demand beyond essential governmental services (i.e., police, fire, public utilities, etc.) (ACS). Therefore, Dunlap is unable to provide funding to assess brownfield sites. The cost of assessing brownfield sites poses a large financial burden for small community developers and businesses and is not something the City can take on. The developments would provide new shopping opportunities and attractions for locals and tourists alike, thus reducing retail leakage, and further supporting existing businesses. The additional property and sales taxes allocated to the City would allow the community to invest in future economic development, including implementation of reuse strategies in the Target Area.

b. Health or Welfare of Sensitive Populations

Children, minorities, disabled, and low-income individuals have been identified as sensitive populations living near the priority sites. Specifically, within the City of Dunlap, 21.7% of the population is under the age of 18 and 60% of all youth experience poverty (ACS). This poverty rate is nearly 4 times greater than the national average (ACS). Although Black minorities make up only 2.9% of the population of Dunlap, 100% of this group lives below the poverty line (ACS). Furthermore, the median household income is only \$38,666, approximately half that of the national average of \$77,719 (ACS). Due in part to income restrictions, 15% of County residents are uninsured (ACS). Poverty, compounded by the fact that the county has 4 times fewer primary care physicians compared to the national average makes it extremely difficult for Sequatchie County residents to access necessary healthcare (County Health Rankings (CHR)). Research from the Morgridge Center for Public Service at the University of Wisconsin found that factors limiting access to health information impact an individual’s ability for a healthy life beginning in early childhood – indicating that social and economic factors that compromise health (as experienced by the sensitive populations) often play a greater role in health outcomes than making decisions, such as diet and exercise, alone. Residents’ health outcomes are compounded by a lack of access to exercise opportunities as only 43% of County residents have access, which is 65% less than the national average (CHR). Unsurprisingly, County residents experience poor or fair health 42% more often than the average US citizen, dying prematurely 28% more often (CHR). Redevelopment following assessment will reduce environmental threats from brownfields, while increasing overall connectivity throughout the City of Dunlap, allowing residents to walk or bike between their residence and municipal buildings, including the library and county courthouse. The additional commercial space will further activate Walnut Street, which separates the main corridor of Rankin Avenue from Harris Park. The outdoor exercise opportunity will improve physical health outcomes, ease car dependency, and allow the community’s fabric to flourish.

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

Considering Dunlap’s small population size, state and county data frequently provide the closest available data. In 2024, Tennessee was ranked as having the 6th worst overall health outcomes in the Country by America’s Health Rankings (United Health Foundation). Health outcome measures include social and economic factors, physical environment, clinical care, behaviors, and health outcomes. As childhood health is a good indicator for a community’s general well-being, take into account the March of Dimes 2024 Premature Birth Report Card graded the State of Tennessee as an “D-”. The premature birth rate for the state is 11.3% and the infant mortality rate is 6.6 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 16.4% (March of Dimes). Beyond infancy, Tennessee children have an asthma prevalence rate of 9.7%, 33.7% greater than the national average (American Lung Association, 2023). This prevalence is even

greater for minorities, as minority children are diagnosed with asthma 26% more often than white children (TN Department of Health, 2019). According to the 2025 County Data Package published by the TN Department of Health, cancer and chronic lower respiratory diseases (COPD, Emphysema, Asthma, etc.) are among the top five leading causes of deaths in Sequatchie County. These causes are also elevated in comparison to state and national rates. Data from CDC’s State Cancer Profiles show elevated kidney & renal pelvis and lung & bronchus cancer incidence rates for the County. Kidney & renal pelvis cancer incidence rates are 39% greater than the national average, which may be due to TCE contamination which may be found at the Black Cat Tire Exchange and Saint’s Engine and Machine sites (CDC’s State Cancer Profiles). Additionally, lung & bronchus cancer incidence rates are 24% greater than the national average (CDC’s State Cancer Profiles). Friable asbestos is likely located within all three priority brownfield sites and may be contributing to the high incident rates of bronchus and lung cancer as lung cancer is one of three major health effects associated with asbestos exposure (NESHAP). As for chronic lower respiratory diseases, Sequatchie County, with a mortality rate of 105.7 deaths per 100,000, is more than twice the national rate of 45.6 per 100,000 (CDC Wonder). Lower respiratory diseases, such as COPD, emphysema, and asthma are frequently a result of exposure to chemicals suspected to be present at priority sites, including volatile organic compounds (VOCs), friable asbestos, and PAHs. (EPA). The priority brownfield sites are a health and safety hazard to residents, as 33 households are located within the mixed zoning Target Area. Environmental assessment of these sites, as well as secondary inventory brownfield sites will play a role in improving the overall health of our residents through exposure pathway reductions. The successful identification of contaminants will contribute to identifying and mitigating causes of elevated diseases, cancers, and premature death, leading to long-term public health improvements.

