



## B. APPLICANT INFORMATION SHEET

### 1. Applicant Identification:

**Name:** Alabama-Tombigbee Regional Commission (ATRC)

**Full Address:** 107 Broad Street  
Camden, AL 36726

### 2. Website URL:

**Lead member: Alabama-Tombigbee Regional Commission (ATRC)** <https://www.atrcregion6.com/>

**Non-lead Member 1: York, AL** <https://www.cityofyorkal.org/>

**Non-lead Member 2: Demopolis, AL** <https://demopolisal.gov/>

### 3. Funding Requested:

a. **Assessment Grant Type:** Assessment Coalition

b. **Federal Funds Requested:** \$1,500,000

### 4. Location

Non-lead members-

a. **City:** York

b. **County:** Sumter

c. **State:** AL

a. **City:** Demopolis

b. **County:** Marengo

c. **State:** AL

**All geographic boundaries – Cities:** Butler, Gilbertown, Lisman, Silas, Pennington, Toxey, Needham, Jackson, Thomasville, Grove Hill, Coffeeville, Fulton, Evergreen, East Brewton, Babbie, Castleberry, Heath, Repton, Riverview, Selma, Valley Grande, Orrville, Benton, Demopolis, Linden, Thomaston, Sweet Water, Yellow Bluff, Faunsdale, Myrtlewood, Monroeville, Frisco City, Franklin, Excel, Vredenburgh, Beatrice, Marion, Uniontown, Livingston, York, Cuba, Epes, Gainesville, Geiger, Emelle, Chatom, Millry, McIntosh, Camden, Pine Hill, Pine Apple, Oak Hill

**Counties:** Choctaw, Clarke, Conecuh, Dallas, Marengo, Monroe, Perry, Sumter, Washington, Wilcox Counties

### 5. Coalition Members' Target Areas and Priority Site Information:

**Lead member ATRC: Target area:** Camden, AL and Marion, AL

**Priority Site 1:** Camden Service Station, 320 Broad St., Camden, AL 36726 associated with target area of Camden, AL

**Priority Site 2:** 531 Vaiden Access Rd, Marion Junction, AL 36759 associated with target area of Marion, AL

**Non-lead member York, AL Target area:** City of York, AL



**Priority Site 1:** York Chevrolet Dealership. No Street Address, Tax parcel 602208333026006, York, AL 36925

**Non-lead member Demopolis, AL Target area:** City of Demopolis, AL

**Priority Site 1:** Demopolis Bulk Terminal. No Street Address, Tax Parcel 0206243005001000, Demopolis, AL 36732

## 6. Contacts:

### a. Project Director:

**Name:** Brandy Wilkerson  
**Phone number:** 334-682-6154  
**Email address:** [brandy.wilkerson@atrc.net](mailto:brandy.wilkerson@atrc.net)  
**Mailing address:** 107 Broad Street  
 Camden, AL 36726

### b. Chief Executive/Highest Ranking Elected Official:

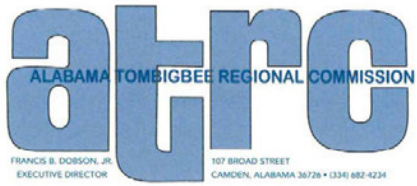
**Name:** Frank Dobson  
**Phone number:** 334-682-4234  
**Email address:** [REDACTED]  
**Mailing address:** 107 Broad Street  
 Camden, AL 36726

## 7. Population:

- a. **City of Camden Population:** 1,695
- b. **City of York Population:** 2,414
- c. **City of Demopolis Population:** 6,724
- d. **City of Marion Population:** 2,994

## 8. Other Factors Checklist:

Other Factors	Page #
Community population is 15,000 or less.	1, 6
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).	
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.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
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 impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	
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9. Letter from the State or Tribal Environmental Authority:

Please see attached.

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](http://adem.alabama.gov)

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Montgomery, Alabama 36130-1463  
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January 12, 2026

Mr. Frank Dobson  
Executive Director  
Alabama-Tombigbee Regional Commission (ATRC)  
107 Broad Street  
Camden, Alabama 36726  
[REDACTED]

RE: FY26 Brownfields Coalition Assessment Grant State Acknowledgment Letter

Dear Mr. Dobson

The Alabama Department of Environmental Management (ADEM) is pleased to support the Alabama-Tombigbee Regional Commission (ATRC) in its pursuit of a Brownfield Coalition Assessment Grant from the U.S. Environmental Protection Agency.

We understand that the focus of the grant application will be economically challenged cities in Southwest Alabama known as the Black Belt region. Some of these cities include York (Coalition Partner) and Demopolis (Coalition Partner) Alabama. Additionally, we recognize the presence of numerous brownfield sites throughout the Region. We commend your effort to bring essential resources to these communities and assist them in addressing their brownfield challenges.

Upon request, ADEM is prepared to participate in the various brownfield outreach activities necessary to support redevelopment strategies. We wish you success in securing these funds. Please do not hesitate to reach out if you can benefit from further assistance. For any questions regarding this letter, please contact Crystal L. Collins at 334-279-3067 or via email at [ccollins@adem.alabama](mailto:ccollins@adem.alabama).

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 Coalition Members, Target Areas, and Brownfields

### a. Coalition Members:

The **Alabama-Tombigbee Regional Commission (ATRC)** is a regional planning commission established in 1970. Its jurisdiction covers ten counties in southwest Alabama, which are Choctaw, Clarke, Conecuh, Dallas, Marengo, Monroe, Perry, Sumter, Washington, and Wilcox Counties. ATRC has many highly experienced staff contributing to decades of successfully managing federal and non-federal grant applications. As such ATRC has partnered as the **lead coalition member** with the **City of York (local government in Sumter County)** and **City of Demopolis (local government in Marengo County)** as **non-lead members** under its jurisdiction to support their efforts in improving quality of life for their communities through brownfield redevelopment. York and Demopolis face significant barriers to pursuing brownfield assessment and redevelopment on their own. Declining and aging populations and the out-migration of younger, educated residents due to lack of employment and additional education opportunities locally have reduced local fiscal capacity and staffing levels. This migration from these towns contributes to their shrinking size (**both have populations under 15,000**), resulting in a **lack of funding** from their tax bases to address brownfields independently. Neither community has dedicated grant management personnel or prior experience administering EPA Brownfields grants, limiting their ability to successfully navigate the technical, administrative, and reporting requirements of federal brownfield funding. As a result, both communities lack consistent access to brownfield grant resources needed to inventory, assess, and plan for the reuse of contaminated or underutilized properties. Between **financial barriers** and **small staff without dedicated grant management experience** both York and Demopolis lack the resources needed to successfully navigate complex federal grant applications independently.

