



5093 Murfreesboro Road
La Vergne, TN 37086
(615) 793-6295
lavergnetn.gov

B. Application Information Sheet

R04-26-A-048

1. Applicant Identification:
City of La Vergne, TN
5093 Murfreesboro Road
La Vergne, TN 37086
2. Website URL: www.lavergnetn.gov
3. Funding Requested:
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$500,000
4. Location:
 - a. City of Lavergne, TN
 - b. Rutherford County, TN
 - c. Tennessee
5. Target area:
 - approximately 2.9 mi² in size in portions of Census Tracts 471490401.04, 471490401.05, and 471490401.06 bound roughly by Nir Shreibman Blvd. to the north; Jefferson Pike to the south; Hurricane Creek to the west; and Fergus Rd. to the east. It is a historical commercial and industrial corridor located where residential neighborhoods and older commercial/industrial parcels directly interface along Murfreesboro Rd. The Target Area is interspersed with numerous underutilized properties and brownfields from former industrial and commercial development.
 - Priority Sites:
Madison Dumping Lot, 1.79 acres, 1965 Madison Square Blvd, Lavergne, TN 37086
Jackson Dumping Lot, 7.25 acres, Jackson Square Blvd, Lavergne, TN 37086
Floyd Dumping Lot 2.25 acres, 101 Floyd Mayfield Drive, Lavergne, TN 37086
North Salvage Yard, 15.71 acres, 409 Dick Buchanan St, Lavergne, TN 37086
South Salvage Yard, 12.6 acres, 5360 Nashville Highway, Lavergne, TN 37086
6. Contacts:
 - a. Project Director:
Bruce E. Richardson, CMFO, CMC
City Administrator / City Recorder
City of La Vergne

5093 Murfreesboro Road
 La Vergne, TN 37086
 Phone: (615) 287-8634
 Email: brichardson@laveragnetn.gov

b. Chief Executive:
 Mr. Jason Cole,
 Mayor, City of La Vergne
 5093 Murfreesboro Road
 La Vergne, TN 37086
 Phone: (615) 308-3565
 Email: jcole@laveragnetn.gov

6. Population:
 City of Lavergne, 38,944
 (US Census 2023 ACS)

7. Other Factors:

Other Factors	Page#
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	Page 1
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 2
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	
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.	

8. Letter from the Tennessee Department of Environment and Conservation, Division of Remediation (attached).

9. Releasing Copies of Applications: Not Applicable



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

January 20, 2026

Bruce Richardson
City Administrator, City of LaVergne
5093 Murfreesboro Road
La Vergne, TN 37086

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

Mr. Richardson,

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 La Vergne, Tennessee.

Sincerely,

Paula Middlebrooks

Paula Middlebrooks
State of Tennessee Brownfields Redevelopment Program

1. Project Area Description & Plans for Revitalization – Target Area & Brownfields, a. Overview of Brownfield Challenges and Description of Target Area: Located in Rutherford County and adjacent to the Nashville region, the City of La Vergne (population 38,944) (2023 ACS 5-YR Estimates (2023 ACS)), is a transportation- and corridor-oriented community whose growth has been shaped by Interstate access and the Murfreesboro Road (U.S. 41/70) corridor, alongside rail-adjacent industrial and commercial development. Over time, portions of these older corridor parcels have become vacant, underutilized, or functionally obsolete. Redevelopment is frequently constrained by unknown or suspected environmental conditions associated with prior industrial, automotive, logistics, and commercial uses. This uncertainty creates a persistent “first-mover” barrier: property owners, lenders, and prospective developers often cannot advance transactions, financing, or reuse planning without defensible Phase I/Phase II due diligence, eligibility determinations, and documented findings suitable for decision-making.

If awarded, La Vergne will utilize funding from this FY26 EPA Brownfields Assessment Grant throughout the extent of our corporate limits. We’ve chosen our **Murfreesboro Road Target Area (MRTA)** as our focus where EPA Brownfields Assessment Grant funding will have the greatest impact and move brownfields towards redevelopment. The MRTA is approximately 2.9 mi² in size and is located in portions of census tracts (CT) 401.04, 401.05, & 401.06. It is bound roughly by Nir Shreibman Blvd. to the north; Jefferson Pike to the south; Hurricane Creek to the west; and Fergus Rd. to the east. MRTA is a historical commercial and industrial corridor located where residential neighborhoods and older commercial/industrial parcels directly interface along Murfreesboro Rd. The MRTA is interspersed with numerous underutilized and vacant properties and brownfields from former industrial and commercial developments.

