

## APPLICATION INFORMATION SHEET

### 1. Applicant Identification

Name	Northwest Georgia Regional Commission (NWGRC)
Full Address	1 Jackson Hill Drive, Rome, GA 30162

### 2. Website URL

a. Lead Coalition Member	NWGRC: nwgrc.gov
b. Non-Lead Coalition Member	City of Cedartown: cedartowngeorgia.gov
c. Non-Lead Coalition Member	City of Dalton: daltonga.gov

### 3. Funding Requested

a. Assessment Grant Type	Assessment Coalition
b. Federal Funds Requested	\$1,500,000

### 4. Location

#### NWGRC (Coalition Lead) - Geographic Boundary

a. City	Adairsville, Aragon, Blue Ridge, Braswell, Bremen, Buchanan, Calhoun, Cartersville, Cave Spring, Cedartown, Chatsworth, Chickamauga, Cohutta, Dalton, Dallas, East Ellijay, Ellijay, Euharlee, Emerson, Eton, Fairmount, Fort Oglethorpe, Hiram, Kingston, LaFayette, Lookout Mountain, Lyerly, Jasper, McCaysville, Menlo, Morganton, Nelson, Plainville, Resaca, Ringgold, Rockmart, Rome, Rossville, Summerville, Talking Rock, Tallapoosa, Taylorsville, Trenton, Trion, Tunnel Hill, Varnell, Waco, and White
b. County	Bartow, Catoosa, Chattooga, Dade, Fannin, Floyd, Gilmer, Gordon, Haralson, Murray, Paulding, Pickens, Polk, Walker, and Whitfield
c. State	Georgia

#### City of Cedartown (Non-Lead Coalition Member) (NLCM)

a. City	Cedartown
b. County	Polk
c. State	Georgia

Rome Office: PO Box 1798 | Rome, GA 30162-1798

Dalton Office: 503 West Waugh Street | Dalton, GA 30720-3475

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706.295.6485  
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<b>City of Dalton (NLCM)</b>	
a. City	Dalton
b. County	Whitfield County
c. State	Georgia
<b>5. Coalition Members' Target Areas and Priority Site Information</b>	
<b>Target Areas</b>	
NWGRC – Coalition Lead	The City of Summerville
City of Cedartown (NLCM)	Cedartown Central Area
City of Dalton (NLCM)	Dalton Bypass Corridor
<b>Priority Site Addresses</b>	
NWGRC (Coalition Lead) Priority Site	Cook Scrap Metal – 80 E. Washington Street, Summerville, GA 30747 Montgomery Mill – 10014 Commerce Street, Summerville, GA 30747
City of Cedartown (NLCM) Priority Site	Hale Manufacturer – 411 Cedar Hill Street, Cedartown, GA 30125
City of Dalton (NLCM) Priority Site	Solvay Chemical Plant – 1338 Coronet Drive, Dalton, GA 30720
<b>6. Contacts</b>	
<b>Project Director</b>	
Name	Ethan Calhoun
Phone Number	706-295-6485
Email Address	ecalhoun@nwgrc.gov
Mailing Address	1 Jackson Hill Drive, Rome GA 30162
<b>Chief Executive</b>	
Name	Boyd Austin, Executive Director
Phone Number	404-402-3539
Email Address	baustin@nwgrc.gov
Mailing Address	1 Jackson Hill Drive, Rome GA 30162
<b>7. Population</b>	
NWGRC (Coalition Lead)	4,414
City of Cedartown, GA (NLCM)	10,195
City of Dalton, GA (NLCM)	34,931
<b>8. Other Factors</b>	
<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	2,6

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).	3
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.	4,5,8
The reuse of the priority site(s) will incorporate energy efficiency measures.	4,5,8
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 (2014 or later) or is closing.	
<b>9. Letter from the State or Tribal Environmental Authority</b>	
See Attached	
<b>10. Releasing Copies of Applications</b>	
Not Applicable	



**Jeffrey W. Cown, Director**

**Land Protection Branch**  
2 Martin Luther King, Jr. Drive  
Suite 1058, East Tower  
Atlanta, Georgia 30334  
404-657-8600

January 15, 2026

VIA ELECTRONIC MAIL: [baustin@nwgrc.org](mailto:baustin@nwgrc.org)

Mr. Boyd Austin  
Northwest Georgia Regional Commission  
PO Box 1798  
Rome, Georgia 30162

RE: State Acknowledgement Letter – Brownfield Assessment Coalition Grant Application  
Northwest Georgia Regional Commission

Dear Mr. Austin:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (EPD) that Northwest Georgia Regional Commission will be submitting an application to the U.S. Environmental Protection Agency (EPA) for funding assistance under the Brownfield Assessment Coalition Grant Program to conduct assessment activities. EPD understands that the Northwest Georgia Regional Commission is applying for \$1,500,000 on behalf of its coalition members, the City of Cedartown and the City of Dalton, to be used for planning and conducting assessments of hazardous materials and petroleum.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the Coalition for such assessment. A successful award would greatly assist these communities in their redevelopment efforts. Thank you for your consideration.