### b. Overview of Brownfield Challenges and Description of Target Areas

ATRC's ten-county jurisdiction, known as Alabama's Black Belt Region, is predominantly rural and includes some of the most economically distressed counties in the state. The region has experienced decades of industrial decline, population loss, and infrastructure disinvestment, leaving numerous vacant, abandoned, and underutilized properties where redevelopment is hindered by real or perceived environmental contamination. **ATRC's jurisdictional boundaries will serve as the geographic boundary where eligible activities will be conducted under this grant.** This area, known as Alabama's Black Belt Region, is predominantly rural and includes some of the poorest counties in the state that continue to experience population decline driven by decades of economic and infrastructure disinvestment. According to a University of Alabama<sup>1</sup> article the Black Belt's average poverty rate rose to 24% in 2023, roughly 1.6x higher than the state average of 15%. Chronic unemployment and scarce job opportunities in the Black Belt stem from the **loss or failure of major economic investments** and a long history of economic decline. For example, Sumter County anticipated hundreds of higher-wage jobs when **U.S. Steel announced a \$150 million plant in 2008**, but it was ultimately never built, leaving the county without the boost in employment it urgently needed. With few large employers in the region, many workers rely on small business, agriculture, or limited-service jobs. The lack of stable industrial employers has contributed to **out-migration and population loss** that further reduces the local labor force and consumer base. Many of the resulting vacant and underutilized properties from this migration are associated with historic industrial, commercial, and agricultural processing uses that raise concerns related to chemical contaminants and deteriorated building materials, creating **environmental uncertainty that suppresses redevelopment**. These conditions reinforce a cycle of **high unemployment, declining property values, and constrained economic growth** across Black Belt counties. Extreme poverty alongside severe deficiencies in basic infrastructure such as **clean drinking water and sewer/sanitation systems** create ongoing public health and environmental concerns and are the main barrier to economic development, as documented in the ATRC 2022 Comprehensive Economic Development Plan (CEDs). **This EPA Brownfield grant would play a critical role in breaking this cycle** by enabling ATRC and its coalition partners York and Demopolis to reduce uncertainty related to contamination and environmental liability and transform blighted and underutilized properties into assets that can **attract private investment, support job creation, and expand the local tax base**. Brownfield assessment is a **necessary first step toward long-term revitalization** in the Black Belt, allowing communities to **move beyond short-term crisis management** and toward **sustainable economic development**. **Each Target Area is located within the jurisdiction of the ATRC** and reflects priority redevelopment needs identified in collaboration with local governments across ATRC's ten-county service area.

<sup>1</sup> Halfway Home and a Long Way To Go: Bridging Persistent Poverty Gap in Alabama's Black Belt. University of Alabama.

**ATRC Target Area–Town of Camden, AL:** The ATRC’s first target area is the rural town of Camden, AL, which serves as the county seat of Wilcox County under ATRC’s jurisdiction. The town is in the west-central region of the state with a population of 1,695, with its municipal boundaries covering approximately 4.5 square miles. Like many areas in the Black Belt Camden originally had a flourishing agricultural economy but experienced its own unique share of intense hardship early in its history in the form of two severe fires that destroyed over half the town’s infrastructure in the late 1800s. These devastating fires came right on the heels of the Civil War, further hindering the town’s already-struggling efforts to revive its economy. It also lost one of its primary long-term economic drivers in the early 1900s when a boll weevil infestation nearly abolished Wilcox County’s cotton production. The community temporarily regained its economic footing when timber company MacMillan Bloedel constructed a paper mill in the 1960s. The mill was acquired by Weyerhaeuser in 1999 and was a major part of Camden’s workforce until it closed its doors in 2009 after the national housing crash. This forced over 300 hard-working residents into unemployment and intensified the town’s already persistently high poverty rate. Today, Camden’s economic struggles are compounded by numerous underutilized or vacant commercial and industrial properties. The risk of adverse effects from brownfield sites directly impacts Camden’s low-income and large elderly demographics. Camden has a substantial elderly population of about 18%, a demographic particularly sensitive to environmental and public health risks. These residents often live in the oldest parts of town, closest to legacy brownfield sites and have limited access to safe affordable housing, transportation, or healthcare. Over 20% of housing units in Camden remain vacant, illustrating underutilized property stock which compounds these challenges of the town’s most sensitive populations. ATRC plans to use this funding, if awarded, to address these concerns and create a path for revitalization of this site into additional **affordable housing**.

**ATRC Target Area–Town of Marion, AL:** Marion, Alabama is in the west-central part of the state and is geographically bound by city limits spanning 10.6 square miles serving as the county seat of Perry County under ATRC’s jurisdiction. This boundary outlines ATRC’s second Target Area. It was settled in 1817 and currently has a population of only 2,994. The National Register of Historic Places recognizes several structures in Marion on its list including the Siloam Baptist Church and the Moore-Webb-Holmes Plantation. Marion is also home to several museums such as the Reverie Historic Home, a privately owned house museum. Agriculture has long been a prominent force in the town’s economy, but its educational institutions are the community’s more unique assets. However, Marion’s foundation as a “College City” was also threatened after Alabama State University (ASU) and Samford relocated their campuses from Marion to other parts of the state. The remaining school, Judson College, ceased holding classes on July 31, 2021, and **effectively closed** after 183 years due to financial challenges and declining enrollment. Marion has also historically relied heavily on manufacturing products like steel, timber, and fertilizers for its labor force. However, this shift in primary economic drivers led to a massive economic downturn after many manufacturing positions were made obsolete by automation and globalization in the early 2000s. The State of Alabama Worker Adjustment and Retraining Notification (WARN) List indicates that more than 400 jobs have been lost in Marion since 2004, representing a substantial economic impact for a small community with a population under 3,000. Numerous brownfield sites were left after this decline. Because of a **lack of employment** and steady **education opportunities** Marion’s already small **population experienced a-21.7% loss** from 2010-2022. Addressing the area’s brownfield sites with this grant will lay the groundwork to provide **permanent jobs, economic diversification** beyond traditional agriculture, and **improve regional transportation** issues.

**York Target Area– Town of York, AL:** The rural town of York, Alabama’s city limits serve as the target area’s geographic boundary encompassing approximately 7 square miles in Sumter County with a population of 2,414. Since York was established in the early 1830s it has developed a rich history, with an economy originally founded on an equally rich output in agriculture. Prior to World War II the town utilized the highly fertile soil present in the Black Belt Region to be one of Alabama’s most prolific producers of cotton. Rather than abandon its agricultural heritage during the Industrial Revolution York embraced the new industries that sprang up to complement its crop production. The most prominent way the community did this was by embracing the use of railroads to encourage agricultural trade. After World War II brought a diminishing use of railways, however, the same railroads that once sustained life in the city eventually became the very thing that choked businesses and economic prosperity out of the town. These rail lines created impromptu road closures for hours, preventing residents from traveling to and from central parts of town for extended periods. This fragmentation of York deterred investment downtown, and businesses subsequently abandoned the area, taking employment opportunities and easy access to necessities. Among establishments that emigrated were

grocery stores including Wal-Mart and Piggly Wiggly. As grocery stores left the area, residents of York were forced to travel 30–50 miles to access basic food. This led to York, an agriculture-based economy, to ironically become a federally recognized “food desert” and Persistent Poverty county, struggling with high poverty rates for over 30 years. Today it is blighted by an 18% food insecurity rate, which is higher than the U.S. average of just 13%. This migration of businesses also contributes to a growing issue of **unemployment**, an increasingly **struggling economy**, and **a growing number of brownfield sites** littering the town presenting potential environmental hazards. If awarded, this grant will help offset these issues by addressing environmental concerns allowing for reuse of this priority site as entrepreneurial space for new businesses, attracting a young talented workforce with new employment opportunities and providing economic growth.