Since the 1980’s, our manufacturing base has significantly declined and large employer closures and layoffs, such as **Bridgestone Americas, Saks Global, HD Supply, Ingram Entertainment, etc. have resulted in the loss of over 1,275 quality jobs the past three years, that have especially hurt our local and commuting workforce** (TN Dept. of Labor & Workforce Dev. (TN DLWD)). Many of the businesses that still remain in our community have reduced their operations resulting in dozens of vacant or underutilized properties, resulting in numerous abandoned industrial and commercial buildings or vacant concrete slabs

Residents living among brownfields in the MRTA census tract experience low-income (Median Household Income (MHI) is 31% less than US, and 19% less than TN), and children living in high poverty in the MRTA census tract is 4% higher than in the US overall. (see 2.b) (2023 ACS). The financial challenges experienced by residents have perpetuated a cycle of low-quality jobs; inadequate housing supply; unhealthy nutritional options; insufficient park/recreational space; and poor community walkability, resulting in social and economic constraints that threaten their physical and financial wellbeing. We recognize the great redevelopment potential of the MRTA and are making a focused effort to address priority brownfields (1.b) and leverage additional funding for this hardest hit part of our community where redevelopment investments have the greatest opportunity for successful transformation. We are already working hard to repurpose and reshape the businesses and commerce of the MRTA, including **the recent \$3.5M investment in sewer and water infrastructure along Floyd Mayfield Drive** that will further support our redevelopment efforts of that historic brownfield site into new active commercial sites. The strategic investment of these EPA assessment funds will assist us in revitalizing La Vergne, making our communities more attractive to new businesses, developers, visitors, and residents.

1.b. Description of the Priority Brownfield Site(s): Overview of Brownfields in the Target Area. There are more than 40 brownfield sites in the MRTA combined, ranging in size from less than half an acre to over 15 acres in size. Table 1 presents our priority sites that offer the greatest opportunity to trigger successful reuse/resurgence in the MRTA. The historical use, current use, likely environmental issues, potential health effects from exposure to these sites, and planned reuses are listed below.

Table 1 – Priority Brownfield Sites and Impacts

Priority Site, Size, Proximity to Target Area Residents	Historic Use / Current Use & Condition / Planned Reuse	Suspected Contaminants*
Madison Dumping Lot, 1965 Madison Square Blvd. – 1.79 acres; adjoins residential neighborhood.	Dumping site / unregistered dumping area with accumulated trash & debris / commercial/residential mixed-use development	PCBs, metals, petroleum, VOCs, PAHs
Jackson Dumping Lot, Jackson Square Blvd. – 7.25 acres; adjoins residential neighborhood	Dumping site / unregistered dumping area with accumulated trash & debris / commercial/residential mixed-use development	PCBs, metals, petroleum, VOCs, PAHs
Floyd Dumping Lot, 101 Floyd Mayfield Drive 2.25 acres – adjoins residential neighborhood	Dumping site/ vacant / commercial retail	PCBs, metals, petroleum, VOCs, PAHs, asbestos
North Salvage Yard, 409 Dick Buchanan Street – 15.7 acres; adjacent to residential neighborhood	Vehicle Salvage Yard / Vehicle Salvage Yard, buildings present in poor condition / Light industrial and solar farm	PCBs, metals, petroleum, VOCs, PAHs, asbestos
South Salvage Yard, 5360 Nashville Hgwy. – 12.6 acres; adjoins low-income residential neighborhood	Vehicle Salvage Yard / Vehicle Salvage Yard, buildings present in poor condition / Light industrial	PCBs, metals, petroleum, VOCs, PAHs, asbestos

*According to the Agency for Toxic Substances and Disease Registry (ATSDR), the contaminants listed in Table 1 pose a real threat to human health. Health threats include damage to skin, liver, kidneys, heart, spleen; nervous, respiratory, digestive, hormonal, blood, & immune systems; and may also cause neurological damage, birth defects and cancer (www.atsdr.cdc.gov).

These sites are our highest priorities as their redevelopment will meet the immediate needs in the MRTA and align with our revitalization plans (1.d.). Redevelopment is imminent due to approximately **\$3.5M** already committed from public investors. The investment to redevelop historic structures, residential/mixed-use commercial assets, and renewable energy sources on priority brownfield properties in the target areas and throughout La Vergne (we have an inventory of over 40 brownfield properties) will serve as examples of success, triggering further investment. **For example, the North Salvage Yard in the MRTA potentially impacts the nearby residential areas with historical chemical releases.** The City has plans to repurpose this site by removing the environmental and health threats and transforming the site into a light industrial manufacturing facility and a solar farm, bringing desperately needed high-paying employment to this part of our community (as specified in our Revitalization Plans (1.d)).

1.c. Identifying Additional Sites: Our focus at the outset of this grant will be the MRTA. If we complete assessment of all priority sites, additional sites will be identified using the brownfield inventory and community input and will exhibit similar criteria (demographics, sensitive populations, environmental threats, health challenges, redevelopment potential, etc.) used to define our MRTA, which means they will be in an economically impoverished portion of our community.

Revitalization of the Target Area, 1.d. Reuse Strategy & Alignment with Revitalization Plans: Our La Vergne 2040 Comprehensive Land Use Plan, La Vergne-Smyrna Greenway Master Plan (Feb. 2000), and La Vergne Parks and Recreation Master Plan (Sept. 2022) (Revitalization Plans) specify MRTA revitalization as a key initiative and outline strategies to attract and retain a strong workforce in our communities. They establish a framework for trail and corridor connectivity and identify opportunities for passive recreation and access improvements that can be advanced through infill and reuse along existing corridors. Strategies include assessing and redeveloping vacant industrial brownfield properties, creating transportation infrastructure, and expanding balanced housing options. By transforming these vacant sites into active mixed-use redevelopments and industrial, we will create vibrant neighborhoods where residents can live, work, shop, and recreate throughout our community.

