



South Alabama Regional Planning Commission

William S. Stimpson, Chairman • Charles H. Murphy, Vice-Chairman
James R. Staff, Secretary - Treasurer • John F. Rhodes, Executive Director

COALITION APPLICATION INFORMATION SHEET

R04-26-A-050

1. Applicant Identification

South Alabama Regional Planning Commission (SARPC)
110 Beauregard Street, Suite 207
P.O. Box 1665
Mobile, Alabama 36633

2. Website URL

- SARPC: <https://sarpc.org>
- Baldwin Community and Economic Development Foundation (BCEDF):
<https://baldwineda.com/bcedf>
- Escambia County Commission (ECC): <https://www.escambiacy.com>

3. Funding Requested

- 1) Assessment Grant Type: Assessment Coalition
- 2) Federal Funds Requested: \$1,500,000

4. Location

- 1) Cities:

Non-lead members –

- BCEDF: Bay Minette, Daphne, Elberta, Fairhope, Foley, Gulf Shores, Loxley, Magnolia Springs, Orange Beach, Perdido Beach, Robertsedale, Spanish Fort, Summerdale
- ECC: Atmore, Brewton, East Brewton, Flomaton, Pollard

All geographic boundaries – Atmore, Bay Minette, Bayou La Batre, Brewton, Chickasaw, Citronelle, Creola, Daphne, Dauphin Island, East Brewton, Elberta, Fairhope, Flomaton, Foley, Gulf Shores, Loxley, Magnolia Springs, Mobile, Mount Vernon, Orange Beach, Perdido Beach, Pollard, Prichard, Robertsedale, Saraland, Satsuma, Semmes, Spanish Fort, Summerdale

- 2) County/Parish:

Non-lead members –

- BCEDF: Baldwin
- ECC: Escambia

All geographic boundaries – Baldwin, Escambia, and Mobile

- 3) State: Alabama



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5. Coalition Members' Target Areas and Priority Site Information

Target Areas:

- SARPC – Mobile Riverfront Industrial Area
- BCEDF – Bay Minette
- ECC – Greater Brewton

Priority Sites:

- In the Riverfront Industrial Area Target Area –
 - 1) 400B Dunlap Dr., Mobile, AL 36602 (Allen Shipyards)
- In the Bay Minette Target Area –
 - 2) 801 S US Highway 31, Bay Minette, AL 36507 (Standard Furniture)
- In the Greater Brewton Target Area –
 - 3) 41 Barnett Hwy. Brewton, AL 36426 (Minute Stop Corner)
 - 4) 1023 Douglas Ave., Brewton, AL 364269 (Brewton Heights Shopping Center)

6. Contacts

a) Project Director:

Name: Nicole Taylor, Director of Community Planning
Phone: 251-706-4659
Email: ntaylor@sarpc.org
Address: 110 Beaugard Street, Suite 305
Mobile, AL 36633

b) Chief Executive/Highest Ranking Elected Official:

Name: John "Rickey" Rhodes, Executive Director
Phone: 251-706-4667
Email: rrhodes@sarpc.org
Address: 110 Beaugard Street, Suite 305
Mobile, AL 36633

7. Population

- Allen Shipyards in Mobile, Alabama – 185,097
- Standard Furniture in Bay Minette, Alabama – 8,215
- Minute Stop Corner in Barnett Crossing – Population not tracked; too small/rural
- Brewton Heights Shopping Center in Brewton, Alabama – 5,232



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8. Other Factors

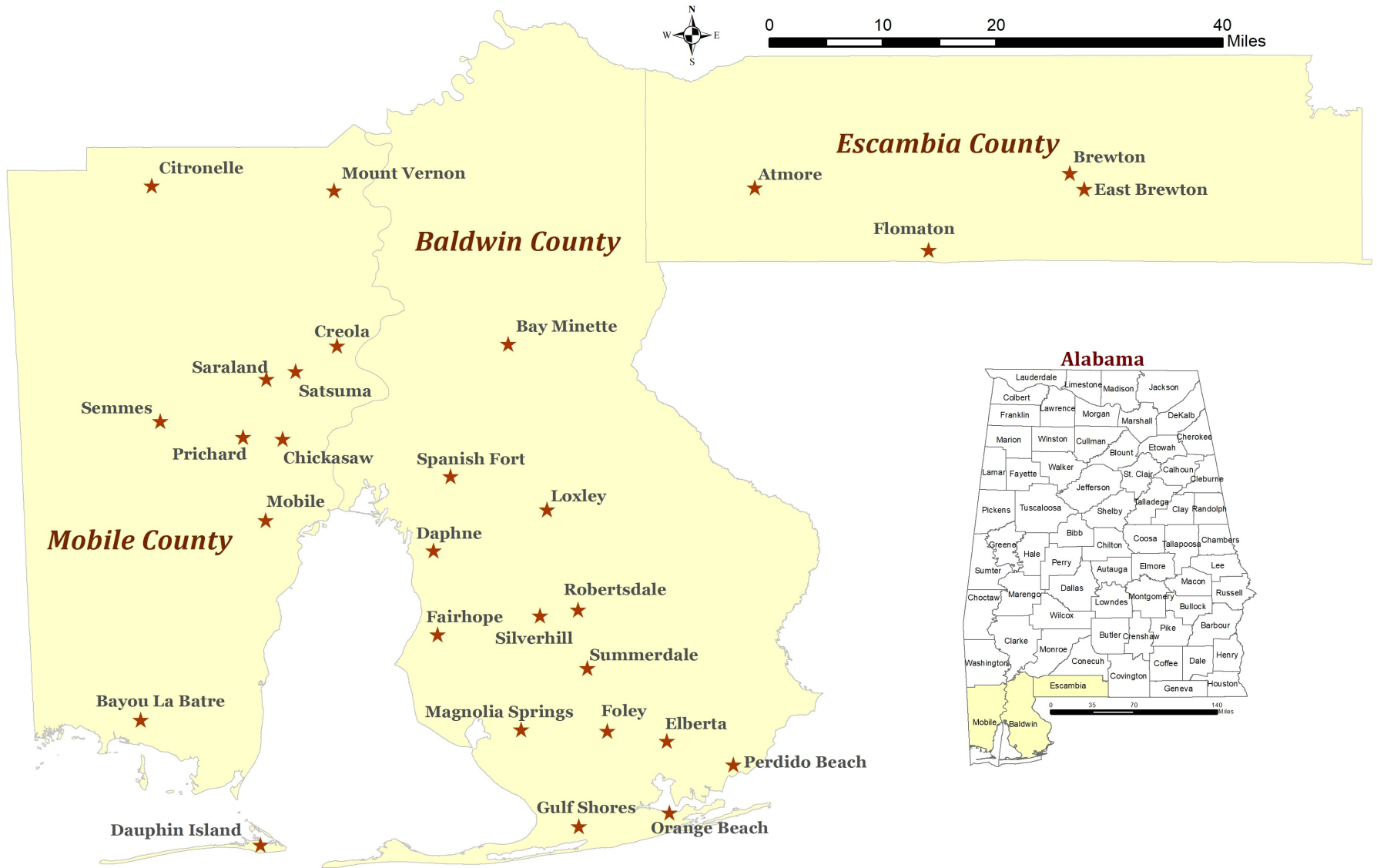
Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	1, 2
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	9
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent 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).	3
The priority site(s) is in a federally designated flood plain.	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	5
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	5
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 sites within the target areas.	
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.	

9. Letter from the State or Tribal Environmental Authority

State Letter attached on the following page.

10. Releasing Copies of Applications

Not applicable



EDWARD F. POOLOS
DIRECTOR

JEFFERY W. KITCHENS
DEPUTY DIRECTOR



KAY IVEY
GOVERNOR

Alabama Department of Environmental Management
adem.alabama.gov

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(334) 271-7700 ■ FAX (334) 271-7950

January 13, 2026

Nicole Taylor
Director of Community Planning
South Alabama Regional Planning Commission
110 Beauregard Street, Suite 207
Mobile, Alabama 36633

RE: FY26 Brownfields Assessment Coalition Grant – State Acknowledgment

Dear Ms. Taylor:

The Alabama Department of Environmental Management (ADEM) is pleased to acknowledge and support the South Alabama Regional Planning Commission (SARPC) in its pursuit of a \$1,500,000 U.S. Environmental Protection Agency (EPA) Brownfields Assessment Coalition Grant.

ADEM understands that SARPC intends to conduct brownfield inventory, assessment, and related planning activities in coordination with coalition members, including the Baldwin Community and Economic Development Foundation (BCEDF) and the Escambia County Commission (ECC). Each coalition member will focus on a distinct target area, in Mobile County, the City of Bay Minette, and Escambia County, respectively, where underutilized and potentially contaminated properties present barriers to redevelopment and economic revitalization.

ADEM recognizes that numerous brownfield sites exist throughout SARPC's service area and that assessment activities are a critical first step toward returning these properties to productive use. We commend SARPC and its coalition partners for their coordinated approach to addressing brownfield challenges and supporting local redevelopment efforts.

Upon request, ADEM is prepared to coordinate with SARPC and its partners on outreach activities, provide technical assistance, and support participation in the Alabama Voluntary Cleanup Program or other applicable state brownfields initiatives, as appropriate. We appreciate the opportunity to acknowledge this application and look forward to continued coordination should this project be selected for funding. Please do not hesitate to contact us if additional assistance is needed. For any questions regarding this letter, please contact Crystal L. Collins at 334-279-3067 or via email at ccollins@adem.alabama.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Crystal L. Collins".