d. Economically Impoverished/Disproportionately Impacted Populations

The target community faces longstanding and compounding environmental and economic challenges stemming from legacy industrial and commercial operations, which have included coal mining and coking operations, as well as automotive repair. These operations largely occurred during periods of limited regulatory oversight. The Appalachian Regional Commission (ARC) has designated Sequatchie County as an at-risk county in FY2026, reflecting conditions between the worst 10% and the worst 25% of the nation’s counties. The designation is based on per capita income and unemployment and poverty rates. Data from ACS supports the ranking, as within the Target Area Census Tract (47153060103), 38.2% of households are low-income, 7.7% are unemployed, and 37.3% live below the poverty line. Poverty rates are concentrated within sensitive population groups; 54.0% of children and 100% of Blacks experience poverty (ACS). These economic constraints result in a lack of access to affordable healthcare. As health insurance is typically tied to employment, many residents are not offered these benefits through their employer and others simply cannot afford the exorbitant premiums, deductibles, and co-pays. Consequently, 14.1% of residents lack health insurance, a rate 56% greater than the national average (ACS). These economic and health-access limitations reduce the ability of residents to proactively advocate for their care, resulting in unnecessary loss of life. According to County Health Rankings (CHR), 10,700 years of life were lost in Sequatchie County due to deaths of people under age 75, per 100,000 people; a rate 27.7% greater than the national average. Additionally, 1 in 4 individuals residing within Census Tract 47153060103 live with a disability, further compounding health and financial challenges when environmental contaminants stemming from nearby priority sites (VOCs, PAHs, ACMs, and PCBs) trigger symptoms of chronic illnesses (ACS). Some households live as close as 95 feet from priority brownfield sites, increasing potential exposure and making it nearly impossible to avoid environmental exposure risks. Addressing environmental risks, strengthening local infrastructure, and facilitating redevelopment will contribute to improved health outcomes, enhanced climate resilience, and greater economic stability for the community.

Community Engagement

e. and f. Project Involvement and Project Roles

A table with names and contact information for partners providing their commitment to the brownfield program is provided below. The City will continually build upon this list to ensure inclusion of all stakeholders.

Organization & Point of Contact	Entity’s Mission	Role
Citizens Tri-County Bank John Barker, President (423) 949-2173	Citizens Tri-County Bank opened in 1972 and today is a \$1.064 billion dollar bank, operating in 9 Tennessee counties, with 315 employees and 25 offices. Leading the community with quality and affordable investments, Citizens Tri-County Bank is committed to providing customers with every phase of the investment process needed to secure their future.	Citizens Tri-County Bank is a stakeholder interested in purchasing Campbell’s Tree Service property in order to expand their bank, which neighbors the property to the south. As a project partner, the Bank will aid various aspects and phases of the project, including community engagement through social media and local media outlets.
Sequatchie County Industrial Development Board (IDB)	Formed in 2019, the Sequatchie County IDB works to facilitate the	The Sequatchie County IDB is currently implementing a TDEC BRAG Program grant for