City of La Vergne is requesting \$500,000 in grant funding, which is essential to complete environmental assessments of target area priority brownfields. The key to revitalization of the MRTA is brownfield reuse, for which this EPA brownfields grant is vital. These funds will help us reach redevelopment goals outlined in our Revitalization Plans, tackling environmental challenges associated with the industrial history of the priority sites, triggering further environmental and redevelopment funding (1.f). Increasing our stock of commercial, industrial, and residential properties near our commercial centers will help us retain workers in La Vergne instead of having them work in

neighboring communities. It will also alleviate our housing shortage and aligns with our goals to increase the walkability/connection of our downtowns to area neighborhoods. **Revitalizing the Madison Dumping Lot in the MRTA, to become a commercial development, will create jobs in an area that is walkable for many of our residents. Other plans are underway to revitalize the Jackson Dumping Lot site into a mixed-use, residential/commercial facility to provide much needed housing and new commercial business in the area.** The revitalization efforts for our priority sites will create needed jobs, housing, and walkable greenspace within our target areas, improving our residents' quality of life and meeting the vision outlined in our Revitalization Plans. Significant resources have already been pledged for reuse of MRTA properties (1.f). With EPA funds to cover environmental assessment and planning costs, we will realize the outcomes and benefits outlined below.

I.e. Outcomes & Benefits of Reuse Strategy: Assessment and reuse of priority sites **such as the NorthSalvage Yard in the MRTA will remove environmental threats, eliminate blight, reduce crime, and stimulate private sector investment in surrounding properties.** This in turn will be linked to successful reuse outcomes, creating balanced housing options; improving the economic competitiveness of our target areas; leveraging current and future investments; and creating unique, healthy, safe, and walkable neighborhoods, particularly in the target areas, where the largest number of our economically impoverished populations reside. Reuse of brownfields will also generate higher tax revenues, and through increased investment, new jobs will be created, new residential units will be constructed, and property values will rise. **Reuse/redevelopment of all Table 1 properties will create an estimated 640 construction jobs and 702 permanent jobs and will generate more than \$2.4M in annual income tax revenue, according to projections. Additionally, since these priority sites are in designated Tax Increment Financing (TIF) district, incremental increases in property taxes retained for redevelopment purposes could generate up to \$1.4M in annual incremental tax revenue which will be reinvested in the MRTA.**

During all phases of the revitalization process, we will promote/encourage the re-use of existing buildings and infrastructure, including implementing building codes that require or promote energy efficiency measures such as energy efficient lighting, low-flow showers/toilets, geothermal heating/cooling, etc. Residents will benefit from increased property values or may seek housing with energy efficiency and less maintenance costs. Addressing priority sites in the MRTA will create balanced and sustainable housing, workforce development (new jobs), and remediate/reduce legacy pollution in areas with high concentrations of low-income residents. **EPA's investment in brownfields in the MRTA will help meet community goals by creating energy efficient, sustainable development, conserving and preserving greenfields, encouraging renewable energy sources, and turning idled brownfields into new hubs for the growth of our economy.** These accomplishments will serve our disadvantaged residents (due to low-income, distressed neighborhoods, disproportionate exposure to environmental impacts from brownfields, etc.).

Strategy for Leveraging Resources, 1.f. Resources Needed for Site Reuse: Our City has a history of leveraging investment in projects. For example, we recently leveraged over **\$2.6M in grant funding to improve Murfreesboro Road infrastructure over the past several years to help revitalize the community.** More investment is planned, focusing on the MRTA as outlined below.

- *Private/Public Funding* – see above
- *EPA* - Additional EPA Assessment, Cleanup, Multipurpose, and Revolving Loan Fund (RLF) to further the brownfield reuse goals of the city (\$500K-\$5M)
- *EPA – Targeted Brownfield Assessment Program* – provides Phase I & Phase II assessments, and cleanup planning for eligible brownfields properties (\$50K-\$100K)
- *Federal Highway Administration* - Infrastructure improvements like streets & pedestrian/bicycle pathways (Est. \$5M+)
- *Tennessee Department of Environment and Conservation (TDEC) Brownfield Area Redevelopment Fund* - Provides grants, targeted for investigation and remediation/mitigation at brownfield sites, to local governments for local investments in brownfield sites (up to \$500K per year)
- *Tennessee Brownfields Redevelopment Tax Credits* - Tax Increment Financing (TIF) and Franchise/Excise Tax Credit for qualifying development projects enrolled in the TDEC Voluntary Oversight and Assistance Program (\$ variable)

- *Community Development Block Grant* – available to non-entitlement communities for projects that eliminate blight, benefit low-moderate income citizens, and/or address imminent health & safety problems (\$400K-\$600K)
- *TN Main Street Program* - revitalize community traditional downtowns (up to \$600K);
- *TN Department of Economic Development/Community & Rural Development Program Petroleum Underground Storage Tank Fund* - State insurance funding for investigating and remediating eligible petroleum contaminated sites with underground storage tanks (up to \$2M)

A detailed funding plan will be developed for brownfield sites/areas as assessment projects progress, and each site will have a unique funding plan due to individual Status and eligibility.