Crystal L. Collins, Chief
Redevelopment Unit
Land Division
Alabama Department of Environmental Management



Birmingham Office
110 Vulcan Road
Birmingham, AL 35209-4702
(205) 942-6168
(205) 941-1603 (FAX)

Decatur Office
2715 Sandlin Road, S.W.
Decatur, AL 35603-1333
(256) 353-1713
(256) 340-9359 (FAX)

Coastal Office
1615 South Broad Street
Mobile, AL 36605
(251) 450-3400
(251) 479-2593 (FAX)



(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION. 1.a. Coalition Members: The Assessment Coalition consists of three members led by the South Alabama Regional Planning Commission (SARPC) as lead applicant and fiscal agent. SARPC is a Regional Council established by state law and successfully implemented an FY23 EPA Brownfields Assessment Grant, demonstrating capacity to manage EPA procurement, technical, reporting, and financial requirements. The two non-lead members are the **Baldwin County Economic Development Foundation (BCEDF)**, a 501(c)(3) nonprofit, and the **Escambia County Commission (ECC)**, a General-Purpose Unit of Local Government. Both non-lead members lack the internal capacity to independently apply for or manage an EPA Brownfields cooperative agreement. Neither BCEDF nor ECC has the staffing capacity to manage federal procurement, QAPP development, ACRES reporting, and EPA cooperative agreement compliance. BCEDF operates with **fewer than 10 staff** focused on countywide economic development and does not maintain environmental or federal grants management staff. ECC similarly does not operate a brownfields program and **lacks dedicated staff** to manage an EPA cooperative agreement for a brownfields grant. SARPC's FY23 grant funds are fully committed, neither BCEDF nor ECC has previously received an EPA Brownfields grant, and no other organizations within their target areas hold Brownfields funding, limiting their access to Brownfield Grant resources. Through participation in this coalition, BCEDF and ECC gain access to EPA Brownfields resources that would otherwise be unavailable without SARPC's administrative and technical capacity.

1.b. Overview of Brownfield Challenges and Description of Target Areas: SARPC serves **Baldwin, Escambia, and Mobile Counties** in southwest coastal Alabama, encompassing approximately 3,765 square miles and 246,387 residents. This three-county area defines the geographic boundary for this Assessment Coalition Grant. Of the 29 cities within SARPC's jurisdictional boundary, 22 have a population under 15,000, underscoring the region's predominantly rural, small-town character. Across the region, brownfields are not just planning challenges, they are physical remnants of industries that once anchored local economies, provided stable jobs, and shaped community identity. Brownfield challenges across the SARPC region reflect decades of economic change shaped by geography, transportation shifts, and industrial restructuring. As Alabama's only coastal counties, the region developed unevenly: Mobile grew as the state's sole port city and southern Baldwin County's beach communities thrived, while northern Baldwin and Escambia Counties remained rural and resource-dependent, tied to timber, paper, agriculture, and small manufacturing like their Black Belt region neighbors to the north. These industries provided stable employment for generations, but when facilities closed or downsized, they left behind **unemployment gaps, and vacant or underused properties** that still constrain redevelopment. **Transportation changes** accelerated this pattern. As commerce moved from riverfronts and rail corridors to highways and later the Interstate system, earlier commercial centers were left behind, including warehouses, mills, fuel facilities, and highway-oriented businesses abandoned without environmental assessment. In smaller towns and rural areas, these sites are often centrally located and highly visible, sites residents live beside and pass by every day, but environmental uncertainty makes their redevelopment difficult and costly. The region's timber, shipbuilding, and aviation sectors illustrate the scale of this transition. Georgia-Pacific in Escambia County once employed approximately 2,600 workers and now employs about 400; sawmill and wood-processing closures in Mobile County eliminated hundreds of jobs; and the decline and closure of the Standard Furniture manufacturing facility in Baldwin County resulted in the loss of roughly 250 jobs. Along the Mobile River, shipbuilding and aviation activity supported approximately 45,000 jobs during World War II and the Cold War. Subsequent declines in defense spending and the closure of Brookley Air Force Base left extensive industrial properties vacant. Later reliance on offshore energy-related work increased vulnerability to market disruptions, with events such as the Deepwater Horizon oil spill accelerating layoffs and property abandonment. These shifts **changed the job market** and left behind large, aging industrial and commercial sites where **unresolved environmental conditions** now prevent reuse, financing, and reinvestment without EPA-supported assessment and planning.

Across the region, the community feels the impacts of brownfields through poor economic and health outcomes. Many sites are in lower-income neighborhoods. Children play basketball in front of their homes with hoops set a foot from the high concrete walls of the aging and abandoned manufacturing structures across the street. People work in areas where manufacturing soot and dust covered their parked cars. They drive by darkened, unsafe sites. Across SARPC's three counties, the per capita income (\$34,588) is below the national average (\$43,288), and more residents suffer from multiple chronic conditions (71.7%) than the US overall (68.9%). These conditions underscore the need to address environmental uncertainty that compounds economic and health challenges. Despite these long-standing barriers, the region is at a turning point. SARPC successfully implemented its FY23 Community-Wide Assessment Grant ahead of schedule, generating strong community demand for continued brownfields work. At the same time, the region is experiencing renewed investment, including construction of the \$380 million Mobile International Airport expected to create 4,000 jobs, development of the Novelis aluminum recycling and rolling facility in Baldwin County expected to generate 1,000 manufacturing jobs, and authorization of a new state correctional facility representing one of the largest recent public capital investments in the region that will create 100 jobs. This grant will help address local brownfield challenges and impacts by continuing EPA Brownfields funding essential to ensure this **growth reaches previously developed sites rather than bypassing them**. Many



legacy properties remain sidelined due to unresolved environmental conditions, even where infrastructure, workforce, and market demand already exist. This Assessment Coalition Grant will provide Phase I and Phase II Environmental Site Assessments (ESAs), and cleanup and redevelopment-related planning to **reduce uncertainty, clarify redevelopment potential, and position priority sites to capture new investment**. Without this support, brownfields will continue to limit how and where growth occurs, leaving communities with visible reminders of lost jobs instead of pathways to reuse.

The Coalition has identified three distinct Target Areas, one within each coalition member’s jurisdiction. Each Target Area contains concentrations of vacant or underutilized industrial or commercial properties where **unresolved environmental conditions impede redevelopment and cannot be addressed without federal assistance**. The Target Areas do not overlap and reflect the diverse redevelopment challenges present across southwest Alabama. **Target Area 1: Mobile Riverfront Industrial Area (Mobile County – SARPC Lead)**. The Riverfront Industrial Area Target Area (TA1: Mobile RIA) encompasses historically industrial land along the eastern edge of the City of Mobile adjacent to the Mobile River, largely represented by Census Tracts 01097001200 and 01097007400. The area covers approximately 16 square miles, bounded by Baybridge Road (north), the Mobile River (east), Cedar Crescent Drive/Shore Acres Drive (south), and I-165/I-10/Dog River/Dauphin Island Parkway (west). The area’s **population is 5,331**, the average household income is **\$60,567**, compared with \$86,225 statewide and \$110,490 nationwide, and the **poverty rate of 37% is nearly triple** the national rate of 12.5%. The Target Area is a Designated Opportunity Zone (DOZ), and about 70% lies within a FEMA flood zone. Construction of the \$380 million Mobile International Airport terminal at Brookley Field is expected to generate increased demand for logistics, shipyard activities, aviation support, hospitality, and related commercial uses, heightening the need to address brownfield conditions that limit site reuse readiness in this area.

Target Area 2: City of Bay Minette (Baldwin County – BCEDF Non-Lead). The Bay Minette Target Area (TA2: Bay Minette) includes the entire city limits, covering 8 square miles in northern inland Baldwin County. Bay Minette has a **population of 8,215** and experienced nearly **stagnant growth (0.8%)** from 2010 to 2020, compared with 35.4% growth in the nearby beach community of Gulf Shores that is in the same county. Bay Minette’s median household income is \$39,737, with a 29.9% poverty rate, compared with Gulf Shores’ \$73,873 median household income and 11.4% poverty rate. Health indicators also show a community in need, including higher lung disease prevalence (64.6 per 100,000 population vs. 44.9 nationwide). These conditions limit market-driven redevelopment and increase the need for brownfield assessment, particularly as the \$5 billion Novelis facility comes online nearby.

Target Area 3: Greater Brewton (Escambia County – ECC Non-Lead). The Greater Brewton TA (TA3: Brewton) is centered on the City of Brewton and includes the adjacent unincorporated and commercial areas, such as Wallace and Appleton, that function as part of the same economic and service area. It extends beyond municipal limits to capture legacy commercial and industrial properties that influence redevelopment conditions in the city core. It is bounded roughly by Wallace Rd. and Mason Mill Pond Rd. to the north, SR 113 to the west, and US-31 to the south and east, covering 125 acres of largely rural farmland, with a **population of 9,639**. TA3: Brewton is 60% rural, with large areas of farmland. From 2000 to 2020, the area experienced population decline (-1.5%), reflecting **long-term job losses and outmigration**, while unemployment, at 3.7% compared with 2.9% statewide, remains above pre-pandemic rural benchmarks and is compounded by long-term population loss. Average household income (\$71,975) is lower than Alabama (\$86,225), limiting both household stability and the local tax base needed to support redevelopment. Housing vacancy remains high at 24.8% (more than double state and US rates), signaling **weak reinvestment conditions** in legacy commercial corridors. Health indicators further underscore vulnerability within the Target Area. Lung disease mortality (71.1 per 100,000) exceeds state (66) and national (44.9) benchmarks. These outcomes are particularly relevant where historic petroleum use and associated contaminants raise concerns about **long-term exposure pathways**. Despite long-term decline, TA3: Brewton is at a critical transition point, with state authorization of a new correctional facility representing one of the largest public investments in Escambia County in decades; however, unresolved environmental conditions at legacy commercial and industrial properties continue to limit the community’s ability to capture this opportunity, making EPA-funded brownfield assessment essential to reduce uncertainty and direct new growth toward previously developed sites.