<p>Pam Mooneyham, Chairman mooneyham.glenn@icloud.com m (423) 488-9483</p>	<p>growth of new and existing industries within the County.</p>	<p>the additional assessment of several sites that underwent Phase I ESAs, funded under Dunlap’s FY21 EPA Brownfield Assessment Grant. The IDB will continue assisting the City with redevelopment efforts by securing financial resources and coordinating potential developers for the Saints Engine and Machine and additional brownfield sites within Dunlap and Sequatchie County.</p>
<p>First Baptist Church Josh Coffman, Senior Pastor [REDACTED]</p>	<p>First Baptist Church’s mission is to serve Jesus by carrying out his commands, make disciples through preaching the gospel, and build community through love, care, concern, and support for the people of Dunlap and Sequatchie County.</p>	<p>With a congregation of approximately 1,100 people, First Baptist Church is located within the Target Area and the owner of Black Cat Tire Exchange. The Church will aid various aspects and phases of the project, including community engagement during weekly worship services and community outreach events, and by guiding redevelopment.</p>
<p>Farmer Morgan Ben Farmer, Principal (615) 761-9002 bfarmer@farmermorgan.com</p>	<p>Farmer Morgan is an architectural design firm which creates community redevelopment plans, utilizing charrettes and public meetings to garner public input, which in turn, is incorporated within designs. With this strategy, Farmer Morgan strives to strengthen the social and economic fabric of small towns across the Southeast.</p>	<p>Under Dunlap’s FY21 EPA Brownfield Assessment grant, Farmer Morgan was contracted to create the Rankin Avenue Corridor Redevelopment Plan. During the drafting stage, Farmer Morgan lead public engagement by hosting charrettes and collecting input, which was recorded and later published within the Plan. As Dunlap seeks to expand the geographic scope of the established Plan, Farmer Morgan will continue to assist in their established role as a project partner. Additionally, Farmer Morgan also applied for and implements Dunlap’s TDOT and BUILD grants on the City’s behalf.</p>

The EPA, Tennessee Department of Environment and Conservation (TDEC), and Sequatchie County Health Department are also established partners and/or will be involved throughout the grant cycle, each contributing in their own capacity. Specifically, TDEC will be responsible for assisting in community engagement and education, the technical review and approval of documents, including the Generic Quality Assurance Project Plan (GQAPP), as well as assisting the City and grant partners with applicable cleanup incentives. The health department can assist with health outcome tracking and raising awareness for concerns they see within the community.

g. Incorporating Community Input

Following this grant’s award, a project kick-off meeting will be held. This meeting will provide an opportunity to establish a Brownfield Advisory Committee (BAC) consisting of representatives from local stakeholders. The Committee will review projects and make decisions to prioritize site assessments based upon the hierarchy outlined in Section 1.a.iii. The kick-off meeting will also outline the goals of the grant, how residents and business owners can provide public input, and how the funds can be utilized, thus ensuring an educated public, and allowing for additional community involvement. Ongoing communication throughout the life of the grant will be conducted in a variety of ways, including regularly held public meetings and planning charettes that are organized in partnership with community organizations such as those listed in Section 2.b.i.. Meetings will be held in person at City Hall to ensure proximity to the Target Area’s residents. Meetings will be held at hours agreeable to most schedules to ensure a high level of attendance and involvement. Additionally, those that cannot be present during the live meeting can access the recorded meeting online, at the City’s website. Meetings will give an update on the existing brownfield inventory, 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 through comment cards and via email to the project manager so that affected parties’ input can be captured and documented for use in decision making when selecting and prioritizing sites. These meetings will also be utilized to present potential redevelopment opportunities to interested developers by showcasing available brownfield sites and providing developers with technical assistance in obtaining additional financial incentives for planned redevelopment. Input will be considered during public meetings in an open manner that embraces the diversity of the community and focuses on a constructive, forward-looking vision for Dunlap. All communication will be conducted in a variety of ways to ensure all stakeholders are updated regarding grant updates and opportunities. This communication will include progress updates at community meetings, press releases with the Dunlap Tribune (online and in print), announcements on the local news stations and the City’s website, and updates at City Council meetings. Brownfield related announcements will also be distributed with fliers via local businesses and community organizations and the following Facebook pages will be used as well: “City of Dunlap Tennessee”, “Dunlap Enquirer”, and “Sequatchie County - Dunlap Chamber of Commerce”, reaching over 20,000 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, TDEC, 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: The City will oversee this task, 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, 4 submissions (once annually) of Federal Financial Reports SF-425.

Task 2: Inventory and Community Outreach

- a. Project Implementation: EPA-funded tasks: Develop marketing materials, which will be available online and in hard copy; 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; utilize community input to update the primary brownfield inventory and develop a secondary brownfield inventory; provide updates as necessary at local City Council meetings. The City will also attend an estimated two local and two national brownfield conferences. Non-EPA grant resources: None.
- b. Schedule: Summer 2027: EPA National Conference. 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 2nd public meeting will be held after the first round of assessments have been completed; the 3rd public meeting will be held after the second round of assessments have been completed; and the 4th public meeting will be held when assessments are nearing completion and reuse planning begins.
- c. Task Lead: The City will oversee this task, with assistance from the BAC, TDEC, 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 primary and secondary brownfield inventories; attend various brownfield conferences, including two EPA Region 4 Conferences and two National Brownfield Conferences.