I.g. Use of Existing Infrastructure:

Land use goals in our Revitalization Plans (1.d) emphasize the build-out of existing parcels, and rehabilitation and infill development in our core neighborhoods before additional land is considered for development. All priority sites have full utilities already present including 3-Phase electricity, natural gas, city water and sewer, telephone, and fiber optic service. Redevelopment will utilize these existing services and other physical infrastructure such as roads, curb cuts, on- and off-street parking, commerce (I-24 & US 41), and trail systems to attract new investment in area brownfields, reducing redevelopment costs of these sites. Traditional transportation infrastructure will be complemented by pedestrian connectivity, bicycle improvements, and universal accessibility. Our utility infrastructure is large and robust enough to handle the added capacity and need brought by the planned redevelopment in the target areas. TIF funding is also available for infrastructure improvements in the MRTA. With revitalization ranging from mixed-use commercial/residential to industrial, existing infrastructure will allow for easy access for commercial and industrial development, enabling residents to work and live in the same neighborhood, and creating a walkable community.

2. Community Need and Community Engagement – Community Need, 2.a. The Community’s Need for Funding:

The City of La Vergne needs EPA financial assistance because the City does not have sufficient discretionary capacity to fund environmental assessments in our general budget (\$41.7M in FY25) to address brownfields anywhere in our City, let alone in our target area. Indicators of need in the target area is evident in key economic-demographic factors. **MHI of our census tract target area is \$64,495 18% less than the US MHI. The percentage of individuals living in poverty is 14.6%, which is 15% higher than the US rate. The percentage of children living in poverty is 23.6%, which is 45% higher than the US.** (see 2.b) (2023 ACS). The large number of vacant brownfields in the MRTA has resulted in an estimated twofold increase in crime within these areas compared to other parts of the county (according to community estimates), further limiting local government resources due to additional public safety services (police and fire calls) to brownfield sites. Our priority brownfield sites further add to the financial burden of target area residents by suppressing residential property values and straining public budgets through a reduced tax base.

La Vergne’s need to accelerate redevelopment to create jobs is further reinforced by a recent workforce disruption. **In addition, the loss of over 1,275 quality jobs (Bridgestone Americas, Saks Global, HD Supply, Ingram Entertainment, etc.) in the past three years (TN DLWD),** adds substantially to the economic challenges facing our county, diminishing local income and property tax revenues, and increasing poverty in our City. In recent years, we have had **numerous prospective manufacturers tour our County** to determine their interest in moving manufacturing operations here. **Ultimately, they decline for two reasons: lack of quality housing and overall dissatisfactory Quality of Place.** With budgets barely able to provide essential services and needed infrastructure, La Vergne lacks the discretionary funds to complete the assessment and planning activities that this grant will provide, including clarifying environmental issues on brownfield sites, encouraging developers to seek and invest in them, and eliminating risk to the health and wellbeing of our residents and environment. Ultimately, this EPA grant will fulfill the revitalization needs of our target area, creating unique, healthy, safe, and walkable neighborhoods.

2.b. Health or Welfare of Sensitive Populations:

Our county’s most sensitive populations (low-income residents and individuals living in poverty, especially children) (Table 2), live in and around our MRTA brownfield sites that are often unsecured, and trespassers (including children), risk exposure to toxic chemicals, asbestos, causing soil and groundwater contamination, and unsafe structures. Contaminants such as PCBs, metals, petroleum, VOCs, PAHs, glycols, lead paint, and asbestos are potentially causing harm to our sensitive populations. **For example, the North Salvage Yard in the MRTA, adjoins a low-income neighborhood and is potentially impacted with petroleum, VOCs, PAHs, metals, asbestos, and other contaminants that are known to cause elevated rates of death from bladder cancer, cervix cancer, and prostate cancer; all of which are experienced by Rutherford County residents at higher rates than TN and the US (2.c).** The proximity of brownfields to low-income neighborhoods in our target areas drives down housing values, suppress commercial investment, and limit residents’ access to adequate employment, resulting in a distinct disadvantage for MRTA residents with no relief in sight.

An infusion of funding from this EPA grant will provide much needed capital for the assessment of blighted properties, clearing the way for remediation and revitalization

Table 2	US ¹	TN ¹	MRTA ¹
Median Household Income	\$78,538	\$67,097	\$64,495
Individuals Living in Poverty ²	12.4%	13.8%	14.6%
Children Living in Poverty ²	16.3%	18.7%	23.6%
¹ Stats from 2023 ACS ² Last 12 months			

of the target areas to include much needed housing options and higher paying employment options. The resulting resurgence of commerce will support new and revitalized local retail businesses which in turn will boost local employment with quality diversified jobs. Redeveloping our brownfields will increase tax revenues which will directly benefit the county’s underserved and sensitive populations, including removal of blight, reducing exposure to toxic chemicals, lowering crime, providing safer neighborhoods, and better access to public services, ultimately improving the health of our communities.