1.c. Description of the Priority Brownfield Sites. The coalition has identified **four priority sites** for assessment based on scale, risk, location, and redevelopment potential, with at least one priority site in each of its target areas, and at least one in each non-lead member’s target area. The Coalition identified at least **42 brownfield properties, both large and small**, that have varying historical uses, including gas stations, auto and ship repair shops, a firehouse, fuel storage areas, fabrication and machining operations, various manufacturing operations, warehouses, an appliance store, a former aluminum foundry, defense-related support activities, and sites with unknown histories.

TA1: Mobile RIA (Mobile County) – SARPC’s Target Area
Priority Site 1: Allen Shipyard (PS1: Allen Shipyard) – 400B Dunlap Dr., Mobile, AL 36602
PS1: Allen Shipyard is a shipbuilding and repair facility located on Pinto Island on the eastern coast of Mobile, AL. It comprises 6 parcels totaling 345 acres with 6 buildings (offices, manufacturing buildings, and warehouses ranging from



600-73,000 sq. ft., **154,600 total**), 5 drydocks, 5 storage sheds, bulk terminals, asphalt/concrete parking areas and roads, retention ponds, and unimproved areas. Of the 6 buildings, 5 were built in the 1940s, and the 600-sq. ft. office was built in 1975. To the north is another shipbuilder, and a wildlife preserve with the USS Alabama Battleship Memorial Park beyond; to the east is the Spanish River; to the southwest are state port operations; to the west is the Mobile River and downtown Mobile beyond. The shipyards were established near the turn of the 20th century, then became the Alabama Dry Dock & Shipbuilding Company (ADDSCO) in 1916, which operated for 70 years. ADDSCO expanded dramatically during World War II, employing up to **30,000 workers**, and making it the economic backbone of the target area. Since 1992, it has passed through three owners and is **currently underused**. More than a **century of intensive maritime and industrial use**, including vessel construction, fueling, coating, and maintenance, has resulted in **contaminants of concern (COCs) from petroleum hydrocarbons, metals, solvents, and polychlorinated biphenyls (PCBs)**, and asbestos-containing materials (ACM) and lead-based paint (LBP) in older buildings. While maritime activity continues under current ownership, portions of the site are underutilized, and environmental uncertainty limits reinvestment, modernization, and compatible reuse. The US Army Corps of Engineers completed a \$366 million harbor modernization/channel deepening project in fall 2025 that positions the neighboring Port of Mobile as the deepest container port in the Gulf of America and allows the port and shipyards to **handle super-sized ships**. The site is prioritized due to its size, visibility, waterfront location, ability to leverage ongoing investment tied to the nearby Mobile International Airport and port-related expansion, and strong private investor interest.

TA2: Bay Minette (Baldwin County) – BCEDF’s Target Area

Priority Site 2: Standard Furniture (PS1: Standard Furniture) – 801 S US Hwy. 31, Bay Minette, AL 36507

PS2: Standard Furniture operated for 60 years as a **wood- and case goods-furniture manufacturing** site. It is **15 acres** and includes **8 buildings** (manufacturing, warehouses, and offices totaling 744,000 sq. ft.), 3 storage sheds, concrete and paved areas, and fences (chain link, wood, concrete walls). A church and homes, some as **close as 30 feet**, surround the site on three sides, and the city’s main thoroughfare, which connects the Interstate system (I-65) to the Baldwin County coastline, is to the west. COCs from furniture manufacturing operations include volatile organic compounds (VOCs) (such as benzene, toluene, and chlorinated solvents), semi-volatile organic compounds (SVOCs) (including Polycyclic Aromatic Hydrocarbons (PAHs) and formaldehyde), metals (such as lead, arsenic, and chromium), PCBs from legacy electrical equipment, petroleum hydrocarbons from fuel storage and maintenance activities, and ACM and LBP in older buildings. Alabama Department of Environmental Management (ADEM) records show two non-compliance reports at the site, and a complaint filed by a neighboring residence that reported dust being blown onto their property caused breathing problems for children. One block to the south is International Paper, which layers soot/dust on the cars for sale across the street. The site is in a **QOZ**, and private owners use a small portion of the site. The site is a priority due to its **size on a main corridor**, its **proximity** to sensitive populations, and its **strategic position** near the \$5 billion Novelis aluminum facility currently under construction. Assessment is needed to delineate contamination, reduce risk to adjacent residential uses, and support reuse aligned with emerging industrial and logistics demand in northern Baldwin County.

TA3: Brewton (Escambia County) – ECC’s Target Area

Priority Site 3: Minute Stop Corner (PS3: Minute Stop) – 41 Barnett Hwy., Brewton, AL 36426

PS3: Minute Stop is **47 acres** made up of three parcels with one private owner at the intersection of I-65 and SR 113. The County plans to receive the properties in tax forfeit. The first parcel is an abandoned truck stop/refueling station that operated under three different companies from 1987-2013, with a 2,250 building. The fuel dispenser islands remain onsite, and **underground storage tanks appear to be in place**. The second parcel is an abandoned and unsecured restaurant with a 1,804 sq. ft. building that has broken doors and windows, and visible mold growth related to weather exposure. The final parcel is a former asphalt plant with no structures. Otherwise surrounded by trees, **farmland is 0.25 miles** to the northwest of the gas station, and I-65 is 0.1 miles to the east. Within a 5-mile radius, the population is 457 and is mostly farmland. COCs from operations as a truck stop and gas station include petroleum hydrocarbons, VOCs associated with petroleum, fuel additives such as Methyl Tertiary-Butyl Ether (MTBE), chlorinated solvents from vehicle maintenance, PAHs from diesel operations, and metals, including lead and chromium. **Security is a problem**. The unsecured structures and lack of lighting create safety concerns and increase the risk of unauthorized access and misuse. Located within a **QOZ** at the last undeveloped corner of an interstate interchange, the site is prioritized for assessment to support planned reuse as a hotel and traveler-oriented services, which would strengthen the local economy and gateway corridor. Assessment is required to confirm subsurface conditions, address petroleum-related risks, and support planned traveler-oriented redevelopment at this high-visibility Interstate gateway.

Priority Site 4: Brewton Heights Shopping Center (PS4: Brewton Heights) – 1023 Douglas Ave., Brewton, AL 36426

PS4: Brewton Heights is five parcels totaling **6.88 acres**, with seven commercial buildings constructed between 1967 and 1973. **Four buildings are currently vacant**. A Phase I ESA, completed under SARPC’s FY23 Assessment Grant, identified recognized environmental conditions related to **petroleum contamination from an adjacent gas station** that has operated since 1970. Groundwater monitoring wells installed on the property indicate shallow groundwater conditions, and while sampling from 2022 has shown contaminants below detection limits, **a Phase II ESA was not completed** due to prior funding constraints. The site remains underutilized and is surrounded by residential neighborhoods, City Hall, and active commercial uses, located on the City’s main street, making it a prominent redevelopment opportunity. Assessment is prioritized to confirm environmental conditions, reduce redevelopment risk, and support commercial reuse and reinvestment in Brewton’s core commercial corridor.

1.d. Identifying Additional Sites. The coalition will identify additional eligible brownfield sites using an established, structured, data-driven process **led by SARPC** in coordination **with non-lead coalition members** through the region’s existing and highly engaged **Brownfields Action Committee (BAC)**. The BAC has a demonstrated track record of success, having identified all sites assessed under SARPC’s FY23 EPA Brownfields grant, and includes representatives



from SARPC, BCEDF, ECC, local governments, economic development partners, and community stakeholders. Site identification will occur through ongoing coordination with local governments, economic development organizations, property owners, and redevelopment inquiries, as well as systematic review of vacant and underutilized industrial and commercial properties across the geographic boundary. Both **non-lead coalition members actively participate in the BAC** and will nominate sites within their respective jurisdictions based on local knowledge, redevelopment priorities, and community input. **Each coalition member will advance a minimum of two sites for EPA-funded assessment**, with SARPC coordinating site screening, sequencing, and overall program oversight. Identified sites will be screened for EPA eligibility and prioritized using defined criteria, including suspected environmental contamination, redevelopment potential, community benefit, proximity to sensitive populations, owner willingness, and readiness for assessment. To support consistent and transparent prioritization, SARPC will apply its Brownfields Site Planner App (created by its GIS team), a web-based mapping and screening tool that integrates parcel-level data with socioeconomic indicators such as income, unemployment, and population characteristics. This tool enables objective comparison across sites and ensures assessment resources are directed to locations where environmental barriers most constrain reuse. Through this coordinated approach, the coalition will efficiently identify, evaluate, and prioritize additional sites across all member jurisdictions, ensuring equitable distribution of assessment activities and alignment with EPA Brownfields Program goals.

1.e. Reuse Strategy and Alignment with Revitalization Plans. All projected reuses are consistent with existing zoning, land use regulations, and adopted regional or local revitalization plans. The projected reuse for each priority site is consistent with existing land use, zoning, and adopted local and regional revitalization plans.