**Demopolis Target Area- Town of Demopolis, AL:** The city of Demopolis is in Marengo County in west-central Alabama. The geographic boundaries for this area are demarcated by the city’s municipal limits covering 17.7 square miles with a population of 6,724. Founded in the early 1800s with the aim of serving as a major river port, Demopolis is the home of beautiful geographic landmarks like the Tombigbee River and the historic chalk cliffs that outline it known as White Bluff. These cliffs served as the backdrop for the tumultuous history of the town going back to the Civil War. They originally towered 80 feet above the waterway below but were reduced to less than half their initial size after the construction of the Demopolis Lock and Dam system in the 20<sup>th</sup> century. The town’s population also began to shrink at the beginning of the 1900s with this trend continuing into present-day. This decline in population was a result of the shift from an agricultural economic model to an industrial one that favored mechanical methods of farming, leading to widespread job losses and subsequent migration of Demopolis residents to more urban areas. This loss of employment opportunities only worsened in the 2000s when one of the city’s large processing plants, Southern Pride Catfish, was forced to close its doors after enormous numbers of Vietnamese catfish were dumped into the American market. This left 270 hard-working residents without an income. In 2011 Demopolis’s workforce took yet another hit with the closure of hat manufacturer New Era Cap Company that eliminated over 350 more jobs (Alabama 2010 WARN list). So many job losses have resulted in a consistently high poverty rate for the area, 26.5% in 2025 according to the U.S. Census Bureau. Through the entirety of this challenging shift the river has remained the backbone of the area’s economy. However, the very river that has carried Demopolis’s trade endeavors over centuries also runs the risk of potentially spreading **run-off contaminants from the town’s numerous brownfield sites**. Some potentially contaminated sites include vacant buildings in the downtown historic business district, former warehouses, docks, and marinas near the Tombigbee River, and manufacturing plants such as the McClain E-Z Pack that permanently closed in 2004. These are only a few of many brownfields that take up much of the land in Demopolis. This grant would aid in the process of removing harmful contaminants and establishing **green space** to help offset the many health issues Demopolis residents suffer from.

c. Description of the Priority Brownfield Sites: ATRC has **identified 85 total brownfield** sites throughout our target areas including abandoned gas stations, auto repair shops, industrial facilities, and dry cleaners with possible contaminants including **petroleum hydrocarbons, volatile organic compounds (VOCs) such as chlorinated solvents (PCE, TCE and degradation products), metals (lead, arsenic, chromium, cadmium), asbestos-containing materials, lead-based paint, and polychlorinated biphenyls (PCBs)**. We aim to focus on one priority site in each area chosen with careful consideration of community input and environmental, economic, and human impacts.

**ATRC TA-Town of Camden – Priority Site-Camden Service Station:** This abandoned site is a **former auto repair shop** located at 320 Broad Street. The property is 1 acre with a 1,080sqft single-story building built in 1900. The age of the building means it is likely to have been constructed with asbestos and Lead Containing Materials (LCM). The building is completely abandoned with no activity documented past 2001. It is dilapidated with a missing door and broken window, exposing the interior to the elements. It occupies a corner lot in a residential area, with homes bordering the property on all sides. Contaminants of concern are VOCs and heavy metals in soil and groundwater from underground storage tanks (USTs), fuels, lubricants, hydraulic fluid, and transformer oil. The service station was chosen as a priority as it is surrounded by several residences at risk of being impacted by contaminants from this property and its potential reuse as **affordable housing**, which would help provide much-needed relief and support to the impoverished Camden community.

**ATRC TA-Town of Marion – Priority Site-Vaiden Field Airport and Tax Parcel 1903050000003000:** Vaiden Field is a **single-runway, public-use general aviation airport** in southwest Marion, owned by the Perry County Airport & Industrial Authority. It is located at

531 Vaiden Access Rd, Marion Junction, AL. Vaiden Field covers 480 acres. It is adjacent to an undeveloped 27-acre parcel. Vaiden Field contains two existing hangars, fuel services, and other basic aviation support facilities. The asphalt runway spans 6,377x80ft. It is currently plagued by severely faded markings, inoperable lighting, encroaching vegetation, security lapses (vehicle damage on runway), and fire hazards as determined by an Aeronautics Bureau inspection conducted in 2025. This led to suspension of its license on September 17, 2025, due to non-compliance with state aviation rules, rendering it inoperable until these concerns are addressed. Investment in restoration of Vaiden Field may be inhibited by environmental concerns, such as soil and groundwater impacts by VOCs, petroleum, and metals associated with past uses to fuel and maintain aircraft. This site was chosen because the airport is located within a regional transportation network, making it a potentially invaluable resource for attracting and strengthening business operations in the area, creating an estimated **50-100+ employment opportunities**. These new businesses will likely **diversify the economy** beyond traditional agriculture. Redevelopment of Vaiden Field will also **help restore Marion's status as an educational hub** by providing the opportunity to establish a flight school on-site. Public investment will also be maximized by using the existing infrastructure such as the runway and hangars already in place.

**York TA-Town of York – Priority Site-Chevrolet dealership in York:** This abandoned car dealership is located on tax parcel 602208333026006 (no street address on tax records). The parcel is geographically bound by Abrams Avenue to the south and College Street to the west. The lot is 0.2 acres. A single-story building spanning 8,200 square feet looms on the property as one of many of the abandoned businesses in York. It is in visible disrepair with shattered windows. Scrap metal and debris litter the ground that is overgrown with weeds. This specific site was chosen for its potential **environmental threats to nearby residential areas**. As a former auto dealership with an on-site repair shop, there is a high risk of contamination from VOCs, heavy metals, and benzene. There are visible cracks in the building and areas with standing water. This is especially a concern for nearby homes within approximately 250 feet, as unresolved site conditions raise the possibility of contaminant migration to soil or groundwater, which requires further assessment. The former automotive repair operations may have included equipment such as hydraulic lifts, which can be associated with PCB-containing fluids and warrant further investigation. The building itself is surrounded by broken glass and scrap metal. Most of the roof has crumbled, exposing the interior of the structure to the elements. There appears to be visible mold on the exterior of the building. At least half of the structure has large branches and weeds growing through it. EPA Brownfield Assessment funding would help remove any concerns about contaminant migration and clear the way for potential site redevelopment as multi-use office or retail space. This site was chosen due to its **proximity to residences** and its **potential to improve the local economy** through multi-use office and retail space.

**Demopolis TA-Town of Demopolis – Priority Site-Former Bulk Terminal:** The **former bulk terminal** is situated on tax parcel 0206243005001000 (no street address listed in tax records). The site is 0.5 acres and is flanked to the west by S. Glover Street and to the north by railroad tracks along W. Franklin Street. The property is largely wooded, which presents opportunities for future reuse that could **enhance biodiversity** and **improve site aesthetics** through redevelopment as a **green space**.

Based on information provided by local residents, the site is believed to have historically contained **underground storage tanks**, which raises concern for potential contamination associated with petroleum products and related compounds such as **VOCs**, including **benzene**, as well as **PAHs** and **MTBE**. Some of these substances have the potential to **migrate through soil or groundwater** over relatively short distances, underscoring the need to evaluate site conditions given the **close proximity of nearby residences and a church**. The city gets its water from groundwater sources, and a prominent water tower is located 800 feet from the site, further highlighting the importance of environmental assessment to clarify subsurface conditions.

**The site was selected as a priority** due to its location **within a residential area**, its **proximity to a potential drinking water source**, and its **suitability for reuse** as a community **green space** that could provide **public health, environmental, and economic benefits**, including **improved neighborhood conditions** and **property values**.

d. Identifying Additional Sites:

ATRC **will refine its brownfield inventory and identify additional sites** in York, Camden, Marion, and Demopolis through ongoing **community engagement, coordination with local stakeholders, the Alabama Department of Environmental Management (ADEM), and support from a Qualified Environmental Professional (QEP)**. ADEM has already conducted brownfield inventories in the area and is willing to share their information. ATRC will review existing inventories, historical records, and public data, and use data-driven tools such as Environmental Data Resources to identify previously under-evaluated sites. The QEP will provide preliminary



technical screening to confirm brownfield eligibility, identify potential environmental concerns, and determine suitability for assessment. Newly identified sites will be reviewed and prioritized with input from the **Brownfields Advisory Committee (BAC)**, to be formed after grant award) based on alignment with local plans, redevelopment potential, owner willingness, site readiness, and near-term cleanup and reuse opportunities, using tools such as EPA’s Community Reuse Property Prioritization Tool. This process will ensure assessment funds are directed to sites with the greatest potential to support revitalization and community benefit.