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

Contaminants from target area brownfields are affecting the health of our residents. Many of the priority sites are believed to be impacted by PCBs, VOCs, PAHs, petroleum, metals, asbestos, lead paint, and/or other chemicals. Studies on the health effects of exposure to these contaminants have been linked to higher incidences of cancers, intestinal diseases, heart disease, diabetes, respiratory diseases, and infant birth issues. As Table 3 below shows, **Rutherford County has high rate of deaths due to cervix cancer, prostate cancer, and bladder cancer, all potentially linked to impacts from nearby brownfields.**

Table 3 – Health Indicators

Disease/Health Condition ²	Rutherford Co. Rate ³	Rank ¹	Difference	US Rate ³
Cervix Cancer Deaths ³	3.1	1 st	41% higher	2.2
Prostate Cancer Deaths ³	26.0	6 th	37% higher	19.0
Bladder Cancer Deaths ³	4.8	19 th	17% higher	4.1
¹ Out of 95 TN Counties ² Source: 2025 CDC / NIH (statecancerprofiles.cancer.gov) ³ Incidence per 100K Residents				

There are currently over 250 properties in La Vergne with environmental records on EPA’s Envirofacts Mapper. The cumulative effects of these sites contribute to adverse health conditions impacting our residents. **Removal of sources of environmental contaminants present at brownfields in our target area will reduce exposure of our disproportionately impacted population to these materials and in turn, reduce disproportionate incidences of disease and other poor health outcomes that these residents currently experience.**

2.d. Economically Impoverished/Disproportionately Impacted Populations: The public health impact from target area brownfields and industrial operations, and their proximity to our economically impoverished residents, has disproportionately exposed them to environmental pollutants, resulting in an inability to maintain their health and wellbeing. Brownfield assessment, cleanup, and reuse strategies will improve the welfare of our sensitive populations by eliminating the health risks they pose, and this EPA grant will play a crucial role, reducing threats by funding environmental investigation work needed

to trigger stalled cleanup and redevelopment on priority sites. New jobs in our target area will create gainful employment for residents, reducing poverty, minimizing displacement, and improving the state of our housing by redeveloping some sites as low- to modest-income residential. For example, **repurposing the Floyd Dumping Lot in the MRTA will provide needed mixed-use commercial/residential developments and provide greenspace as a pocket park in the community.** Grant funds will assess lead-based paint, spurring other federal programs (e.g. CDBG) to help fund lead-based paint abatement and other residential improvements. Increased employment, higher wages, and new development on brownfield properties will create a sense of pride and ownership of the neighborhoods, incentivizing investment in other area properties. New tax revenue will be generated and reinvested in our communities. **Removal of sources of environmental contaminants present at brownfields in our target areas will reduce exposure to our economically impoverished populations,** and in turn, reduce the disproportionate incidences of disease and poor health outcomes these residents experience. **Health issues such as high rates of death from bladder cancer, cervix cancer, and prostate cancer (2.c) will no longer be influenced by environmental impacts caused by MRTA brownfields.**

Community Engagement, 2.e. Project Involvement & 2.f. Project Roles:

Several community-based organizations have pledged supporting roles for our brownfields program and grant (Table 4). This diverse assemblage of community groups is well suited to engage the community at a grassroots level. They have regional influence and local ties, maximizing the benefits they bring to the project.

Table 4 - Project Partners and Roles

Partner Name	Point of Contact	Description and Project Roles
Rutherford County Chamber of Commerce	Patrick Cammack, Sr. VP of Economic Development (615) 278-2393 pcammack@rutherfordchamber.org	Local economic development & business support; disseminate grant information; assist with outreach to employers/property owners; support prioritization input; connect redevelopers to sites.
United Way of South Central Tennessee	Ashley Abraham, Regional Director (615) 893-7303 x 1018 Ashley.abraham@yourlocaluw.org	Long-established nonprofit that supports local community resiliency; disseminate grant information; assist with outreach to employers/property owners; connect redevelopment-ready parcels to business/community interest
Rutherford County Area Habitat for Humanity	Terri Shultz, CEO (615) 890-5877 x 102 terri@rchfh.org	Local nonprofit that supports affordable housing and neighborhood stability; community engagement and outreach, redevelopment planning and support
Rutherford Works	Paul Latture, Rutherford County Chamber of Commerce President (615) 278-2326 platture@rutherfordchamber.org	Local nonprofit that supports workforce development and economic mobility; disseminate grant information; assist with outreach to employers/industry; assist with reuse planning
Statewide Organizing for Community eMpowerment (SOCM)	Chauncey O'Dell, President (865) 249-7488 info@socm.org	Statewide grassroots nonprofit that supports public health advocacy and community engagement; assist with brownfield inventory and identification of disparate communities; facilitate community engagement and education, assist with redevelopment planning

2.g. Incorporating Community Input: The City of La Vergne has a culture of community involvement that we will maintain throughout this grant. **A total of 8-12 public meetings will be held during the 4-year grant period** to maintain stakeholder engagement and continue to gather input on site selection, prioritization, assessment needs, cleanup decisions, mitigation measures from the cleanup and redevelopment activity, and reuse planning. Outreach events, open to the public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost or in-kind methods) ensuring that the entire community has an opportunity to provide input. In the event social distancing or other restrictions limit in-person community meetings, we will follow existing recommendations/guidance including EPA's Office of Land and Emergency Management *Socially Distant Engagement Ideas for EPA Brownfield Grant*

Applicants that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). The community will be updated on progress throughout the grant and will have the opportunity to share input through comment opportunities on City of La Vergne and community partner websites. For residents with limited internet or cellular network access, paper surveys will be available at local businesses, enabling community input without access to digital resources. We will advertise meetings, interpret presentations, or translate documents in Spanish or other languages as needed. We have already begun engaging MRTA residents, business owners, not for profits, churches, and other community advocates to solicit their input regarding our brownfield projects and will continue to do so during the grant period. A public meeting will be held in the first two quarters of the grant period to discuss the goals of the grant, initial planned activities, and a schedule for future community involvement. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize the engagement of these stakeholders. Regional developers will be contacted through the County's Area Planning Board and local redevelopment organizations to bring awareness of the redevelopment opportunities priority sites offer. When developers are identified, they will be invited to attend public meetings to describe their plans for reuse. As a project progresses, we will involve target area stakeholders in the decision-making process regarding site prioritization, assessment, site marketing, cleanup planning, and feedback on reuse. As stakeholder input is received, we will evaluate it against our development goals and available resources, adopting input that feasibly meets these criteria.