Site/Reuse/Eligible Planning Activities	Alignment with Revitalization Plans
PS1: Allen Shipyard (Mobile RIA) Reuse: Shipyard Resilient Brownfields Planning	Allen Shipyard has private investor interest for the reuse strategy. The reuse strategy directly aligns with the adopted City of Mobile Comprehensive Plan, Map for Mobile , which prioritizes reinvestment in underutilized industrial land, preservation of maritime and port-related employment, and strengthening of the city’s working waterfront. The plan emphasizes directing growth to previously developed sites, supporting job-generating industries, and leveraging existing transportation and port infrastructure to sustain long-term economic vitality. Reuse of Allen Shipyard advances these goals by reinvesting in a historically significant waterfront industrial site, supporting skilled maritime jobs, and reinforcing Mobile’s role as a regional logistics and shipbuilding hub.
PS2: Standard Furniture (Bay Minette) Reuse: Industrial Brownfields Revitalization Plan	The projected reuse aligns directly with the adopted City of Bay Minette Comprehensive Plan , which emphasizes redevelopment of underutilized industrial and commercial properties, reinvestment along major transportation corridors, and expansion of employment opportunities within the existing city footprint. The plan prioritizes reuse of large legacy industrial sites to strengthen the local tax base, support job creation, and reduce pressure for outward development. Reuse of the property advances these goals by repositioning a centrally located, infrastructure-served manufacturing site for modern industrial, logistics, or employment-generating reuse, particularly as new industrial demand emerges from major nearby investments such as the Novelis facility.
PS3: Minute Stop (Greater Brewton) Reuse: Hotel and travel services Site Disposition Strategy & Site Reuse Assessment	The projected reuse aligns with SARPC’s Comprehensive Economic Development Strategy (CEDS) , which serves as the primary regional revitalization framework for unincorporated areas where no local comprehensive plan exists. Because the site is located outside municipal boundaries, land use and redevelopment guidance is appropriately addressed through SARPC’s CEDS, which prioritizes reinvestment in underutilized transportation-adjacent commercial sites, diversification of rural economies, and redevelopment of legacy properties that impede growth along key corridors. The CEDS identifies interstate interchanges as strategic locations for job-creating commercial reuse that supports tourism, logistics, and small business development, uses consistent with projected reuse at the site.
PS4: Brewton Heights (Greater Brewton) Reuse: Retail shopping and commercial services Evaluation of Market Viability	The projected reuse is consistent with the City’s zoning ordinance, Planning Commission authority, and adopted long-range plans , which guide reinvestment in underutilized commercial properties along primary corridors. The site is located on Douglas Ave., one of Brewton’s main commercial streets, and is zoned to support continued commercial and mixed-use activity consistent with surrounding uses, including municipal offices, residential neighborhoods, and active businesses. Project reuse also aligns with priorities identified in the Brewton-area Comprehensive Economic Development Strategy , which emphasizes revitalization of legacy commercial corridors, expansion of local business opportunities, and reinvestment that strengthens the city’s tax base and quality of life.

1.f. Outcomes and Benefits of Reuse Strategy. The projected projects will support reuse outcomes that directly advance economic revitalization, fiscal stability, and community resilience across SARPC’s predominantly rural and small-town region. In total, the project will prepare approximately **420 acres** of previously developed land for reuse, directing growth to sites with existing infrastructure and reducing pressure on undeveloped land. In **TA1: Mobile RIA**, project plans at **PS1: Allen Shipyard** will position **345 acres** of underused industrial land for continued maritime and industrial use consistent with the site’s historic function and adopted land use policy. Projected reuse of the

site is conservatively estimated to support **300–600 onsite jobs**,¹ excluding indirect and induced employment, based on industry-standard employment density ranges for active shipbuilding, repair, and fabrication facilities and accounting for land dedicated to circulation, dry docks, laydown areas, and support infrastructure. Cleanup readiness will **enable modernization, regulatory certainty, and reinvestment** that can leverage recent federal port and airport investments while **strengthening regional resilience** by supporting industries essential to freight movement, disaster recovery, and supply-chain continuity. In **TA2: Bay Minette**, project plans at **PS2: Standard Furniture** will position **15 acres** of underutilized industrial land for reuse aligned with light manufacturing, warehousing, or logistics uses anticipated by nearby large-scale industrial investments. Conservative estimates indicate reuse could support approximately **200–350 direct industrial jobs**,² reflecting employment densities typical of modern industrial facilities and excluding indirect and induced effects. Redevelopment will **expand the local employment base, strengthen municipal revenue capacity, and support economic diversification** in an inland community that has not benefited from coastal growth. In **TA3: Brewton**, project plans will prepare approximately **54 acres** of legacy commercial property for reuse at **PS3: Minute Stop** and **PS4: Brewton Heights**. Planned redevelopment of **PS3: Minute Stop** as a limited-service hotel and traveler-oriented services is conservatively estimated to support **20–35 direct jobs**³ and generate **\$250,000–\$400,000 in annual taxable room revenue**,⁴ based on typical staffing ratios and occupancy assumptions for comparable rural interstate hotels. This reuse will introduce a new, recurring revenue source in a community historically dependent on agriculture and resource-based industries, improving **economic resilience and fiscal elasticity**. At **PS4: Brewton Heights**, reactivation of existing and currently vacant commercial space is estimated to support **25–45 direct jobs**,⁵ strengthening the city’s **primary commercial corridor** and reinforcing **reinvestment momentum** in the downtown area; existing occupied buildings are not included in these estimates. All job and revenue estimates are conservative, planning-level projections intended to illustrate order-of-magnitude outcomes rather than commitments.

Some of the priority sites contain obsolete structures with compromised drainage systems that increase the risk of structural failure, debris generation, and contaminant mobilization during storm events. At **PS1: Allen Shipyard**, which lies largely within a FEMA-designated flood zone, eligible planning will support development of site-specific Resilient Brownfields Planning to evaluate flood exposure, stabilize or remove contaminated materials, and inform flood-resilient reuse design. Across the coalition’s target areas, assessment and cleanup of aging buildings will **reduce environmental and safety risks** during extreme weather, **limit pollutant migration** during floods, and support redevelopment that incorporates **resilient site design, improved stormwater management, and adaptive reuse strategies consistent with long-term climate conditions**. Collectively, these actions will strengthen community resilience while protecting surrounding neighborhoods, waterways, and critical economic assets.

Cleanup and site preparation will remove environmental barriers that currently prevent redevelopment and investment in modern building systems. Reuse concepts for industrial and commercial sites, including **PS1: Allen Shipyard, PS2: Standard Furniture, and PS4: Brewton Heights**, will enable future installation of rooftop or ground-mounted solar photovoltaic systems, particularly on large building footprints and paved areas suitable for solar canopies. Redevelopment will also support energy-efficient building practices, such as improved insulation, high-efficiency HVAC systems, LED lighting, and resilient electrical infrastructure, reducing long-term operating costs and energy demand. At sites where structures are removed or substantially rehabilitated, like **PS3: Minute Stop**, cleanup will allow developers to design facilities that meet current energy codes and incorporate efficiency measures from the outset. By clearing environmental uncertainty and stabilizing aging buildings, the project creates the conditions necessary for private and public partners to pursue renewable energy and energy-efficient reuse strategies that were previously infeasible.

1.g. Resources Needed for Site Reuse. The coalition is eligible for and well-positioned to secure additional public and private resources to support cleanup and reuse of the priority sites; however, access to these resources is contingent upon completion of EPA-funded environmental assessments. EPA assessment funding represents the **initial and necessary step** to reduce environmental uncertainty, establish site eligibility, and enable subsequent investment. Once site conditions are defined, state/EPA brownfields, revolving loan programs, and/or private financing provide the first layer of cleanup and regulatory support, followed by infrastructure and economic

***Note: All job and tax estimates are planning-level estimates, not a commitment.

¹ Based on EDA industrial land use guidance and BLS data (NAICS 336611: shipbuilding and ship repair). Assumes partial redevelopment of the site and low-range density of 4-6 jobs per acre, excluding waterfront, drydocks, staging, internal circulation, parking, safety setbacks, stormwater infrastructure and other non-employment uses.

² Based on EDA redevelopment planning benchmarks and BLS data (NAICS 31–33: light manufacturing and industrial). Assumes reuse of existing buildings and low-range ratio of 1 job per 2,500–5,000 sq. ft. of usable space, accounting for automation, storage, circulation, and support areas.

³ Based on BLS data (NAICS 721110: limited-service and midscale hotels). Assumes 0.3–0.5 direct jobs per guest room, accounting for surface parking, circulation, and operational efficiencies.

⁴ PBased on occupancy and room-rate benchmarks from Alabama Tourism Dept and BLS. Assumes a limited-service hotel at a rural interstate interchange. Includes only direct lodging and sales tax.

⁵ Based on commercial employment density. Assumes 1 direct job per 1,500–3,000 sq. ft. applied only to currently vacant building area (54,926 sq ft).



development funding to advance site readiness. Private financing, tax incentives, and equity tools are anticipated to be layered in during later stages of redevelopment, once cleanup pathways and reuse feasibility are confirmed. SARPC and its coalition partners have a demonstrated record of successfully securing and administering these programs, indicating a strong likelihood that additional resources will be leveraged in sequence following completion of EPA-funded assessments. The table below demonstrates representative funding sources listed in the order they are typically accessed, from early cleanup to redevelopment.

Funding Source	Description	Eligible Priority Site(s) Likely to be Funded
Alabama Land Recycling Revolving Loan Fund	Early-stage cleanup financing once EPA-funded assessments establish eligibility	PS3: Minute Stop
EPA Brownfields Cleanup Grants	Primary federal cleanup funding following assessment and ABCA completion	PS3: Minute Stop
ADEM Section 128 Brownfields Grants	State regulatory support, cleanup oversight, and coordination following site characterization	PS3: Minute Stop
Economic Development Administration (Public Works/Economic Adjustment Assistance)	Post-cleanup infrastructure and site-readiness funding in economically distressed areas	All Sites
Appalachian Regional Commission	Infrastructure and economic development funding to advance reuse after environmental barriers are addressed	All sites
US Dept of Housing and Urban Development Community Development Block Grant	Local infrastructure and site preparation following cleanup	All sites
Alabama Clean Water & Drinking Water State Revolving Funds	Stormwater and utility improvements required to support reuse	PS3: Minute Stop
Alabama Renewal Act (Growing Alabama Credit)	Site preparation and infrastructure incentives for industrial redevelopment	PS1: Allen Shipyard; PS2: Standard Furniture
Alabama Enterprise Zone Act	Tax and non-tax incentives supporting redevelopment in designated zones	PS1: Allen Shipyard; PS3: Minute Stop & PS4: Brewton Heights
Alabama Reinvestment & Abatements Act / Alabama Jobs Act	Long-term tax abatements and payroll credits supporting job creation	All sites
New Markets Tax Credit	Redevelopment-phase equity financing in eligible low-income areas	PS1: Allen Shipyard, PS3: Minute Stop & PS4: Brewton Heights
Private Developer Capital	Final-stage cleanup, construction, and vertical development financing once risk is reduced	All sites
SARPC Revolving Loan Fund	Gap financing for small business expansion after site reuse	PS4: Brewton Heights