**REVITALIZATION OF THE TARGET AREAS e. Reuse Strategy and Alignment with Revitalization Plans:**

The **ATRC 2022 CEDS** outlines its focus on improving quality of life and economic resilience in the Black Belt Region by expanding healthcare access, strengthening housing and infrastructure, enhancing recreation and tourism, and supporting workforce development and economic diversification to create sustainable, vibrant communities. We focused on regional CEDS goals as each town’s small size inhibits development of individual strategic plans. To that end we have **established the following reuse strategies** for our priority sites and included the CEDS reference pages below. All reuses align with land use plans.

TA/Site	Reuse Strategy	Alignment with Revitalization Plans
Camden- Broad St. Service Station	5-10 Affordable housing units	Improve housing stock regionwide and improve percentage of income spent on housing. Reduce population loss. (Goal 1- Improve housing, pp. 31-34)
Marion- Vaiden Field Airport and Adjacent 27 Acres (Tax Parcel 1903050000003000)	Airport restoration and industrial development	Strengthen and maximize use of existing transportation infrastructure. Attract businesses for economic growth and enhance workforce development. (Goal 4- Infrastructure improvements, pp. 38-39)
York- Chevrolet Dealership	Mixed use entrepreneurial space	Stimulate economic growth by attracting and retaining new businesses and creating employment opportunities. (Goal 3- Economy diversification, pp. 36-38)
Demopolis- Former Bulk Terminal	Recreational green space	Improve air quality, reduce effects of contaminated runoff, and promote healthier lifestyles. (Goal 1- Quality of life enhancement, pp. 31-34)

**f. Outcomes and Benefits of Reuse Strategy** York, Camden, Marion, and Demopolis are **small, rural communities** that have experienced long-term economic hardship and limited private investment. **Reuse of the coalition’s priority brownfield sites** is expected to generate **meaningful economic and non-economic benefits**, including **job creation**, improved **transportation infrastructure**, expanded **housing options**, and **enhanced public spaces**. Collectively, these **outcomes support** community stability, economic recovery, and long-term revitalization.

**Camden Service Station:** Reuse of the former service station site is expected to support the development of approximately **5–10 affordable housing** units. **Increased housing availability** can help **reduce overcrowding**, improve **housing stability**, and **support workforce retention** by allowing residents to live closer to employment opportunities. Over time, expanded housing options may also contribute to **population stabilization**, **increased local spending**, and incremental growth in the municipal tax base.

**Marion- Vaiden Field Airport and Adjoining 27 Acres:** Restoration of existing airport infrastructure and redevelopment of the adjacent 27-acre parcel is expected to **strengthen the region’s transportation assets** and support industrial and aviation-related uses. The project has the potential to create approximately **50–100 jobs** by attracting businesses that benefit from proximity to the airport and rail system. Redevelopment is also anticipated to **generate regional economic activity** through wages, procurement, and local tax revenues, while reestablishing the airport as a functional component of the area’s transportation network.

**York- Chevrolet Dealership:** Redevelopment of the former dealership as a mixed-use site with office, restaurant, and retail space is expected to generate approximately **20–40 on-site jobs** and increase local commercial activity. In addition to **direct employment and revenue**, the project may contribute to additional indirect and induced economic activity in the surrounding area, as reflected in commonly used regional economic multipliers. York’s entrepreneurial space will be reconstructed according to updated building codes, which include thresholds for **hurricane and storm resilience**. Camden Service Station’s affordable housing will **provide shelter** that is designed and built to be **more resilient to natural disasters** than much of the city’s current aged housing stock.

These reuse plans **align with ATRC zoning goals** by repurposing underutilized sites into residential, mixed-use, industrial, and open-space developments that **support affordable housing, economic growth, environmental improvement, infrastructure efficiency, and resilient land use**.



**Demopolis- Former Bulk Terminal:** Conversion of the former bulk terminal site to green space is expected to provide environmental and community benefits, including **reduced runoff and erosion, improved air quality, and opportunities for recreation**. The creation of accessible open space can **support healthier lifestyles, enhance neighborhood appeal**, and contribute to broader **quality-of-life improvements** that support long-term economic vitality.

**g. Resources Needed for Site Reuse** The proposed EPA Brownfields Assessment Grant will serve as the initial and essential phase of a sequenced financing approach for the coalition’s priority sites. Completion of Phase I and Phase II Environmental Site Assessments is necessary to establish site eligibility, reduce environmental uncertainty, and position these properties to competitively pursue additional federal, state, and local funding sources. **Without completed assessments**, many of the **resources identified below** cannot be accessed or effectively leveraged.

ATRC and its partner communities have prior experience securing several of the funding programs listed and have identified proposed reuse scenarios that align with program eligibility requirements. By clarifying environmental conditions and reducing redevelopment risk, EPA Brownfields funding will stimulate subsequent public and private investment needed to support cleanup, infrastructure improvements, housing development, transportation access, and long-term site reuse.

FUNDING SOURCE	DESCRIPTION	ELIGIBLE SITES
DRA SEDAP (Delta Regional Authority States' Economic Development Assistance Program)	Grant funding for basic infrastructure, transportation, workforce development, and business/entrepreneurship	All sites eligible; ATRC communities have previously received DRA funding
CDBG (Community Development Block Grant)	Infrastructure, public facilities, housing rehab, and public services	Camden Service Station, York Chevrolet Dealership; previously received by participating communities
HOME Investment Partnerships Program	Supports affordable housing through new construction, rehabilitation, and homebuyer assistance	Camden Service Station; program aligned based on proposed housing reuse
ADEM Section 128, Revolving Loan Fund (RLF)	Environmental assessments, cleanup planning, and brownfields redevelopment activities	All sites eligible; Demopolis has prior experience with ADEM-administered programs
Alabama Department of Economic and Community Affairs (ADECA) Enterprise Zone Tax Incentives	State tax incentives to encourage job creation and private investment	All sites eligible based on location and proposed reuse
Alabama Department of Transportation (ALDOT) FTA Section 5311	Rural public transportation funding supporting access to jobs and services	Camden Service Station; eligible based on rural population thresholds
Alabama Department of Economic and Community Affairs (ADECA) Alabama Enterprise Zone Tax Incentive	State tax credit to encourage private investment, job creation, and economic development in designated economically distressed areas.	All sites eligible based on population threshold and poverty levels

**h. Use of Existing Infrastructure** All priority sites are located within developed areas of the target communities and **already have access to existing infrastructure**, including water, sewer, and electric service. This infrastructure in Camden, York, and Demopolis is adequate to support the anticipated redevelopment, and no funding for improvement is expected to be required. Vaiden Field Airport will use its existing runway and hangars, **but aviation compliance upgrades** will be funded and addressed by state and local means after assessment. Airport infrastructure upgrades at Vaiden Field Airport will be implemented following completion of Phase I and II ESAs, to ensure full regulatory compliance. The project will be coordinated with **ADEM** to meet state Brownfield and environmental standards, and with **U.S. EPA Region 4** for federal environmental oversight and eligibility for future EPA and FAA funding. Infrastructure planning and investment will be integrated with **ADECA** and **local and regional economic development organizations** to align environmental clearance with runway and utility improvements, positioning the airport as a certified, market-ready asset for aviation, logistics, and industrial development.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT** a. The Community’s Need for Funding

All three of our target areas are **affected by low income and small populations** that don’t allow for an additional budget to address brownfield issues. Each city has a population well under 15,000, with the most populated being Demopolis having only 6,724 residents. From 2015-2025 the towns included in our geographic boundary have each experienced population losses of around-3-

5% compared to 5.1% growth for the rest of Alabama, according to the U.S Census Bureau. Persistently low incomes have also deeply affected these areas.