3. Task Descriptions, Cost Estimates, & Measuring Progress – Description of Tasks/Activities &

Outputs: The City of La Vergne will begin activities immediately upon award confirmation, working to prepare a Work Plan approved by EPA's PO. No subawards or participant support costs are planned. After the Cooperative Agreement period begins, City of La Vergne and its QEP will complete the following tasks:

Task /Activity 1: Program Management, Training Support, Brownfield Inventory/Prioritization:

a. Project Implementation: City of La Vergne staff will travel to regional and national brownfields conferences/meetings, participate in calls, meetings, and correspondence between City of La Vergne, QEP, EPA, etc. to manage the grant's Cooperative Agreement. We will complete Quarterly, DBE, Annual reports, and ACRES database entries. We will carefully track contractor costs, comparing to budget, expenditures, and project progress, to ensure that grant funds will be utilized within the prescribed 4-year project period. City of La Vergne, with QEP support, will update its existing brownfield inventory to use as a tool to help accomplish reuse goals. Inventoried sites are prioritized based on the following criteria, in no order: 1) reuse potential, 2) potential for environmental or human health impact, and 3) community input. Additional sites will be identified by City of La Vergne and the county, community leaders, redevelopment investors, and through community outreach. Priority will be granted to sites within underserved areas of our communities that meet the criteria described in Table 2 and to sites near residential areas that pose health risks to an underserved community. Priority will also be considered for sites that have a higher chance of redevelopment and a greater economic impact potential within our target area.

b. Schedule: QEP selected through a competitive bidding process (compliant with federal procurement regulations - 2 CFR 200.317 - 200.326) before Cooperative Agreement period begins; correspondence will occur at least monthly (more frequently as required) throughout the grant period; update and prioritize brownfield inventory the first two quarters, then as necessary for the remainder of the grant period; ACRES updates will be conducted at least quarterly throughout the grant period

c. Task/activity Leads: City of La Vergne & QEP

d. Output(s): Travel - City of La Vergne staff to regional/national brownfields conferences/meetings; prioritized inventory; project performance reports: 16 Quarterly Reports, ACRES entries, 4 MBE/WBE reports, 4 annual reports, etc.; calls, 8-12 public meetings to update communities on the brownfield program, and correspondence between City of La Vergne, QEP, EPA, etc. to manage the grant's Cooperative Agreement.

Task/Activity 2: Environmental Investigation:

a. Project Implementation: Prior to applying for site eligibility, an access agreement will be prepared and executed for each site being considered. Eligibility determinations will be completed under this task and the QEP will complete Phase I ESAs activities on sites selected by the County. All Phase I ESAs will be conducted by/in accordance with the applicable ASTM standard (E1527-21) and the All Appropriate Inquiry (AAI) rule. Areas of focus will include those already determined in the inventories as priority sites listed in Table 1. The QEP will prepare a Quality Assurance Project Plan (QAPP) as well as Sampling & Analysis Plans/Health & Safety Plans (SAPs/HASPs) for EPA approval. Once approved, the QEP, directed by City of La Vergne, will complete Phase II ESAs based on environmental conditions identified in the Phase I ESAs.

b. Schedule: Obtain site access, request eligibility determinations & finalize site access to initial sites for investigation-early 2nd Quarter of Grant period; Begin Phase I ESAs-2nd Quarter of Grant period; Submit QAPP to EPA for review/approval; QAPP approval & Phase II ESAs begin-3rd Quarter of Grant period; all Phase I ESAs completed-end of 15th Quarter of Grant period; all Phase II ESAs completed, and final contractor invoices submitted-45 days before end of grant period.

c. Task/activity Lead(s): City of La Vergne & QEP

d. Outputs: 13 Phase I ESAs; QAPP, SAPs/HASPs, estimated 10 Phase II ESAs.

Task/Activity 3: Clean-up & Reuse Planning:

a. Project Implementation: The QEP, directed by the City of La Vergne, will prepare site specific clean-up plans/documents including: Analysis of Brownfield Cleanup Alternatives, remediation plans, site closure letter requests, and clean-up/reuse funding development (1.f).

b. Schedule: Prepared after Phase I and II ESAs are complete, contamination is present, and if cleanup is necessary. Task 3 activities will continue throughout the grant period.