1.h. Use of Existing Infrastructure. PS1: Allen Shipyard, PS2: Standard Furniture, and PS4: Brewton Heights are fully served by existing infrastructure: roadway networks, water, sewer, and power. PS3: Minute Stop has existing roadway, water and electrical infrastructure, but **needs 13 miles of sewer extension** to support projected reuse. Completion of EPA-funded environmental assessments is a prerequisite to pursuing sewer investment, as cleanup requirements, site feasibility, and reuse intensity must be defined before infrastructure funding can be justified. Following assessment, sewer expansion funding would be pursued through state and federal programs, including CDBG, EDA Public Works, and Clean Water State Revolving Fund financing. By prioritizing reuse of sites with existing infrastructure and strategically addressing the limited sewer gap at Minute Stop, the coalition’s approach maximizes return on prior public investment, minimizes infrastructure costs, and directs growth toward previously developed land, consistent with EPA Brownfields program goals.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT. Sources for this section include U.S. Census ACS data for population and economic indicators; CDC PLACES, Alabama Department of Public Health for health data, and Centers for Medicare and Medicaid Services; and Department of Juvenile Justice records for crime indicators.

a. The Community’s Need for Funding. SARPC communities lack the fiscal capacity, technical resources, and market conditions necessary to independently conduct environmental assessment and cleanup at brownfield sites. SARPC’s geographic boundary includes 29 municipalities, **22 of which have populations under 15,000**, significantly constraining local tax bases, bonding capacity, and discretionary capital available for environmental due diligence and remediation. Across Baldwin, Escambia, and Mobile Counties, **average per capita**

	TA1: Mobile RIA	TA2: Bay Minette	TA3: Brewton	State	US
Population	5,293	8,505	9,639	-	-
Average HH income	\$60,567	\$57,075	\$71,975	\$86,225	\$110,490



income (\$34,588) remains well below the national average (\$43,288), limiting both household and public-sector ability to absorb the costs of environmental assessment, cleanup, and reuse planning. These constraints are most acute within the Target Areas, which were selected because unresolved environmental conditions present the greatest redevelopment barriers in communities least able to address them without federal assistance. In TA1: Mobile RIA, a population of **5,293** has average household income of **\$60,567**, well below statewide (\$86,225) and national (\$110,490) levels. In TA2: Bay Minette, a population of **8,505** supports a limited municipal revenue base, while average household income (**\$57,075**) is almost half of national benchmarks. In TA3: Brewton, a population of **9,639** has an average household income of **\$71,975**, below state and national levels, and low median home values (\$122,700 compared with \$195,100 statewide) that further weaken the local tax base. Because of **small population size and limited household and municipal income**, local governments and private property owners in the Target Areas lack the discretionary funding, risk tolerance, and technical capacity to finance environmental assessment or cleanup independently. Private lenders and developers are similarly unwilling to invest where environmental conditions remain undefined. This grant helps by providing the **catalytic funding** necessary to characterize site conditions, reduce redevelopment risk, and unlock subsequent state, federal, and private resources for cleanup and reuse. Without EPA Brownfields funding, priority sites would remain idle due to **unresolved environmental concerns**, perpetuating economic stagnation in communities with **limited capacity to overcome these barriers**.

b. Health or Welfare of Sensitive Populations. Sensitive populations are concentrated within each of the Target Areas and experience **overlapping health, safety, and welfare burdens** that heighten vulnerability to environmental hazards associated with brownfield properties. These populations include low-income households, young children, pregnant women, older adults, and residents with chronic health conditions, all of whom are more susceptible to adverse outcomes where environmental

	TA1: Mobile RIA	TA2: Bay Minette	TA3: Brewton	State	US
Poverty	37.0%	29.9%	21.3%	15.7%	12.5%
Children <5	11.8%	8.4%	5.7%	5.8%	5.7%
Seniors 65+	13.7%	14%	23.3%	17.5%	16.8%
Pregnant Women (birth rate per 1,000 women 15-44)	47.0	64.4	56.6	49.7	-
ER visits per 100,000 population	639.0	623.9	861.3	597.2	583.2
Juvenile delinquency per 1,000 juveniles	13.94	20.31	15.95	12.26	13.88

conditions are uncertain and exposure pathways have not been fully evaluated. Poverty rates in all Target Areas substantially exceed state and national benchmarks (21.3%–37.0% vs. 15.7% statewide and 12.5% nationally), indicating a high concentration of **low-income households** with limited capacity to mitigate environmental risk and greater vulnerability to unmanaged brownfield conditions. **Age- and life-stage vulnerability** further intensifies risk. Children under age five account for 11.8% of the population in TA1: Mobile RIA and 8.4% in TA2: Bay Minette, exceeding state (5.8%) and national (5.7%) proportions, while seniors age 65 and older comprise 23.3% of TA3: Brewton’s population, well above Alabama (17.5%) and U.S. (16.8%) averages. These groups are more physiologically sensitive to contaminants commonly associated with legacy industrial and commercial land uses, including petroleum hydrocarbons, metals, and volatile organic compounds (VOCs), particularly where exposure pathways have not been fully characterized. **Pregnant women** represent an additional sensitive population within the Target Areas. Pregnancy prevalence is reflected through birth rates, calculated as the number of live births per 1,000 women ages 15–44, which range from 47.0 to 64.4 across the Target Areas and meet or exceed the state benchmark in two of the three areas. Pregnancy is a critical developmental period during which potential exposure to environmental contaminants poses heightened concern in communities where historic land uses and site conditions have not been fully evaluated. Health system utilization patterns underscore these vulnerabilities. Emergency room (ER) visit rates, widely recognized as indicators of **unmanaged chronic illness, limited access to preventive care, and cumulative community health stress**, exceed state and national levels in all Target Areas. ER visit rates reach 639.0 per 100,000 residents in TA1: Mobile RIA, 623.9 in TA2: Bay Minette, and 861.3 in TA3: Brewton, compared with 597.2 statewide and 583.2 nationally. Elevated ER utilization reflects compounded health challenges in communities where economic stress, chronic disease prevalence, and environmental uncertainty intersect, increasing vulnerability to unmanaged illness and injury. **Welfare stressors** further compound health and economic vulnerability within the Target Areas. Elevated rates of youth delinquency reflect broader community instability, household stress, and reduced access to supportive environments. Juvenile delinquency rates exceed state and national benchmarks across all Target Areas, 13.94 per 1,000 juveniles in TA1: Mobile RIA, 20.31 in TA2: Bay Minette, and 15.95 in TA3: Brewton, compared with 12.26 statewide and 13.88 nationally. In the Target Areas, brownfield properties are often centrally located, vacant, and unsecured, contributing to unmanaged conditions associated with increased injury risk, emergency response, and neighborhood stress, particularly for families with young children and pregnant women. By funding environmental assessments and reuse planning that enable site stabilization, controlled access, and productive reuse, this grant will help reduce physical hazards and unmanaged spaces that contribute to elevated ER utilization and youth delinquency in the target areas, while strengthening overall community welfare.



c. Greater Than Normal Incidence of Disease and Adverse Health Conditions. Target Area populations experience a greater-than-normal incidence of adverse health conditions, particularly respiratory disease, cancer, cardiovascular disease, adverse birth outcomes, and preventable hospitalization. These conditions occur in communities with historic industrial, commercial, and petroleum-related land uses where **environmental conditions have not been fully characterized** and potential exposure pathways remain uncertain. **Asthma** prevalence meets or exceeds national levels in all Target Areas (9.3%–10.9% vs. 9.8% nationally), while **lung disease** mortality ranges from 55.9–71.1 per 100,000 residents, exceeding the national rate of 44.9 and, in TA3: Brewton, exceeding the state benchmark. **Cancer** incidence similarly exceeds national levels across all Target Areas (211.4–266.4 per 100,000 vs. 182.7 nationally), and **heart disease** prevalence is elevated, particularly in TA3: Brewton (9.5% vs. 5.3% nationally). Adverse birth outcomes further underscore vulnerability, with **birth defect** rates exceeding the state average in TA2: Bay Minette (4.5) and TA3: Brewton (5.5). Health system utilization reflects these cumulative burdens. **Hospitalizations for preventable conditions** exceed state and national levels in all Target Areas, reaching 4,201 per 100,000 residents in TA1: Mobile RIA and 5,833 per 100,000 in TA3: Brewton, compared with 3,481 statewide and 2,769 nationally. Rates of **uninsured residents** also exceed state and national benchmarks, increasing the likelihood that **chronic and exposure-related conditions** remain unmanaged. By funding site-specific environmental assessments and reuse planning at legacy industrial, manufacturing, and petroleum-related properties in the Target Areas, this grant will help by clarifying whether contaminants such as petroleum hydrocarbons or industrial solvents present potential exposure pathways in the target areas, informing appropriate mitigation measures, and guiding redevelopment decisions that **reduce the likelihood of ongoing contact** in neighborhoods already experiencing elevated rates of respiratory disease, cancer, and adverse birth outcomes.

	TA1: Mobile RIA	TA2: Bay Minette	TA3: Brewton	State	US
Asthma	10.1%	9.3%	10.9%	10.1%	9.8%
Lung disease per 100,000 population	55.9	64.6	71.1	66.0	44.9
Cancer per 100,000 population	211.4	216.2	266.4	207.4	182.7
Birth defects	2.4	4.5	5.5	3.3	-
Heart disease	8.4%	7.5%	9.5%	6%	5.3%
Hospitalized for preventable conditions per 100,000 population	4,201	2,994	5,833	3,481	2,769
No health insurance	13.9%	10.9%	12.2%	9.4%	8.6%

d. Economically Impoverished/Disproportionately Impacted Populations.