Sincerely,

Stephanie Horwitz, P.E., CHMM  
Brownfield Team Lead

File: FFY 26, EPA Grant Applicants, Northwest Georgia Regional Commission

**1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION, a. Coalition Members:** The Northwest Georgia Regional Commission (NWGRC) serves 15 counties and 48 municipalities across the Ridge and Valley and Blue Ridge Provinces of Georgia. NWGRC offers planning and development support to municipalities in our region that may lack the resources to undertake such efforts independently. Our non-lead coalition members are the **City of Cedartown** and the **City of Dalton**. Both **local governments** lack in-house expertise and the capacity to apply for and administer federal environmental grants. These municipalities have small administrative teams and no dedicated environmental or grant management staff, which limits their ability to directly manage complex projects like the EPA Brownfields Grant. NWGRC's support bridges this gap, enabling these communities committed to economic growth to effectively participate in and benefit from brownfield revitalization efforts and address brownfield sites. Both non-lead members also lack access to adequate brownfield assessment resources and alternative funding to address sites, given limited discretionary local budgets and difficulty attracting private investment to cover environmental due diligence. Without coalition participation, Cedartown and Dalton would be unable to complete the environmental assessment activities needed to reduce redevelopment uncertainty at priority sites.

**1.b. Overview of Brownfield Challenges and Description of Target Areas (TAs):** Bordered by Tennessee to the north and Alabama to the west, the NWGRC serves the rural counties of Bartow, Catoosa, Chattooga, Dade, Fannin, Floyd, Gilmer, Gordon, Haralson, Murray, Paulding, Pickens, Polk, Walker, and Whitfield, with a total population of 919,579 across 5,006 square miles,<sup>1</sup> and will serve as the geographic boundary for this grant. Historically, our region flourished as a bustling center of industry, with manufacturing—particularly textiles—and mining serving as the lifeblood of our economy. However, outsourcing and economic shifts have led to the downsizing or closure of many industries, leaving behind old mills and manufacturing facilities with environmental concerns that pose significant brownfield challenges. Over the past two decades, **more than 20,000 jobs have been lost**<sup>2</sup> due to layoffs and business closures. In many communities, the impacts have compounded over time: household finances became less predictable, younger residents left for larger labor markets, and municipal discretionary budgets tightened as revenues declined. Meanwhile, the visible footprint of the former industrial economy remains—vacant plants, deteriorating commercial buildings, and underutilized parcels in prominent corridors and downtown blocks—reinforcing disinvestment and blight. These scattered properties are difficult to repurpose without clarity on environmental conditions, and the resulting uncertainty increases due-diligence costs and financing risk, deterring private redevelopment. Economic distress compounds these barriers: per capita income in the NWGRC region is \$33,181, compared with \$39,525 in Georgia and \$43,289 nationally.<sup>3</sup> Consistent with these trends, while Georgia's population grew by 11% (U.S. 7%) between 2010 and 2020, growth across much of the NWGRC region lagged—nine of 15 counties grew by 4% or less—including the counties that contain the proposed TAs: Chattooga (-4%), Whitfield (+0.26%), and Polk (+3%).<sup>4</sup>

This combination of industrial decline, stalled properties, and limited growth has reinforced long-standing economic distress, reflected in elevated unemployment, limited educational attainment, housing instability, and health disparities. These conditions underscore the need for targeted intervention through the EPA Brownfields Assessment Coalition Grant to reduce environmental uncertainty at priority sites, remove barriers to reinvestment, and support revitalization and recovery—particularly within the identified TAs where these challenges are most acute.