c. Task/activity Lead(s): City of La Vergne & QEP

d. Output(s): 5-10 cleanup planning documents

Task/Activity 4: Community Outreach & Involvement:

a. Project Implementation: 8-12 public meetings will be held at various venues throughout Rutherford County during the grant period to update ESA progress and seek public input/involvement. Print and mail material for project/site information and marketing documents will also be funded under this task. City of La Vergne will complete this task, assisted by the QEP, who will manage the technical aspects of the community outreach program, and will attend/participate in outreach events. Social media outlets and online media will be developed/maintained, and outreach efforts will inform the public on the progress of brownfield investigation/cleanup planning and provide marketing resources for future development. Additional sites can be identified during public community outreach meetings. These meetings will be focused on public engagement including what sites the community views as a priority for redevelopment. Priority will be granted to sites identified by underserved communities, especially when those sites are within impoverished residential neighborhoods.

b. Schedule: 2-3 public meetings per year; the 1st planned for the 2nd Quarter of the grant period.

c. Task/activity Lead(s): City of La Vergne & QEP

d. Output(s): 8-12 public meetings to update communities on the brownfield assessment progress and seek public input and involvement; supplies: printed flyers, advertising, postage, etc.

We will work diligently to ensure startup activities are completed per the schedule above. The City of La Vergne will allocate all grant funds to project properties before the final quarter of the grant period to assure that grant task activities are completed before the end of the 4-year Cooperative Agreement contract. Because there is an extremely high demand for assessments and site access has already been obtained for some of the highest priority sites in 1.b, it is likely that funds will be spent prior to the end date. We are proactively communicating with representatives of privately-owned brownfields to gain access and resolve issues in anticipation of this grant funding as well as non-grant funded assessment activities. Such communication initiates the process for eventual property transfer and reuse, and creates a positive dialog between property owners, local governments, and impacted citizens.

3.e. Cost Estimates: The costs outlined in Table 5 were developed anticipating tasks necessary to efficiently identify, characterize, and plan for the remediation of the priority sites listed in Table 1. The City of La Vergne will allocate \$407,100 (81% of total grant funds) to Phase I and II ESAs.

Table 5 Budget	Budget Categories ¹	1. Program Mgmt, Training Support, Inv / Prioritization	2.Phase I / II ESAs	3. Clean-up / Reuse Planning	4. Community Outreach & Involvement	Budget Category Total
	Personnel	\$7,800			\$4,800	\$12,600
	Travel	\$8,260				\$8,260
	Supplies				\$240	\$240
	Contractual ²	\$27,075	\$407,100	\$30,000	\$14,725	\$478,900
TOTAL BUDGET		\$43,135	\$407,100	\$30,000	\$19,765	\$500,000

¹Table 5 only includes budget categories with costs. ²In accordance with Federal, State, and local procurement regulations.

Grant tasks will be completed at the anticipated costs per unit with the following anticipated outputs/outcomes:

1. Program Management & Training Support, Inventory/Prioritization: \$43,135 – **Travel:** Attend two (2) National Brownfield Confs.: airfare x 4 @ \$2,500, 2 rooms, 6 nights lodging @ \$3,300, meals @ \$1,020, ground transportation @ \$400, conf. reg. @ \$1,040 = \$8,260; **Personnel:** Direct admin. Cost includes 130 hrs. \$60/hr. = \$7,800; **Contractual:** total \$27,075, includes approximately 125 hrs. \$95/hr. = \$11,875 for inventory, & approximately 160 hours \$95/hr. = \$15,200 for program mgmt.

2. Env. Investigation: \$407,100 – **Contractual:** 13 Phase I ESAs at an average cost of \$3,700 each = \$48,100, & 10 Phase II ESAs at an estimated average cost of \$35,900 each = \$359,000. Though our budget will support 11 Phase I's and 10 Phase II ESAs, we understand that large sites may need more investment requiring us to realign the budget during the grant period. Areas of focus will include those already determined in the inventories as priority sites listed in 1.b.

3. Clean-up & Re-use Planning: \$30,000 – **Contractual:** 5-10 ABCAs/Clean-up plans or Re-use plans expected to cost \$3,000-\$6,000 each = \$30,000.

4. Community Outreach & Involvement: \$19,765 – **Supplies:** printed flyers, advertising, grant fact sheets, outreach visual aids, postage, etc. = \$240; **Personnel:** Direct admin. Cost includes 80 hrs. \$60/hr. = \$4,800; **Contractual:** approx. 155 hours at an estimated \$95/hr. = \$14,725.

3.f. Plan to Measure & Evaluate Environmental Progress & Results: We will track, measure, and evaluate progress through meeting minutes, Quarterly and Annual Financial Reports, quarterly review/analysis of grant performance, ACRES entries, and completion of Work Plan tasks. If planned outputs/outcomes are not achieved or milestones/project schedule outlined in 3.a are not being met, we will create a corrective action plan to identify deficiencies and make appropriate adjustments to achieve anticipated outputs on schedule. The Assessment Grant will also have the following measurable outcomes: sites/acreage assessed, jobs created/retained, redevelopment complete, number of parcels cleaned up/redeveloped, acreage made ready for greenspace/recreation, and leveraged monies. These and other statistics will be included in Quarterly Reports and ACRES submittals as data becomes available, which will allow the EPA to better evaluate and highlight the grant program success. At the close of the grant, City of La Vergne will provide a final report to the EPA and our residents summarizing project outputs and outcomes. After evaluation of sites is done, it is in the county's best interest that redevelopment occurs, and as such, close monitoring of subsequent actions will be done diligently. Outputs and outcomes following the closure of the grant will be uploaded to EPA's ACRES page for continued monitoring of brownfield redevelopment and the program's success.