	Demopolis	York	Camden	Marion	AL	US
Population	6,724	2,414	1,695	2,994	5,024,279	331,449,281
Per capita income	\$27,956	\$19,854	\$23,366	\$14,816	\$34,834	\$43,288

This funding will provide the means for these communities to begin properly addressing the growing number of brownfield projects in these areas by helping reduce the impact of these economic barriers that have plagued them for decades. Redevelopment of these sites would provide many new local employment opportunities, offset the migration of businesses in the area, and increase tax revenue all leading to future investment in economic development.

b. Health or Welfare of Sensitive Populations Our areas’ **most sensitive populations** have been identified as **extremely low-income residents** including a high portion of **children living in extreme poverty** below 100% of the Federal Poverty Level, **elderly**, and **disabled persons**. Currently elderly residents make up over one third of our community’s population with 48% in our target areas living alone, which increases likelihood of challenges accessing basic needs such as healthcare. Residents are also impacted by low incomes all well below the state and U.S. average. Our communities also struggle with **inadequate employment opportunities** as reflected in our unemployment rates.

	Demopolis	York	Camden	Marion	AL	US
Disability rate	23.8%	19.7%	21.0%	15.0%	16.2%	13.0%
Elderly living alone	46%	39%	37%	17.1%	38%	37%
Children living below 100% FPL	30.8%	45.3%	51.0%	60.4%	21.5%	16.3%
Individuals living below 100% FPL	22.5%	28.1%	29.0%	31.2%	15.6%	12.4%
Unemployment	3.6%	4.3%	5.6%	5.8%	2.7%	4.5%

The reuse of the **Camden Service Station** will help address these challenges by providing **5-10 safe, affordable**

**housing units** for these disadvantaged communities. Expanding affordable housing will reduce cost burdens for low-income residents, particularly the elderly, allowing households to redirect limited resources toward higher education, quality healthcare, and other essentials that support improved economic stability, higher earning potential, and better health outcomes.

Restoration of **Vaiden Field Airport** and industrial development of the **adjoining 27 acres** will improve access to **50-100 new employment opportunities** subsequently increasing residential spending power. This allows residents to better meet essential needs and invest in education, healthcare, and other resources that support long-term economic stability and improved quality of life.

The multi-use entrepreneurial space proposed for the **York Chevrolet Dealership** will provide **20-40 much-needed career opportunities** for residents struggling with high unemployment rates. It will also serve as a prominent economic driver that will attract additional investment in the area to improve quality of life for the community, such as additional healthcare opportunities.

Conversion of the former **Demopolis bulk terminal** into **0.5 acres of recreational green space** will improve access to safe outdoor areas that support physical activity, social connection, and stress reduction. The site will also reduce exposure to potential environmental hazards associated with underutilized industrial properties while contributing to neighborhood revitalization and improved community amenities.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions **Birth defect data** within our Target Areas is limited as the Alabama Department of Public Health (ADPH) has not yet released statistics from its Birth Defects Surveillance Program established in 2024. However, the March of Dimes Alabama State Profile reports about 1 in every 33 babies is born with a birth defect in Alabama. The Alabama Department of Public Health Center for Health Statistics reports that Alabama’s **infant mortality rate increased to 7.8 deaths per 1,000 live births in 2023**, continuing an **alarming upward trend** from 6.7 per 1,000 in 2022 and 7.6 per 1,000 in 2021. This rate remains **higher than the provisional U.S. infant mortality rate of 5.6 per 1,000 live births**. Congenital birth defects were among the **leading causes of infant death in Alabama in 2023**. The American College of Obstetricians and Gynecologists recognizes that **toxic environmental chemicals** are associated with adverse reproductive outcomes such as preterm birth, low birth weight, neurodevelopmental delay, and other developmental health impacts when exposure occurs during

	Camden	Marion	York	Demopolis	AL	US
Cancer <sup>1</sup>	491.1	435.5	454.3	446.8	431.4	444.4
Cancer Mortality	191.4	147.8	179.3	156.0	156.2	145.4
Asthma <sup>2</sup>	12.1%	12.2%	11.7%	11.1%	10.1%	9.8%
Heart Disease <sup>2</sup>	7.8%	8.2%	7.1%	6.8%	6.0%	5.3%
Diabetes <sup>2</sup>	23.8%	24.6%	19.7%	19.8%	14.8%	12.0%
Low Birth Weight <sup>3</sup>	15.5%	15.5%	14.1%	12.2%	10.5%	8.4%

<sup>1</sup>State Cancer Profiles. 2017-2021.

<sup>2</sup>Centers for Disease Control and Prevention, Behavioral Risk Factor Surveillance System. 2023

<sup>3</sup>University of Wisconsin Population Health Institute, County Health Rankings. 2017-2023

gestation. **Benzene** exposure has been linked to **cardiac defects and neural tube defects**. **Organic solvents** have been associated with a range of adverse outcomes, including **neural tube, cardiac, and limb defects, oral clefts, gastroschisis, and developmental**

**disorders**. **Trichloroethylene (TCE)** exposure has also been connected to **neural tube defects and oral clefts**. These substances are **polyaromatic contaminants of concern (PCOCs)** identified at all our priority sites. Assessing these and other brownfield sites within the target areas will support the identification and mitigation of environmental risks, thereby reducing potential threats to the health and welfare of **infants and other vulnerable populations**.

As shown in this table, **cancer** incidence in all three target areas **exceeds both state and national rates**. Cancer mortality is also higher in each of these areas compared with state and U.S. averages. In addition, lymphatic and hematopoietic cancers, including leukemias and non-Hodgkin’s lymphoma, have been linked to exposure to benzene, a pollutant of concern present at our priority sites. Lung cancer has likewise been associated with exposure to certain heavy metals and asbestos, which are also pollutants of concern likely present at our priority sites. Finally, all our target areas experience **significantly elevated asthma rates**. Pollutants such as particulate matter, volatile organic compounds, and asbestos identified as likely contaminants of concern at priority sites are known to worsen asthma and other respiratory conditions. All three target areas also experience diabetes and heart disease rates that exceed state and national averages. Documented exposure to petroleum hydrocarbons and polycyclic aromatic hydrocarbons (PAHs) has been associated with cardiovascular dysfunction and an increased risk of diabetes. Assessment and redevelopment of our identified sites will reduce exposure pathways to these contaminants, resulting in measurable public health benefits, improved environmental conditions, and enhanced protection of sensitive populations.

**d. Economically Impoverished/Disproportionately Impacted Populations**

The proposed priority sites are in communities experiencing significant economic hardship and direct impacts from long-term industrial and commercial disinvestment. Per capita incomes in Demopolis, York, Camden, and Marion range from \$14,816 to \$27,956, well below state and national averages, while 22.5% to 31.2% of residents and up to 60.4% of children live below 100% of the Federal Poverty Level. Disability rates are also elevated, and over one-third of residents are elderly, with up to 48% living alone and facing barriers to healthcare and basic services. Unemployment rates exceed the state average, reflecting limited access to stable employment. The presence of **brownfields in these areas compounds these challenges** by restricting safe land use, discouraging investment, and increasing potential exposure to environmental risks. This grant and reuse strategy will help identify and reduce these threats by supporting assessment and redevelopment of contaminated sites to provide affordable housing in Camden, create employment through restoration of Vaiden Field Airport and adjacent industrial land, expand small business and service access at the former York Chevrolet site, and improve public health through redevelopment of the Demopolis bulk terminal into accessible green space.