Task 3: Environmental Site Assessments (ESAs)

- a. Project Implementation: EPA-funded tasks: ASTM-compliant Phase I ESAs; Phase II ESAs; TDEC and EPA reviewed Generic Quality Assurance Project Plan (GQAPP) and Site Assurance Plans (SAPs); Hazardous Material (Haz Mat) Surveys. Costs for these activities include contractual consulting and reporting expenses and printing. Non-EPA grant resources: None.
- b. Schedule: Quarters 1-14: The GQAPP will be completed within 1 month of selection. Once approved by TDEC and EPA, site-specific assessment activities will begin within 1 month. Assessment and reporting will occur throughout the grant period, with the goal of completing assessment activities by Quarter 10.
- c. Task Lead: The QEC will oversee this task, with assistance from the City and the BAC.
- d. Outputs: Priority Sites: 3 Phase I ESAs, 3 Phase II ESAs, 3 Haz Mat Surveys; Additional Sites: 13 Phase I ESAs, 11 Phase II ESAs, 5 Haz Mat Surveys

Task 4: Cleanup Planning and Planning Activities

- a. Project Implementation: EPA-funded tasks: Creation of cleanup plans and implementation strategies for developing and utilizing resources; development of Analysis of Brownfield Cleanup Alternatives (ABCAs) for priority sites that require remediation based on Phase II ESA data. The ABCAs will include remedial actions for each identified regulated contaminant that exceeds applicable guidelines. Remedial actions will be compared based on metrics such as cost, feasibility, and effectiveness in protecting human health and the environment. ABCAs will be developed through considering the potential reuse scenario(s) for each site. A public meeting will be held during this reuse planning period to solicit input from the public and community partners; we envision this meeting as a design charettes to encourage public participation. The total estimated budget for this task includes travel to attend meetings with stakeholders related to redevelopment plans, which will incorporate community input, market data, feasibility analysis for various reuse scenarios. The Plans will provide financial projections/estimates, potential leveraging opportunities, incorporate input from project partners, stakeholders, and community members, and respond to the 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 the Phase II ESA reports. The public meeting/design charette will be held after the draft ABCAs are complete, but before they are finalized.
- c. Task Lead: The QEC will oversee the completion of ABCAs. The City will oversee the public meeting/design charettes with assistance from the QEC and BAC.
- d. Outputs: 5 ABCA reports; 1-3 public meeting/design charette (and associated outreach/presentation materials)
- e. **Cost Estimates**

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

Task 1: Cooperative Agreement Oversight

- Personnel: 93.75 hours at an average rate of \$80/hour* = \$7,500 for programmatic costs such as financial and performance reporting. *Personnel costs have been developed based upon previous grant management experience.
- Supplies: Office supplies will include copies, maps, mailers, and handouts. Estimated cost: \$471
- Contractual: 115 hours at an average rate of \$100/hour = \$11,500 to assist in reporting needs throughout the grant’s lifecycle.

Task 2: Inventory and Community Outreach

- Personnel: 93.75 hours at an average rate of \$80/hour* = \$7,500 for outreach coordination and meeting attendance.
- Travel: Estimating one staff member traveling for two national conferences averaging three days each; \$400 registration, \$550/round trip flight, \$200/hotel room per night (assuming 3 nights each), and \$68/day per diem (totaling \$1,754x2=\$3,508). 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 \$68/day per diem (totaling \$1,304x2=\$2,608) = \$6,116
- Supplies: Office supplies will include copies, maps, mailers, and handouts. Estimated cost: \$471
- Contractual: 115 hours at an average rate of \$100/hour = \$11,500 to assist in both information gathering for growth of the inventory and community engagement presentations.