4) Programmatic Capability & Past Performance -- Programmatic Capability 4.a. Organizational Capacity, 4.b. Organizational Structure & 4.c Description of Key Staff: City of La Vergne's Grant Management Staff will manage this grant. City of La Vergne has previously managed many other economic development resources valued at over \$6.6M over the past 5 years. City of La Vergne has the technical, financial, and administrative ability in place to implement this grant project successfully. Mr. Thomas Broeker, TCEcD, Economic Development Director for the city of La Vergne and his staff will serve as the City of La Vergne Grant Manager and main point of contact for site identification. Mr. Broeker has been with City of La Vergne since 2010 and has assisted businesses, industry, and

organizations by cultivating investment to enhance the city in prolific ways. He has 18 years of experience in economic and small business development. City Administrator Mr. Bruce Richardson, CMFO, CMC will serve as the Grant Financial Manager and will be responsible for accounting and financial reporting. Mr. Richardson has been with the City of La Vergne since 1993 and has performed similar administration and financial management including the tracking and reporting of federal and state grants that the City of La Vergne receives. The City of La Vergne team will aggressively use their brownfields and small business growth experience to seek redevelopment opportunities for brownfield properties throughout the city. In the unlikely event that a member of the team leaves their job prior to the completion of grant tasks, the depth of City of La Vergne’s team will allow for a seamless transition to other experienced members.

4.d. *Acquiring Additional Resources:* City of La Vergne and our QEP will make every effort to contract with local business enterprises and local consultants/contractors who employ members of our community, when possible, and we will require our QEP to make every effort to do the same. City of La Vergne staff have a history of working cooperatively with state and federal environmental agency personnel and engaging qualified environmental consultants. Through a competitive bidding and procurement process, consistent with 2 CFR Part 200, the City of La Vergne will select a QEP with experience assessing brownfields. The team and execution plan outlined above will ensure timely and successful expenditure of funds within the prescribed 4-year project period. This team will be supported by our local governmental departments including the Planning Commission, Engineering Department, Economic Development Advisory Committee, and Legal. We will work with the Small Business Administration (SBA) to identify small businesses in the area with strong labor practices who have been vetted by the SBA as qualified to perform remediation activities and other contracted services. We will invite vetted contractors through the competitive bidding process noted above. We will also work with local project partner organizations (2.e) to link our community members to job opportunities related to the investigation, remediation, redevelopment, and ultimate reuse of brownfields.

4.f.1. *Past Performance & Accomplishments – Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements:* The City of La Vergne has never received an EPA Brownfields grant. However, we have received other significant federal and non-federal assistance agreements as indicated in Table 6 below.

Table 6 – Past Federally/Non-Federally Funded Assistance Agreements

Awarding Agency	Project	\$ Received	Accomplishments/Outputs/Outcomes/Measures of Success
Tennessee Department of Transportation	Advanced Traffic Management System	\$2.6M	Installation of sidewalks along the entirety of Murfreesboro Road as well as crosswalks to every lighted intersection. Construction and expenditure of funds are currently on schedule.
Tennessee Housing Development Agency	HOME Grant	\$500,000	Rehabilitation of homes belonging to low- and moderate-income homeowners in our community. The expenditure of funds was on schedule and we complied with all reporting requirements.
Tennessee Department of Environment & Conservation	Water Infrastructure	\$3.5M	Asset Management Plans, addressing significant non-compliance, updating aging infrastructure, and reducing inflow and infiltration for wastewater systems. Successful increase to service capacity and rate at which compliance standards are met.

4.f.2. *Compliance with Grant Requirements:* All funding assistance agreement terms and conditions have been and are being met for the above projects. **All grant goals and outputs/outcomes (indicated in Table 6) have been achieved to date**, all reports were completed in a timely manner, and no corrective measures have been needed. City of La Vergne is fully compliant with the terms and conditions of these grant programs which are ongoing.

2.B. Threshold Criteria for Assessment Grants

2.B.(1) Applicant Eligibility

- a. The City of La Vergne meets the definition of a Local Government under 2 CFR 200.64 and is a political subdivision of the State of Tennessee. It is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.
- b. The City of La Vergne is not exempt from Federal taxation under section 501(c)(4) of the IRC.

2.B.(2) Community Involvement

Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community's Brownfields program's success. Communication is a two-way process, and our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions, and solutions. 8 to 12 outreach events (2-3 per yr.) will be held throughout the grant period to maintain stakeholder engagement and continue to gather public input on site selection and prioritization, assessment needs, cleanup decisions, mitigation measures from cleanup/redevelopment activity, and reuse planning. Outreach events, open to the general public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost, or in-kind methods) ensuring that the entire community has an opportunity to provide input. When social distancing or other restrictions limit in-person community meetings we will follow existing recommendations/guidance including EPA's Office of Land and Emergency Management *Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants* that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). See Section 2.g. of the Narrative/Ranking Criteria for further information.

2.B.(3) Expenditure of Existing Grant Funds

This criterion is not applicable as La Vergne does not have an open cooperative agreement for MARC Grant funding.

2.B.(4) Contractors and Named Subrecipients

N/A - The City of La Vergne has not procured/named any contractors or subrecipients.