**Community Engagement e. Project Involvement and f. Project Roles**

As coalition lead **ATRC will retain final decision-making authority** for all assessment, cleanup planning, and reuse determinations, with partners providing advisory input, outreach support, and technical or workforce-related assistance within their areas of expertise and ensuring activities reflect local conditions and community priorities. **Coalition partners York and Demopolis will participate** by providing local knowledge, advisory input, and community engagement support to assist ATRC in implementing brownfields assessment, cleanup planning, and reuse activities. Municipal officials will participate in ATRC’s Brownfields Advisory Committee (BAC) meetings to help identify and prioritize brownfield sites, identify site-specific issues, and provide input on redevelopment and reuse strategies that are consistent with local land use plans, infrastructure capacity, and economic development objectives. The cities will assist with public outreach by hosting and promoting community meetings, encouraging participation from residents, and supporting dissemination of project information. York and Demopolis will also provide local data

including land use assessments, infrastructure evaluations, site reuse analyses, and economic impact studies, and will assist ATRC in incorporating community feedback into site inventories and prioritization processes.

Organization /Entity/Group	Entity’s Mission	Organization /Entity/Group Point of Contact (name & email)	Specific Involvement in the Project or Assistance Provide
Black Belt Citizens	Advocate on <b>health and environmental issues</b> in rural Alabama	Ben Eaton, blackbeltcitizens@gmail.com	Will assist with <b>brownfield site selection, communication</b> with the community, acceptable cleanup methods & future reuse in the community.
Marengo/Demopolis Chamber of Commerce	Support Marengo County <b>business growth, networking, and community initiatives</b>	Heidi Nettles, director@demopolischamber.com	Will assist with <b>community outreach within Demopolis Target Area, site selection &amp; cleanup/reuse planning.</b>
Sumter County Chamber of Commerce	Strengthen <b>business community engagement</b> and growth	Banks Gordy, bgordy@uwa.edu	Will assist with <b>community outreach within York Target Area, site selection &amp; cleanup/reuse planning.</b>
Wilcox County Chamber of Commerce	Promote <b>economic development and business support</b> in Wilcox County	Shelia Dortch, director@wilcoxareachamber.com	Will assist with <b>community outreach within Camden Target Area, site selection &amp; cleanup/reuse planning</b>
AL Department of Economic and Community Affairs	Support <b>community and economic development</b> across Alabama	Kenneth Boswell, kenneth.boswell@adeca.alabama.gov	Will attract potential developers to consider redeveloping available brownfield sites and help <b>choose options for future reuse.</b>
Alabama Industrial Development Training	Provide <b>quality workforce development</b> for Alabama’s new and expanding businesses	Ed Castille, ecastille@aidt.edu	Will <b>advise community on hiring</b> that may take place from businesses that arise from site reuse.
Alabama Brownfields Association	Promote <b>redevelopment of underutilized brownfield sites</b> throughout Alabama	Chey-enne Kilpatrick, admin@albfa.org	Will <b>promote economic revitalization, site reuse, restoration, cleanup, financial &amp; regulatory incentives, &amp; legislative advocacy.</b>
Black Belt Community Foundation	Enhance <b>prosperity, education, and health</b> for Black Belt residents	Christopher Spencer, cspencer@blackbeltfound.org	Will support <b>community outreach and engagement</b> and support <b>post-redevelopment programming.</b>
Sowing Seeds of Hope	Provide spiritual guidance, <b>housing support, healthcare, education, and economic resources</b> in Perry County	Susan Jones, susan@ssohope.org	Will facilitate <b>resident outreach</b> and promote <b>community engagement.</b>

g. Incorporating Community Input

ATRC and its coalition partners York and Demopolis place a high priority on community input, as the success of the Brownfields Program depends on how effectively it reflects and supports local needs. **Community partners** will play a critical role in outreach and engagement by offering in-person **meetings held at locations inside the target areas** (i.e.: City Hall, Library, or one of our community partners’ facilities) and virtual meetings that will be recorded and posted online. ATRC will utilize its BAC comprised of diverse stakeholders, including local government officials, business leaders, environmental experts, community representatives, and property owners. **Municipal officials from coalition partners York and Demopolis will be invited to regularly participate** in ATRC’s BAC meetings and to help identify site-specific concerns, redevelopment goals, and potential reuse strategies aligned with local plans. The BAC will meet at least three times per year, with meetings **open to the public**. ATRC will post project updates on its website and provide opportunities for electronic public comment. All questions and comments will be reviewed and responded to within 2 weeks by ATRC staff, with BAC input as appropriate. Community feedback and ATRC responses will be documented and



made available online, with hard copies accessible at the ATRC office in the Camden target area. Grant deliverables (including reports, cleanup plans, and planning documents) will be available both electronically and at the ATRC office. ATRC staff will keep the community informed of brownfield project progress through regular website updates, social media, meetings, newspaper notices, and grassroots outreach.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS (3a-d.)**

<b>Task/Activity 1: PROJECT MANAGEMENT</b>	
<p>a. Project Implementation</p> <ul style="list-style-type: none"> <li>▪ EPA-funded tasks/activities: Develop and implement the EPA-approved Cooperative Agreement Workplan. Prepare quarterly, semi-annual, annual, and final reports, ACRES updates, financial reports, and coordinating with EPA, BAC, and ADEM. ATRC will procure a Qualified Environmental Professional (QEP) to conduct technical environmental assessment and cleanup planning activities under ATRC oversight, manage, and track and oversee contractor activities. Attend national and regional brownfields conferences.</li> <li>▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable: Not applicable</li> </ul>	
<p>b. Anticipated Project Schedule:</p> <ul style="list-style-type: none"> <li>▪ Cooperative Agreement &amp; workplan – Q1</li> <li>▪ Kickoff meeting – Q1</li> <li>▪ Quarterly reports – end of each quarter</li> <li>▪ Annual reports – end of year, annually</li> <li>▪ DBE Reports – October annually</li> <li>▪ Federal Financial Reports (FFRs) – Dec annually</li> <li>▪ Final Performance Report – Q16</li> <li>▪ ACRES Updates – monthly</li> <li>▪ Attend 3 conferences – Q1, Q5</li> </ul>	
<p>c. Task/Activity Lead: Project Director with support from QEP and BAC.</p>	
<p>d. Outputs: Workplan, 16 quarterly reports, 4 annual reports, 4 DBE reports, 4 FFRs, 1 final report, ACRES updates, conference attendance over 4 years.</p>	
<b>Task/Activity 2: COMMUNITY OUTREACH</b>	
<p>a. Project Implementation</p> <ul style="list-style-type: none"> <li>▪ EPA-funded tasks/activities: Create a Community Involvement Plan (CIP) to educate and involve the community in the Brownfield Program. Use ATRC, Cities', and partner websites and social media for outreach. Update project websites. Collect and respond to community input through initial and semi-annual meetings. Use feedback to develop a site inventory and prioritization process.</li> <li>▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable: Meeting spaces</li> </ul>	
<p>b. Anticipated Project Schedule:</p> <ul style="list-style-type: none"> <li>▪ CIP – Q1</li> <li>▪ Meeting announcements – at least 2 weeks prior</li> <li>▪ Community meetings- semi-annual</li> <li>▪ Community feedback within 2 weeks</li> <li>▪ Website updates- continuous</li> <li>▪ Meetings with community partners as needed</li> <li>▪ Brownfield site inventory maintenance – continuous</li> </ul>	
<p>c. Task/Activity Lead: Project Director.</p>	
<p>d. Outputs: 1 CIP, updated project websites, agendas and minutes from meetings (10 with recorded virtual options), community feedback and responses (8)</p>	
<b>Task/Activity 3: ASSESSMENTS</b>	
<p>a. Project Implementation</p> <ul style="list-style-type: none"> <li>▪ EPA-funded tasks/activities: The QEP will prepare a QAPP to define field, sampling, and laboratory QA/QC procedures. Conduct all Phase I ESAs in compliance with AAI and ASTM E1527-21 standards. Phase II ESAs will consist of collecting and analyzing soil, groundwater and surface water to determine contaminants from historic uses of sites, after preparation and EPA approval of Sampling and Analysis Plans (SAPs). Conduct ACM and lead-based paint (LBP) Surveys as needed. Use ground-penetrating radar (GPR) as applicable to identify subsurface features including tanks and underground lines.</li> </ul>	
<p>b. Anticipated Project Schedule:</p> <ul style="list-style-type: none"> <li>▪ QAPP – Y1 Q1</li> <li>▪ Phase I ESAs on priority sites – Y1 Q1-Q2</li> <li>▪ Phase II ESAs on priority sites – Y2 Q1-Q4</li> <li>▪ 26 Phase I ESAs (non-priority sites) – Y2 Q2-Q4</li> <li>▪ 18 Phase II ESAs (non-priority sites) – Y3 Q1-Q3</li> <li>▪ ACM/LBP Surveys – as needed</li> </ul>	
<p>c. Task/Activity Lead: ATRC, with technical assessment activities conducted by the QEP.</p>	
<p>d. Outputs: QAPP; 30 Phase I ESAs, 22 Phase II ESAs, 10 ACM/LBP Surveys</p>	
<b>Task/Activity 4: PLANNING</b>	
<p>a. Project Implementation:</p>	