Task 3: Environmental Site Assessments (ESAs)

- Personnel: 93.75 hours at an average rate of \$80/hour* = \$7,500 for report reviews and securing site access.
- Supplies: Office supplies will include copies, maps, mailers, and handouts. Estimated cost: \$471
- Contractual: \$303,000
 - Priority Sites: \$111,000
 - 3 Phase I ESAs: estimated cost of \$4,000 per ESA = \$12,000
 - 3 Phase II ESAs: estimated cost of \$23,000 per ESA = \$69,000
 - 3 Hazardous Materials Surveys: estimated cost \$10,000 per survey = \$30,000
 - Secondary Sites: \$192,000
 - 6 Phase I ESAs: average estimated cost of \$4,000 per ESA = \$24,000
 - 6 Phase II ESAs: average estimated cost of \$23,000 per ESA = \$138,000
 - 3 Hazardous Materials Surveys: estimated cost \$10,000 per survey = \$30,000

Task 4: Cleanup Planning and Planning Activities

- Personnel: 93.75 hours at an average rate of \$80/hour* = \$7,500 for programmatic expenses associated with cleanup planning, review of reports and meetings.
- Supplies: Office supplies will include copies, maps, mailers, and handouts. Estimated cost: \$471
- Contractual: \$136,000
 - 3 ABCAs: average estimated cost of \$4,500/ABCA = \$13,500
 - 1 Area Wide Plan: \$122,500 (EPA estimates market studies to cost between \$50,000 and \$200,000)

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	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 30,000
	Fringe Benefits					\$ -
	Travel		\$ 6,116			\$ 6,116
	Equipment					\$ -
	Supplies	\$ 471	\$ 471	\$ 471	\$ 471	\$ 1,884
	Contractual	\$ 11,500	\$ 11,500	\$ 303,000	\$ 136,000	\$ 462,000
	Construction					\$ -
Total Direct Costs		\$ 19,471	\$ 25,587	\$ 310,971	\$ 143,971	\$ 500,000
Indirect Costs						
Total Budget (Direct + Indirect)		\$ 19,471	\$ 25,587	\$ 310,971	\$ 143,971	\$ 500,000

f. Plan to Measure and Evaluate Environmental Progress and Results

Per the requirements of the EPA Assessment Grant, the City will submit quarterly reports to the EPA Project Officer. These reports will cover work progress and status, as well as any difficulties encountered, a record of financial expenditures, data results, and anticipated further action. Quarterly reports will also document information regarding a plan to resolve progress if the City ever finds itself off track financially or schedule-wise. In addition to quarterly reports, monthly memos will be generated for various stakeholders to track progress and results incrementally. The City will also complete reporting in the ACRES database for each assessment site, noting specific accomplishments, contaminants found, materials impacted, if clean-up activities are required and the progress of said activities, and other resources that have been leveraged to complete the redevelopment of the site. The ACRES database will also be utilized to track job creation and acres of land assessed as part of this grant, as

well as the total number of assessments completed and the type of assessment, the amount of funds expended by project, the total project cost, and anticipated jobs created; essentially acting as a tool for both the EPA and the City to track and measure the grant's progress in achieving the outputs 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

Ms. Yonna Hatfield, Dunlap's Executive Assistant, will serve as the point of contact and project manager for this grant. As such, the City will enter into a cooperative agreement with EPA to disperse grant funds and address all the financial requirements of the grant. Aside from directing the environmental consultant, she will serve as the main point of contact for the community. Through her 15 years of experience in this position, her daily interactions with City residents has fostered a unique understanding of the needs of the community which will be an asset to ensure the grant's success. In addition, Ms. Hatfield currently serves in similar capacities, including managing the FY21 EPA Assessment Grant. Ms. Hatfield will be assisted by Mr. Norman David Hatfield, the City Recorder and Treasurer. Mr. Hatfield has been with the City for over 20 years and has been responsible for preparing the annual operation budget, compliance of internal controls, and review of monthly financing. His understanding of the financials for the City along with his strong knowledge of this small, rural community will provide valuable insight into the use of assessment funds. Their combined experience will ensure correct and timely reporting, compliance, and grant completion within the 4-year window.

d. Acquiring Additional Resources

The City's grant administrators have extensive experience managing grant funds and thus will begin the contractor procurement process immediately following EPA's approval of the Work Plan and Cooperative Agreement. The desired consultant will be experienced in conducting various types of brownfield cleanup activities specific to those outlined within the cleanup plan, community outreach, and working with state regulators regarding solid waste. Additionally, the consultant will be expected to prepare the Generic Quality Assurance Project Plan (GQAPP) within the first 60 days of the grant so that proposed clean-up activities are not delayed. We will secure these services in accordance with the EPA's selection protocol and Dunlap's purchasing policies, which includes the publishing of a Request for Qualifications and/or reevaluation of our existing Master Service Agreement with our QEC. Following receipt of proposals, the City will review each application to select the most qualified candidate. The City's staff expertise, experience, and partnerships with the contracted QEC will ensure the timely and successful expenditure of funds and completion of all technical administrative and financial requirements of the project and grant.