Economically impoverished populations are concentrated within each of the Target Areas and disproportionately experience the long-term economic and environmental consequences of historic industrial and commercial land use. Elevated poverty, low income, unemployment, and depressed labor force participation reflect sustained job losses and limited access to stable employment opportunities in communities where brownfield conditions continue to constrain reinvestment. Across all Target Areas, **poverty rates** substantially exceed state and national levels, ranging from 21.3% to 37.0% compared with 15.7% statewide and 12.5% nationally. Per capita income is similarly depressed across all Target Areas, ranging from \$22,760 to \$28,411, well below state (\$34,835) and national (\$43,289) benchmarks. These indicators reflect **limited household earning capacity** in areas historically dependent on industrial, manufacturing, or commercial activities that have declined or ceased operations, leaving behind underutilized and contaminated properties that deter new job creation. Employment indicators further demonstrate structural economic stress. **Unemployment** in TA1: Mobile RIA (6.1%) and TA3: Brewton (3.7%) exceeds state and national benchmarks, while **labor force participation** is markedly lower across all Target Areas (36.1%–53.7%) than statewide (58.1%) and nationally (63.5%). Low labor force participation indicates not only **job scarcity**, but also disengagement driven by **limited opportunities** near where residents live, particularly in neighborhoods adjacent to brownfield sites that remain unusable for employment-generating purposes. **Workforce mismatch** compounds these challenges. Between 15.3% and 19.9% of residents in the Target Areas lack a high school diploma, compared with 11.9% statewide and 10.6% nationally. This gap limits residents’ ability to **access higher-wage** or technical employment and reduces the attractiveness of these areas for employers considering reinvestment. As a result, brownfield-impacted communities face a dual constraint: sites that are environmentally constrained and a workforce that is structurally disconnected from emerging employment opportunities. These interrelated conditions contribute directly to **long-term population decline** and stagnation. Between 2000 and 2020, TA1: Mobile RIA experienced a population **decline** of approximately 37.1%, while TA3: Brewton **declined** by 1.5% and TA2: Bay Minette experienced only modest growth (3.7%), in contrast to growth of 13.0% statewide and

	TA1: Mobile RIA	TA2: Bay Minette	TA3: Brewton	State	US
Poverty	37.0%	29.9%	21.3%	15.7%	12.5%
Per capita income	\$22,760	\$22,910	\$28,411	\$34,835	\$43,289
Unemployment	6.1%	2.7%	3.7%	2.9%	4.3%
Labor force participation	36.1%	53.7%	50.5%	58.1%	63.5%
No HS diploma (workforce mismatch)	15.3%	19.9%	15.7%	11.9%	10.6%
Population change (2000-2020)	-37.1%	3.7%	-1.5%	13.0%	17.8%



17.8% nationally. Population loss further erodes the tax base, reduces service capacity, and reinforces disinvestment, creating a downward cycle in which unresolved environmental conditions, job loss, workforce mismatch, and declining population mutually reinforce one another. This grant will help interrupt this cycle by funding EPA-eligible environmental assessments at priority brownfield sites located along former industrial corridors, commercial districts, and underutilized employment centers in the target areas, where environmental uncertainty currently deters reinvestment. By clearing these site-specific barriers, the project will enable reuse for locally appropriate, job-generating land uses and improve access to employment opportunities in communities that have disproportionately borne the impacts of industrial decline and environmental contamination.

e. Project Involvement, f. Project Roles. Community involvement for this project will be led by SARPC and anchored by its BAC, an **active and established body** formed under SARPC’s FY2023 EPA Brownfields Assessment Grant. The BAC is composed of representatives from the Coalition’s **non-lead members** and other regional stakeholders and has functioned as the primary mechanism for site identification, prioritization, and community communication across the region. Under the FY2023 grant, BAC members worked directly within their local communities to identify candidate brownfield sites, advance sites for prioritization, participate in site selection, secure site access agreements for assessment activities, communicate assessment results to local officials, property owners, and residents, and inform cleanup and reuse considerations. This hands-on, community-based process established the BAC as a trusted conduit between SARPC, coalition members, and affected communities. The Coalition will build directly on this proven structure for the proposed project. For this grant, the BAC will serve as the primary forum for ongoing community engagement, coordination, and decision-making. BAC members will relay community priorities and feedback to SARPC and the Coalition and serve as the **primary channel for sharing** project information, assessment activities, and results within their communities. **Non-lead Coalition members** will be actively engaged through their participation on the BAC and direct coordination with SARPC, leading site identification and outreach within their jurisdictions, assisting with access coordination and local data collection, and participating in review of assessment results, and cleanup and reuse planning to ensure alignment with local priorities. SARPC, as the Lead Applicant, will coordinate all project activities, manage EPA compliance and reporting, oversee environmental consultants, and ensure that BAC input and non-lead member participation are fully integrated into decisions related to site selection, assessment scope, and reuse planning. Current BAC members represent municipal governments from the City of Mobile, City of Bay Minette, City of Brewton, City of Atmore, City of Creola, Town of Summerdale, City of Foley, City of Chickasaw, City of Robertsedale, City of Prichard, and Escambia County. It also includes the federally recognized Poarch Creek Indians Tribe; tribal lands are located in Escambia County and will be assisted by this grant. Additional BAC members from the community are identified in the table below.

Name	Mission	Contact	Involvement/Assistance
Baldwin County Economic Development Alliance	Create jobs, and improve the economy and quality of life	Ashton Feaster, afeaster@baldineda.com	Site prioritization input; market and redevelopment coordination
Small Business Centers of America	Advising, training, and tech help for small businesses	Yo Johnson, yolanda.johnson@ua.edu	Small business reuse input; local outreach support
Peninsula of Mobile	Preserve low-impact development along Mobile Bay	John Cutts, thepeninsulaofmobile@gmail.com	Community liaison; waterfront reuse compatibility input
The Nature Conservancy	Conserve local lands and waters	Judy Haner, jhaner@tnc.org	Environmental context input; reuse compatibility review
Atmore Chamber of Commerce	Support the local business economy and culture	Anna Ellis, director@atmorechamber.org	Business outreach; reuse priorities feedback
Port of Mobile	Drive economic growth as a leading international trade hub	Catherine Reaves, catherine.reaves@alports.com	Industrial market input; site prioritization support
Coastal Alabama Community College	Provide excellence in teaching and learning, and advance community development.	Josh Duplantis, Joshua.duplantis@coastalalabama.edu	Workforce alignment input; reuse planning support
Escambia County Industrial Development Authority	Boost economic opportunity, job creation, retention, and new tax revenue	Jess Nicholas, jnicholas@escambiaida.com	Site identification; redevelopment coordination
Mobile International Airport	Be the local gateway to the global market	G. Anderson Wilson, awilson@mobairport.com	Logistics-related reuse input; stakeholder coordination

g. Incorporating Community Input. SARPC will incorporate community input through a structured engagement process centered on its established BAC, which will meet quarterly and includes representatives from all non-lead Coalition members. The BAC will serve as the primary forum for communicating project progress to the involved organizations/entities/groups, coordinating site activities, and conveying community input to SARPC and the Coalition. **Non-lead Coalition members** will be directly involved in community engagement by leading outreach within their jurisdictions, coordinating with residents, property owners, and local stakeholders near candidate and priority sites, and bringing site-specific concerns and priorities to the BAC for discussion. This ensures that



community input is gathered locally and integrated into Coalition decision-making rather than conveyed solely through the Lead Applicant. In addition to BAC meetings, SARPC and non-lead members will host **community-wide meetings** annually and as needed in Target Areas where assessment work is planned to inform residents about upcoming activities, schedules, and reuse considerations and to solicit site-specific feedback. **Alternatives to in-person participation**, including virtual meetings and electronic distribution of materials, will be provided to ensure accessibility. Community input collected through BAC meetings, community-wide meetings, and written or electronic submissions will be documented by SARPC and shared with non-lead Coalition members during coordination meetings. Feedback will be communicated back to the BAC and affected communities through follow-up meetings, written summaries, or project updates. This approach ensures ongoing, **two-way communication** and **meaningful incorporation of community input** throughout the project lifecycle.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS. SARPC will implement this grant through four integrated task areas. All proposed activities are eligible assessment, planning, outreach, and programmatic oversight tasks; no ineligible activities are proposed.