<ul style="list-style-type: none"> <li>EPA-funded tasks/activities: Develop 1 Infrastructure Evaluation, 3 site reuse assessments, and 1 brownfield revitalization plan to evaluate regulatory context, infrastructure capacity, reuse options, and economic benefits, and to integrate community input and feasibility findings; prepare 8 Analyses of Brownfield Cleanup Alternatives (ABCAs) to compare remedial options and support cleanup decision-making.</li> </ul>
<p>b. Anticipated Project Schedule:</p> <ul style="list-style-type: none"> <li>Infrastructure Evaluation- Y1 Q4</li> <li>Site Reuse Assessment- 1 per year</li> <li>Brownfield Revitalization Plan- Y2 Q3</li> <li>ABCAs- 2 per year</li> </ul>
<p>c. Task/Activity Lead: ATRC to oversee Resource Roadmap. QEP responsible for other tasks with oversight of ATRC.</p>
<p>d. Outputs: 1 Infrastructure Evaluation, 3 Site Reuse Assessment, 8 ABCAs.</p>

**Cost Estimates**

Cost estimates for implementing the anticipated project tasks are presented in the table below, based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.

Budget Categories		Project Tasks				Total
		Task 1: Project Management	Task 2: Community Outreach	Task 3: Assessments	Task 4: Planning	
Direct	Personnel	\$10,875	\$22,500			\$33,375
	Fringe Benefits					
	Travel	\$7,200				\$7,200
	Supplies		\$3,275			\$3,275
	Contractual	\$38,000	\$16,000	\$1,226,500	\$174,600	\$1,455,100
	Construction					
	Other	\$1,050				\$1,050
<b>Total Direct Costs</b>		<b>\$57,125</b>	<b>\$41,775</b>	<b>\$1,226,500</b>	<b>\$174,600</b>	<b>1,500,000</b>
Indirect Costs						
<b>Total Budget (Total Direct Costs + Indirect Costs)</b>		<b>\$57,125</b>	<b>\$41,775</b>	<b>\$1,226,500</b>	<b>\$174,600</b>	<b>\$1,500,000</b>

**Task 1: Project Management- Total \$57,125.** Personnel: 145 hours @ \$75/hr = \$ 10,875.00 . Travel to Brownfield conferences for one person flights (\$1,000), hotel (3 nights x \$300/night=\$900), expenses (4 days x \$125=\$500) = \$2,400/conference x 3 conferences = \$7,200. Contractual: 190 hours x \$200/hour=\$38,000. "Other" category includes conference registration fees of \$350/conf. x 3 conferences = \$1,050.

**Task 2: Community Outreach- Total \$41,775.** Personnel: 300 hours @ \$75/hr = \$22,500. Contractual: 80 hours x \$200/hr=\$16,000. Supplies: Printing materials – (\$600) + Software and misc. – (\$2,675) = \$3,275.

**Task 3: Assessments- Total \$1,226,500.** Contractual: 1 QAPP = \$6,500; 30 Phase I ESAs @ \$6,000 each = \$180,000; 22 Phase II ESAs @ \$45,000 each = \$990,000. 10 ACM/LBP Surveys @ \$5,000 each=\$50,000.

**Task 4: Planning- Total \$174,600.** Contractual: 8 ABCAs @ \$6,200 each=\$49,600; 1 Brownfield Revitalization Plan @ \$50,000; 3 Site Reuse Visions @ \$10,000 each=\$30,000.; 1 Infrastructure Evaluation @ \$45,000.

**f. Plan to Measure and Evaluate Environmental Progress and Results**

ATRC will track, measure, and evaluate progress toward expected outputs, results, and outcomes using the EPA-approved workplan, quarterly project reviews with the QEP, and tri-annual reviews with the Brownfields Advisory Committee. Grant funds will be managed as a separate cost center to ensure accountability. Progress will be documented through internal tracking tools, quarterly reports, and monthly ACRES updates, with activities and expenditures compared to the project schedule to ensure timely completion. Site-specific outcomes will be tracked in ACRES, and ATRC will work with the EPA Project Officer and stakeholders to address issues and implement corrective actions as needed. Progress will be measured using defined metrics, including the number of sites addressed, assessment phase completed, schedule adherence, and funds expended by task. ATRC will retain responsibility for evaluating progress and performance, with the QEP providing technical input as needed.



4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE a. Organizational Capacity b. Organizational Structure c.

**Description of Key Staff** **ATRC has strong organizational capacity and a proven track record administering federal grants from multiple agencies.** The Planning and Development Department will lead this Brownfields Cooperative Agreement and ensure timely completion of all programmatic and administrative requirements, while the Accounting Department will independently manage all financial operations. The project will be managed by **Frank Dobson, ATRC Executive Director**, who has over 35 years of experience administering federal awards, including USDA, HUD, and DRA grants. He will be supported by **ATRC Planning Director Brandy Wilkerson**, who will serve as backup Project Manager and brings extensive experience in federal grant preparation, eligibility determination, data collection, and budget compliance. Financial oversight will be provided by Sherry Woodard, a senior fiscal agent with over 25 years of experience managing state and federal funds, separate from program implementation. This experienced team demonstrates ATRC’s capacity to successfully manage the programmatic, administrative, and financial requirements of the grant on behalf of the coalition.

ATRC will serve as the coalition lead and grant administrator, retaining final authority over all brownfields assessment, cleanup planning, and reuse decisions while providing overall program management and fiscal oversight. ATRC will convene a Brownfields Advisory Committee (BAC) of local government officials, business leaders, environmental professionals, community representatives, and property owners to provide advisory input on site selection, prioritization, and reuse and to review project progress. **Coalition partners, the towns of York and Demopolis**, will participate through BAC involvement, community outreach support, and provision of local data and input for land use, infrastructure, and reuse analyses. A QEP, engaged under ATRC’s direction, will conduct eligible technical activities, including environmental assessments and cleanup planning. ATRC will monitor progress using the EPA-approved workplan, tri-annual reviews with the QEP and BAC, and required reporting and ACRES updates to ensure accountability and timely completion.

d. Acquiring Additional Resources The **primary additional resource** needed for this project is a Qualified Environmental Professional (QEP). ATRC will competitively procure the QEP as a contractor in accordance with 2 CFR Parts 200 and 1500 through a publicly advertised solicitation to ensure full and open competition. The QEP will support eligible technical activities, including environmental assessments, cleanup planning, and community outreach support under ATRC’s direction and oversight, with ATRC retaining responsibility for EPA reporting. To further benefit our target communities the ATRC will collaborate with local partners to assist in notifying residents of the Request for Proposals (RFP) to encourage the use of qualified local contractors and workforce participation when feasible and allowable.