Past Performance and Accomplishments

e. Previously Received an EPA Brownfields Grant

(1) Accomplishments

The City was awarded a FY2021 EPA Assessment Grant (Cooperative Agreement Recipient (CAR) #: BF02D06521) worth \$300,000 that was successfully closed in December 2024. Under the assessment grant, 14 properties were assessed which included the completion of 13 Phase I ESAs, 1 Phase II ESA, 2 ACM/LBP Surveys, 1 Additional Vapor Intrusion Assessment, and 1 ABCA. Each assessed site is accurately reported in the ACRES system, noting specific outputs and outcomes. Additionally, a Revitalization Plan for Rankin Avenue has been completed which included a multi-day charrette. Leveraged redevelopment funds include a \$632,807 EPA brownfield cleanup grant for the cleanup of the Former Car Dealership/Proposed Fire Hall and a \$100,000 BRAG Grant for further investigation of the Carlyle Property that is made up of several parcels, including 156 Frontage Road, 184 Frontage Road, and 804 Tram Trail, which were assessed with Phase I ESAs under the previous assessment grant. The Industrial Development Board of Sequatchie County leveraged \$2.25M to purchase the parcels for the Carlyle Business Park properties. As of this writing, the sites assessed in this grant are estimated to total \$2,982,807 in leveraged redevelopment funds. Future redevelopment successes will be tracked and added to the ACRES database as needed.

(2) Compliance with Grant Requirements

Dunlap's FY2021 EPA Assessment Grant closed out on time, in the fall of 2024, with all funds properly allocated. Dunlap's open cleanup grant will close on time in the fall of 2028. Required reporting and terms & conditions were and will continue to be met on time, serving as an integral part of maintaining timely implementation. Required reporting has included the completion of Work Plans, General and Site-Specific Quality Assurance Project Plans, Quarterly Reports, ACRES updates, Minority-Owned Business Enterprises/Women-Owned Business Enterprises, regularly held meetings with EPA personnel to discuss project progress, and final Closeout Reports. Because of repeat grant management successes, the City of Dunlap is better positioned to continue to pursue leveraging opportunities that support the community. Overall, the City's successful experience managing grants will ensure a timely and successful second assessment grant.

Threshold Criteria – City of Dunlap, Tennessee

1. Applicant Eligibility:

- a. The City of Dunlap (“the City”) is a General-Purpose Unit of Local Government as defined under 2 CFR 200.64 and is an eligible entity.
- b. No, the City of Dunlap is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement:

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 local stakeholders. The BAC will be engaged within one month of funding and Committee meetings will be held regularly throughout the project. The BAC will assist in reviewing projects and prioritizing site assessments based on the priorities explained in section 1.c, above. 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 allow for 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 sections 2.e. and 2.f. (Project Involvement and Project Roles). Public meetings will be held in person at City Hall, (which is within close proximity to the Target Area) to ensure easy access for residents. Meetings will be held at hours agreeable to most schedules to ensure a high level of attendance and involvement. Additionally, those that cannot be present during live meetings can access recorded meetings online, at Main Street’s website and/or can utilize a call-in number to virtually attend meetings. 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 be utilized to present potential redevelopment opportunities to interested developers and provide developers with technical assistance for obtaining additional 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 Saltillo. Additional communication regarding public meetings, grant updates, important health notifications from the Lee County Health Department, and opportunities will be conducted in a variety of ways including press releases with the local newspaper which will include Dunlap Tribune (online and in print). Brownfield related announcements will also featured on the City’s website, local news stations, and flier distribution via local businesses and community organizations. The following Facebook page will be used as well: “City of Dunlap TN”, reaching over 6,000 followers.

3. Expenditure of Existing Grant Funds:

Not applicable; the City of Dunlap does not have an active EPA Brownfield Assessment or Multipurpose Grant. The City does have an active FY24 EPA Cleanup Grant.

4. Contractors and Named Subrecipients:

Not applicable; the City of Dunlap has not selected contractors nor subrecipients.