Task 1: Project Management (PM)	
a. Project Implementation	b. Anticipated Project Schedule
Track, measure, evaluate and correct problems with project progress as needed using Project Management Software for assistance.	Continuously throughout the project period.
Complete EPA quarterly reports.	Within 30 days after each reporting period, except for the last quarter.
Complete MBE/WBE Reporting	By October 30 th of each project year.
Complete Federal Financial Reports (FFR)	Annually by December 31 of each project year and at the close of the grant.
Complete Projections	With the April 30 quarterly report of each project year.
EPA ACRES database updates and other programmatic support (workplan development, reimbursement requests, etc.)	Continuously throughout the project period.
Final Performance Reporting	Within 90 days after the expiration or termination of the approved project period.
c. Task/Activity Lead(s):	SARPC with QEP assistance
d. Output(s):	Work Plan, 4 MBE/WBE reports, 15 quarterly reports, 1 final report, ACRES database updates, regular drawdowns
Task 2: Inventory & Outreach	
a. Project Implementation	b. Anticipated Project Schedule
Finalize site inventory and/or site prioritization plan	Q2-Q12
Develop/maintain strategic partnerships.	Continuous
Create a Community Involvement Plan (CIP)	Q1, updated as needed
Hold meeting with project team, consultant, EPA, and ADEM	Q1
Hold BAC Meetings	Quarterly
Disseminate information/comments to/from community and stakeholders	Continuous
Host community meetings, focus groups, charrettes, and/or visioning sessions	Semi-annually
Print informational materials for community meetings	Semi-annually
Create informational press releases to submit to local news	Semi-annually
Attend national and regional brownfields-related training conferences/workshops	Annually
c. Task/Activity Lead(s):	SARPC with QEP assistance; BAC
d. Output(s):	Site inventory, CIP, meeting agendas and minutes, brochures, press releases
Task 3: Assessments & Cleanup Planning	
a. Project Implementation	b. Anticipated Project Schedule
Create 1 Generic Quality Assurance Plan (QAPP).	Q2
Conduct 36 ASTM-AAI compliant Phase I Environmental Site Assessments (ESAs) - 4 priority sites, 32 additional sites (including site eligibility, characterization, access agreements, etc.)	Q2-Q12
Create 12 Sampling & Analysis Plans (SAPs). – 4 priority sites, 8 additional sites	Q2-Q12
Conduct 12 Phase II ESAs (asbestos and/or LBP surveys included) 4 priority sites, 8 additional sites	Q4-Q13
Conduct 6 Phase III ESAs	Q4-Q13
Select sites for remediation and/or reuse plans.	Q7-Q14



Submit 1 site for ADEM Voluntary Cleanup Planning (VCP) application & review	Q7-Q14
Create 6 Analysis for Brownfields Cleanup Alternatives (ABCAs)	Q7-Q14
Begin securing financial support for cleanup	Q16
c. Task/Activity Lead(s):	SARPC with QEP assistance
d. Output(s)	1 QAPP, 36 Phase I ESAs, 12 SAPs, 12 Phase II ESAs, 6 Phase III ESAs, 1 VCP enrollment, 6 ABCAs
Task 4: Other Eligible Planning	
a. Project Implementation	b. Anticipated Project Schedule
Develop 2 Site Reuse Visions, 1 Site Disposition Strategy, 1 Evaluation of Market Viability, 1 Resilient Brownfields Planning, 1 Brownfields Revitalization Plan, 1 Resource Roadmap	Q8-Q12
c. Task/Activity Lead(s):	SARPC with QEP assistance
d. Output(s):	2 Site Reuse Visions, 1 Site Disposition Strategy, 1 Evaluation of Market Viability, 1 Resilient Brownfields Planning, 1 Brownfields Revitalization Plan, 1 Resource Roadmap
<i>*Non-EPA grant resources to carry out tasks/activities (for tasks 1-4) if applicable: Not Applicable</i>	

Budget Categories	Project Tasks (\$)					Total
	PM	Inventory & Outreach	Assessments & Cleanup Planning	Eligible Planning	Admin Cost	
Direct Costs	Personnel	59,200	49,600	16,000	31,000	\$155,800
	Fringe Benefits	16,576	13,888	4,480	8,680	\$43,624
	Travel	21,600				\$21,600
	Equipment					
	Supplies		476			\$476
	Contractual	20,000	38,000	1,015,700	159,000	\$1,232,700
	Construction					
	Other	2,800 (Conf reg)		43,000 (VCP enrollment)		
Total Direct Costs	\$120,176	\$101,964	\$1,079,180	\$198,680	\$0	\$1,500,000
Indirect Costs						
Total Budget	\$120,176	\$101,964	\$1,079,180	\$198,680	\$0	\$1,500,000

e. Cost Estimates. Costs were developed using historical costs from prior EPA Brownfields grants. Personnel costs are based on an average hourly rate of \$50, with fringe calculated at established rates (28%). Contractual costs reflect average market rates. Only EPA grant-funded costs are included (leveraged resources not shown). Administrative cost is \$0. Assessments & cleanup planning are 72% of the total budget.

Task 1: Project Management \$120,176. Personnel: 32hrs for website and social media updates, 960hrs for EPA communications, programmatic & reporting, 192hrs for QEP management. Total 1,184hrs at \$50 per hour = \$59,200. Fringe: \$59,200 x 28% = \$16,576. Travel: 2 National Brownfields Conferences & 2 Southeast Brownfields Conferences (flights: \$1,000 each, hotel: \$300/night for 4 nights each, per diem: \$125/day for 4 days each) = \$2,700 each x 2 people x 4 conferences = \$21,600. Contractual: 100hrs for reporting support x \$200/hr = \$20,000. Other: Conference registration: \$350 x 2 people x 4 conferences = \$2,800. *Personnel Note: Additional hours required will not be charged to the grant.

Task 2: Inventory & Outreach: \$101,964. Personnel: 32hrs for Community awareness & communications, 128hrs for Coalition & BAC meetings, 768hrs for site inventory, 64hrs for GIS updates = 992hrs x \$50 per hour = \$49,600. Fringe: \$49,600 x 28% = \$13,888. Supplies: Meeting streaming service for accessibility/distancing = \$476. Contractual: 190 hours for community/stakeholder meeting and feedback support x \$200/hr = \$38,000.

Task 3: Assessments & Cleanup Planning: \$1,079,180. Personnel: 76hrs for site access work, 244hrs for report reviews = 320hrs x \$50/hr = \$16,000. Fringe: \$16,000 x 28% = \$4,480. Contractual: 1 Generic QAPP at \$6,500, 36 Phase I ESAs at \$7,000 = \$252,000, 12 Phase II ESAs (includes SAP) at \$45,000 = \$540,000. 6 Phase III ESAs at \$30,000 = \$180,000. 6 ABCAs at \$6,200 = \$37,200. Total \$1,015,700. Other: 1 VCP participation & review = \$43,000.

Task 4: Eligible Planning: \$198,680. Personnel: 380hrs for 2 Site Reuse Visions, 200hrs for planning support, 40 hours for plan reviews = 620hrs x \$50 = \$31,000. Fringe: \$31,000 x 28% = \$8,680. Contractual: 1 Site Disposition Strategy = \$25,000. 1 Evaluation of Market Viability = \$50,000. 1 Resilient Brownfields Planning = \$12,000. 1 Brownfields Revitalization Plan = \$55,000. 1 Resource Roadmap = \$5,000. Total = \$159,000.

f. Plan to Measure and Evaluate Environmental Progress and Results. SARPC will track, measure, and evaluate project progress and utilize several mechanisms to ensure expected project outputs, overall project results, and eventual project outcomes are achieved. Tracking and reporting will include, but are not limited to, the following metrics: # of meetings held, # of sites in inventory, # of ESAs and cleanup plans completed, # of eligible planning completed, # of acres made available, and # of jobs created. The mechanisms we plan to utilize for tracking are progress reporting, monthly scheduled team update meetings, and budget spreadsheets. Outputs and outcomes will also be utilized to track project



progress and ensure the expected community benefits will be achieved in all target communities. ACRES will be updated for each property at the completion of ESAs, at the completion of the project period, and as significant events occur (i.e., leverage dollars or jobs) at the site, but not later than the end of the quarter in which the event occurred. At the start of the project, SARPC will complete the EPA Work Plan that will incorporate all requirements under this cooperative agreement. As part of the Work Plan, SARPC will detail a project timeline, which will be shared with the EPA, ADEM, our consultant, and the BAC. If measures or timeline milestones are not being met (which we do not expect to occur), corrective actions will be taken immediately. Copies of all documents associated with the project will also be continuously added to the document repository as they are completed. Eventual project outcomes will also be tracked and recorded in ACRES for three years after the close of the grant.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE, 4.a. Organizational Capacity, 4.b. Organizational Structure, and c. Description of Key Staff. SARPC has the capacity and experience to serve as the lead coalition member and fiscal agent for this EPA Brownfields Assessment Coalition Grant. SARPC will be responsible for all programmatic, administrative, and financial requirements, including EPA coordination, compliance, procurement, reporting, and oversight of technical consultants. SARPC will directly supervise a competitively procured Qualified Environmental Professional (QEP), who will conduct all EPA-eligible environmental assessment activities in accordance with EPA standards and guidance. Project implementation will follow a clear and functional governance structure. SARPC will manage administrative and financial functions and oversee the QEP's technical work. Non-lead Coalition members will lead site identification, community outreach, and reuse identification activities within their respective jurisdictions, drawing on local knowledge and direct relationships with property owners and residents. This structure ensures that technical assessment work is professionally executed while site selection and reuse planning remain locally driven. The Coalition will oversee the BAC, which serves as the primary mechanism for community partnership and coordination. The BAC will support site identification and prioritization, assist with securing site access agreements, review assessment findings, and provide input on cleanup and reuse planning. Through the BAC, community perspectives, stakeholder priorities, and partner expertise will be integrated into Coalition decision-making while SARPC retains final administrative authority to ensure EPA compliance. Key staff supporting grant implementation include **Nicole Taylor, Director of Community Planning**, who will serve as Project Manager and oversee grant administration; she has over 12 years of grant administration 6 years of environmental project review experience. **Martin Lee, Grants Specialist**, will be the backup to Mrs. Taylor; he holds a BAS in Business Administration and has 16 years of experience in finance, project management, and economic development, including brownfields and revolving loan funds. **Roberta Young, Director of Administrative Services**, will manage all financial aspects of the grant; she has over 20 years of accounting experience.

d. Acquiring Additional Resources. SARPC has competitively procured a QEP in accordance with 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33 to provide technical services. The QEP is engaged as a contractor, not a subrecipient, and is supervised directly by SARPC. If additional technical services are required, SARPC will procure those services competitively as contractors in accordance with applicable federal procurement requirements. No subrecipients are anticipated, and coalition members and BAC participants will not receive grant funds directly. This approach ensures SARPC retains full administrative, financial, and programmatic responsibility while securing qualified technical expertise as needed. No subawards are expected.