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

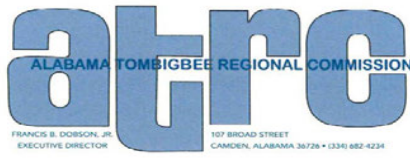
**ATRC has not received EPA Brownfields Grant funding but has managed several federal grants successfully** and has the full capability to manage this EPA Brownfield Assessment Grant and to perform all phases of work under the grant.

(1) Accomplishments ATRC’s experience in managing federal grants and programs is indicated below.

Type, Amount & Award Year	Purpose and Accomplishments
DRA SDRF, \$4 million, 2025	<b>Purpose-</b> Address drainage, roads, and infrastructure damage from the January 2023 tornado. <b>Accomplishments-</b> Resulted in restoration of Old Town Historic District in Selma, AL.
EDA, \$2.4 million, 2023	<b>Purpose-</b> Renovate two buildings at Craig Field to provide classroom and dormitory space for a remote air traffic control academy and related training facilities. <b>Accomplishments-</b> Created approximately 119 new jobs and contributed to growth in aerospace, aviation training.
DRA CIF, \$356,948, 2022	Purposed for infrastructure restoration. Led to rehabilitation of sewer line and manholes in the City of Camden.

(2) Compliance with Grant Requirements

**In each of the grants mentioned above we have maintained compliance with the workplan, schedule, federal grantor terms and conditions, and achieved the expected results.** All progress reports and other deliverables have been submitted on time and in compliance with grantor standards. We successfully implemented the workplans and met the schedule and reporting requirements. Financial and program reporting has been completed and accepted by the grantors. **ATRC has no history of audit findings, questioned costs, or corrective actions associated with its federal grant awards.**



## Alabama-Tombigbee Regional Commission Threshold Criteria for Coalition Assessment FY26

### 1. Eligibility of Lead and Non-Lead Coalition Members

a. Alabama-Tombigbee Regional Commission (ATRC) is a government entity other than cities, counties, tribes or states. We are eligible for this EPA Brownfields Coalition Grant as a Development Agency chartered by the Governor's office through Executive Order 14 issued June 14, 1971, pursuant to Alabama State Legislature Act 1126, General Acts of Alabama, Regular Session 1969. See attachments A and B.

**Coalition Partner #1** is the city of York. The City of York is a General Unit Purpose of Government defined by 2 CFR 200.1., which makes them an eligible coalition member as stated on page 16 of the guidelines.

**Coalition Partner #2** is the city of Demopolis. The City of Demopolis is a General Unit Purpose of Government defined by 2 CFR 200.1., which makes them an eligible coalition member as stated on page 16 of the guidelines.

b. ATRC is not a 501(c)(4) organization but is exempt from Federal taxation. Neither of the non-lead members, City of York and City of Demopolis, are exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

### 2. Target Areas

As directed in the guidelines on page 20, this information is provided as a response to Section 4.B.(5) on the Narrative Information Sheet.

### 3. Non-Lead Member(s) that Never Received an EPA MARC Grant

According to EPA's Brownfields Grant Fact Sheet Search Tool (Grant Fact Sheets), neither the City of York nor the City of Demopolis has ever been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant.

Since neither the City of York nor the City of Demopolis has ever received a MARC Grant, neither non-lead member has an open EPA Brownfields MARC Grant.

### 4. Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members

We attest that the Alabama-Tombigbee Regional Commission (ATRC) has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.

### 5. Coalition Agreement

Letters from the City of York and the City of Demopolis are attached (Attachment A, B) to this application as specified on page 21 of the guidelines.

### 6. Community Involvement

**As coalition lead ATRC will retain final decision-making authority** for all assessment, cleanup planning, and reuse determinations, with partners providing advisory input, outreach support, and technical or workforce-related assistance within their areas of expertise and ensuring activities reflect local conditions and community priorities. **Coalition partners York and Demopolis will participate** by providing local knowledge, advisory input, and community engagement support to assist ATRC in implementing brownfields assessment, cleanup planning, and reuse activities. Municipal officials will participate in ATRC's Brownfields Advisory Committee (BAC) meetings to help identify and prioritize brownfield sites, identify site-specific issues, and provide input on redevelopment and reuse strategies that are consistent with local land use plans, infrastructure capacity, and economic development objectives. The cities will assist with public outreach by hosting and promoting community meetings, encouraging participation from residents, and supporting dissemination of project information. York and Demopolis will also provide local data including land use assessments, infrastructure

evaluations, site reuse analyses, and economic impact studies, and will assist ATRC in incorporating community feedback into site inventories and prioritization processes.

Organization /Entity/Group	Organization /Entity/Group Point of Contact (name & email)	Specific Involvement in the Project or Assistance Provide
Black Belt Citizens	Ben Eaton, blackbeltcitizens@gmail.com	Will assist with brownfield site selection, communication with the community, acceptable cleanup methods & future reuse in the community.
Marengo/Demopolis Chamber of Commerce	Heidi Nettles, director@demopolischamber.com	Will assist with community outreach within Demopolis Target Area, site selection & cleanup/reuse planning.
Sumter County Chamber of Commerce	Banks Gordy, bgordy@uwa.edu	Will assist with community outreach within York Target Area, site selection & cleanup/reuse planning.
Wilcox County Chamber of Commerce	Shelia Dortch, director@wilcoxareachamber.com	Will assist with community outreach within Camden Target Area, site selection & cleanup/reuse planning
AL Department of Economic and Community Affairs	Kenneth Boswell, kenneth.boswell@adeca.alabama.gov	Will attract potential developers to consider redeveloping available brownfield sites and help choose options for future reuse.
Alabama Industrial Development Training	Ed Castille, ecastille@aidt.edu	Will advise community on hiring that may take place from businesses that arise from site reuse.
Alabama Brownfields Association	Will Burke, wburke@geosyntec.com	Will promote economic revitalization, site reuse, restoration, cleanup, financial & regulatory incentives, & legislative advocacy.
Black Belt Community Foundation	Christopher Spencer, cspencer@blackbeltfound.org	Will support community outreach and engagement, and support post-redevelopment programming.
Sowing Seeds of Hope	Susan Jones, susan@ssohope.org	Will facilitate resident outreach and promote inclusive community engagement.

ATRC and its coalition partners York and Demopolis place a high priority on community input, as the success of the Brownfields Program depends on how effectively it reflects and supports local needs. **Community partners** will play a critical role in outreach and engagement by offering in-person **meetings held at locations inside the target areas** (i.e.: City Hall, Library, or one of our community partners' facilities) and virtual meetings that will be recorded and posted online. ATRC will utilize its BAC comprised of diverse stakeholders, including local government officials, business leaders, environmental experts, community representatives, and property owners. **Municipal officials from coalition partners York and Demopolis will be invited to regularly participate** in ATRC's BAC meetings and to help identify site-specific concerns, redevelopment goals, and potential reuse strategies aligned with local plans. The BAC will meet at least three times per year, with meetings **open to the public**. ATRC will post project updates on its website and provide opportunities for electronic public comment. All questions and comments will be reviewed and responded to within 2 weeks by ATRC staff, with BAC input as appropriate. Community feedback and ATRC responses will be documented and made available online, with hard copies accessible at the ATRC office in the Camden target area. Grant deliverables (including reports, cleanup plans, and planning documents) will be available both electronically and at the ATRC office. ATRC staff will keep the

community informed of brownfield project progress through regular website updates, social media, meetings, newspaper notices, and grassroots outreach.

## 7. Expenditure of Existing Grant Funds

The ATRC does not have an active EPA Brownfields Assessment Grant or Multipurpose Grant.

## 8. Contractors and Named Subrecipients

- **Contractors:** Not applicable. The ATRC has not selected a Contractor for this grant.
- **Subrecipients:** Not Applicable.