e. Currently Has or Previously Received an EPA Brownfields Grant. SARPC received a \$500,000 EPA Brownfields Community-Wide Assessment (CWA) Grant in FY2023. As of September 25, 2025, SARPC had disbursed 82.97% of awarded funds, with remaining funds programmed for eligible assessment and planning activities within the approved period of performance. There is a backlog of applications for site assessment showing the strong interest in and need for continuation of SARPC's Brownfields Program. **(1) Accomplishments.** Under the FY2023 CWA Grant, SARPC has successfully completed all required assessment and planning activities and achieved measurable outputs and outcomes consistent with the approved workplan. Accomplishments include completion of **one EPA-approved QAPP** and assessment of **22 brownfield sites**, consisting of **18 Phase I ESAs and 4 Phase II ESAs**. In addition, assessment results supported development of **one ABCA, one State VCP, and one Risk-Based PCB Cleanup Plan**, advancing sites toward cleanup and reuse readiness. All completed assessment activities, outputs, and outcomes have been **accurately reported in ACRES as of January 28, 2025**. Remaining grant funds are programmed for additional EPA-eligible assessment and planning activities, and final ACRES totals may increase prior to closeout. **(2) Compliance with Grant Requirements.** SARPC has remained fully compliant with the approved workplan, schedule, and all terms and conditions of the FY2023 CWA Grant. The agency has a demonstrated history of timely and acceptable quarterly performance reports, submission of required deliverables, and ongoing, up-to-date ACRES reporting. SARPC has consistently reported progress toward achieving expected grant results and remains on track to fully meet or exceed workplan commitments. No corrective actions have been required under this grant. The grant period began on August 31, 2023, with an expected end date of September 30, 2027. Remaining funds will be expended before the end of the period of performance on EPA-eligible site assessments, cleanup planning activities, and associated reporting, consistent with the approved workplan and the definition of period of performance at 2 CFR § 200.1.

THRESHOLD CRITERIA
South Alabama Regional Planning Commission

(1) Eligibility of Lead and Non-Lead Coalition Members

- a. South Alabama Regional Planning Commission (SARPC) is one of twelve regional commissions in the State of Alabama as provided for by Act 1126 of the 1969 Alabama Legislature (see Attachment A). Therefore, SARPC is an eligible entity to apply for assessment funds under EPA’s Brownfield Program.

Baldwin County Economic Development Foundation (BCEDF), the first of two non-lead coalition members, is eligible as a 501(c)(3) nonprofit (see Attachment B). The second of two non-lead coalition members is the Escambia County Commission (ECC), a General-Purpose Unit of Local Government.

- b. None of the coalition members are 504(c)(4) organizations. Non-lead coalition members are not an agency or instrumentality of or affiliated with the lead member. Non-lead member is an agency or instrumentality of or affiliated with another non-lead member. All non-lead members are separate legal entities.

(2) Target Areas

Target areas for each coalition member do not overlap and are in three distinct jurisdictions. The target areas for each coalition member are identified as a response to Section 4.B.(5) in the Application Information Sheet.

(3) Non-lead Members that Never Received an EPA MARC Grant

Both BCEDF and ECC have never been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant.

(4) Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members

- a. SARPC has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.
- b. SARPC’s geographic boundary encompasses the geographic boundaries of the non-lead members, BCEDF (Baldwin County) and ECC (Escambia County).

(5) Coalition Agreement

Letters of agreement to be part of the coalition from non-lead coalition members, BCEDF and ECC, are provided as Attachment C.

(6) Community Involvement

Community involvement for this project will be led by SARPC and anchored by its Brownfields Action Committee (BAC), an active and established body formed under SARPC’s FY2023 EPA Brownfields Assessment Grant. The BAC is composed of representatives from the Coalition’s non-lead members and other regional stakeholders and has functioned as the primary mechanism for site identification, prioritization, and community communication across the region. Under the FY2023 grant, BAC members worked directly within their local communities to identify candidate brownfield sites, advance sites for prioritization, participate in site selection, secure site access agreements for assessment activities, communicate assessment results to local officials, property owners, and residents, and inform cleanup and reuse considerations. This hands-on, community-based process established the BAC as a trusted conduit between SARPC, coalition members, and affected communities. The Coalition will build directly on this proven structure for the proposed project.

For this grant, the BAC will serve as the primary forum for ongoing community engagement, coordination, and decision-making. BAC members will relay community priorities and feedback to SARPC and the Coalition and serve as the primary channel for sharing project information, assessment activities, and results within their communities. Non-lead Coalition members will be actively engaged through their participation on the BAC and direct coordination with SARPC, leading site identification and outreach within their jurisdictions, assisting with access coordination and local data collection, and participating in review of assessment results, and cleanup and reuse planning to ensure alignment with local priorities. SARPC, as the Lead Applicant, will coordinate all project activities, manage EPA compliance and reporting, oversee environmental consultants, and ensure that BAC input and non-lead member participation are fully integrated into decisions related to site selection, assessment scope, and reuse planning.

Current BAC members represent municipal governments from the City of Mobile, City of Bay Minette, City of Brewton, City of Atmore, City of Creola, Town of Summerdale, City of Foley, City of Chickasaw, City of Robertsdale, City of Prichard, and Escambia County. It also includes the federally recognized Poarch Creek Indians Tribe; tribal lands are located in Escambia County and will be assisted by this grant. Additional BAC members from the community are identified in the table below.

Name	Mission	Contact	Involvement/Assistance
Baldwin County Economic Development Alliance	Create jobs, diversify the economy, and enhance quality of life	Ashton Feaster, afeaster@baldineda.com	Site prioritization input; market and redevelopment coordination
Small Business Centers of America	Advising, training, and tech help for small businesses	Yo Johnson, yolanda.johnson@ua.edu	Small business reuse input; local outreach support
Peninsula of Mobile	Preserve low-impact development along Mobile Bay	John Cutts, thepeninsulaofmobile@gmail.com	Community liaison; waterfront reuse compatibility input
The Nature Conservancy	Conserve local lands and waters	Judy Haner, jhaner@tnc.org	Environmental context input; reuse compatibility review
Atmore Chamber of Commerce	Support the local business economy and culture	Anna Ellis, director@atmorechamber.org	Business outreach; reuse priorities feedback
Port of Mobile	Drive economic growth as a leading international trade hub	Catherine Reaves, catherine.reaves@alports.com	Industrial market input; site prioritization support
Coastal Alabama Community College	Provide excellence in teaching and learning, and advance community development.	Josh Duplantis, Joshua.duplantis@coastalalabama.edu	Workforce alignment input; reuse planning support
Escambia County Industrial Development Authority	Boost economic opportunity, job creation, retention, and new tax revenue	Jess Nicholas, jnicholas@escambiaida.com	Site identification; redevelopment coordination
Mobile International Airport	Be the local gateway to the global market	G. Anderson Wilson, awilson@mobairport.com	Logistics-related reuse input; stakeholder coordination

SARPC will incorporate community input through a structured engagement process centered on its established BAC, which will meet quarterly and includes representatives from all non-lead Coalition members. The BAC will serve as the primary forum for communicating project progress to the involved organizations/entities/groups, coordinating site activities, and conveying community input to SARPC and the Coalition. Non-lead Coalition members will be directly involved in community engagement by leading outreach within their jurisdictions, coordinating with residents, property owners, and local stakeholders near candidate and priority sites, and bringing site-specific concerns and priorities to the BAC for discussion. This ensures that community input is gathered locally and integrated into Coalition decision-making rather than conveyed solely through the Lead Applicant.

In addition to BAC meetings, SARPC and non-lead members will host community-wide meetings annually and as needed in Target Areas where assessment work is planned to inform residents about upcoming activities, schedules, and reuse considerations and to solicit site-specific feedback. Alternatives to in-person participation, including virtual meetings and electronic distribution of materials, will be provided to ensure accessibility. Community input collected through BAC meetings, community-wide meetings, and written or electronic submissions will be documented by SARPC and shared with non-lead Coalition members during coordination meetings. Feedback will be communicated back to the BAC and affected communities through follow-up meetings, written summaries, or project updates. This approach ensures ongoing, two-way communication and meaningful incorporation of community input throughout the project lifecycle.

(7) Expenditure of Grant Funds

SARPC has an open FY23 EPA Brownfields Assessment Grant. An ASAP report from September 25, 2025, included as Attachment D, shows SARPC had disbursed 82.97% of awarded funds before the October 1, 2025 deadline, making it eligible to apply for Assessment Grant funding under this funding opportunity. No other coalition member has an open EPA Brownfields Grant.

(8) Contractors and Named Recipients

Contractors

SARPC has selected a Qualified Environmental Professional (QEP) contractor to assist with the technical aspects of this Notice of Funding Opportunity (NOFO). The selection was made using SARPC's established procurement procedures, which comply with fair and open competition requirements consistent with 2 CFR 200, 2 CFR 1500 and 40 CFR 33, as well as the EPA's guidance documents: *Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements* and *Brownfields Grants: Guidance on Competitively Procuring a Contractor*. Details of the procurement procedures are as follows.

- The Request for Qualifications (RFQ) was posted in the *Lagniappe Weekly*, a local newspaper with wide circulation, and on SARPC's website on July 30, 2025, with a due date of September 2, 2025. The post was also distributed by bid aggregating services, such as Magnolia Clipping Service, which extended the reach of circulation.
- The RFQ was advertised for five weeks (longer than the required 30 days).
- SARPC did not solicit any firms directly; SARPC's procurement procedure advertised the RFQ via a widely distributed news source and SARPC's website as the most fair and open way to procure services and make it available to all. SARPC received four offers, which were reviewed by an internal selection committee and evaluated against the rating criteria published in the RFQ. Reasonableness of cost/price was the highest point valued criterion.
- The selection committee rated PPM Consultants, Inc. as the highest scoring response; the Executive Director approved the recommendation, and SARPC entered into contract with the QEP on September 12, 2025. Copies of the solicitation documents, including the published advertisement and the RFQ, and the signed executed contract are included as Attachment E.

Subrecipients

Not applicable.