**The City of Cedartown's TA: Cedartown Central Area** spans approximately 0.56 square miles and is bordered by East Street to the north, the railroad to the east, Canal Street to the south, and Furnace Street to the west. This area encompasses downtown Cedartown and adjacent residential neighborhoods that share a history of industrial and commercial activity and associated disinvestment. Cedartown's economy experienced a significant downturn following the closure of major employers, including the Cedartown Cotton and Export Company, Aragon Mills, Goodyear Mill, and the Zartic Poultry Plant. These facilities once served as economic anchors, providing stable employment for surrounding communities. Their closure resulted in substantial job losses that drove disinvestment, contributing to long-term economic instability, population decline, and vacant or underutilized former industrial properties—conditions that compound brownfield challenges by increasing blight and delaying redevelopment due to environmental uncertainty. Today, residents within the Cedartown Central Area face compounded socioeconomic challenges, including high housing and energy costs, low high school graduation rates, and unemployment rates that exceed state and national averages. **Per capita income in Cedartown is \$22,225**—nearly half the national average.<sup>1</sup> Downtown Cedartown continues to struggle with business retention, experiencing a 5% decline in business longevity compared to a 14% growth rate regionally.<sup>5</sup> Historic industrial and commercial activity in and near the downtown core has left a concentration of vacant and underutilized properties with known or suspected environmental contamination, including former industrial parcels in downtown-adjacent residential areas. These brownfield conditions deter

<sup>1</sup> US Census Bureau, *American Community Survey*, 2019-23.

<sup>2</sup> www.tcsg.edu/warn-public-view

<sup>3</sup> US Census, ACS 5-Yr

<sup>4</sup> US Census Bureau, *Decennial Census*, 2020

<sup>5</sup> US Census Bureau, US Census Business Dynamics Statistics, 2023.

reinvestment and perpetuate blight, raising public safety concerns, with TA **property crime rates exceeding state and national levels**. Addressing these sites is particularly critical given the proximity of Big Spring, Cedartown’s sole municipal water source, which relies on groundwater quality for long-term protection. Despite these challenges, Cedartown Central Area presents strong potential revitalization. Strategic assets—including proximity to the Silver Comet Trail, which attracts approximately 1.9 million cyclists annually, a recent Rural Zone designation, and a \$1 million streetscape grant—position the area for reinvestment. This Coalition Brownfields grant will support Phase I/II assessments and cleanup planning needed to reduce redevelopment barriers, address environmental uncertainty, and catalyze reinvestment in the Cedartown Central Area.

**The City of Dalton’s TA: Dalton Bypass Corridor** spans 1.7 square miles, bounded by Dalton Bypass to the north, Veterans Drive to the east, Underwood Street to the south, and Chattanooga Avenue to the west. Once known as the "Carpet Capital of the World," the Dalton Bypass Corridor thrived on a booming textile and flooring industry that fueled the local economy. However, rising production costs and global competition led many companies to outsource or automate, resulting in factory closures, job losses, and economic challenges. Aging abandoned factories now occupy valuable commercial spaces, and while investors show interest, they are often deterred by brownfields that limit suitable property options, hindering efforts to attract new industries and diversify the economy. These challenges have disproportionately affected our sensitive populations, which face low incomes, elevated unemployment rates, and limited educational attainment. This lack of opportunity contributed to an **8% decline in the young adult population** from 2010 to 2020, in contrast to a 7% increase statewide and nationally.<sup>6</sup> Residents in this TA earn nearly half the state and national average, with a **per capita income of only \$22,033**.<sup>7</sup> Targeted intervention is essential to address these disparities and revitalize the Dalton Bypass Corridor.

**NWGRC’s TA: The City of Summerville**, located in Chattooga County, spans a defined area of 4 square miles and has a population of 4,414 residents. Historically supported by textiles and agriculture, the community now faces pronounced economic challenges that have weakened the downtown economy and left multiple vacant or underutilized former industrial and commercial properties. Low household resources and limited local job opportunities contribute to persistent hardship, with **63% of residents classified as low-income and a per capita income of only \$18,094**<sup>6</sup>—well below state and national averages. Over the past decade, the **city’s population has declined by 3%**, sharply contrasting with Georgia’s overall growth rate of 11%,<sup>8</sup> underscoring the economic stagnation impacting the community. Economic pressures are amplified by the fact that **68% of Chattooga County’s workforce commutes out of the area** for better-paying jobs,<sup>9</sup> diverting resources that could otherwise support the local economy. This outmigration, coupled with the lack of local economic opportunities, reinforces a cycle of hardship and disinvestment within the city limits. Even so, Summerville remains a regional destination, anchored by community events and heritage tourism tied to its historic rail assets. The Historic Railroad Turntable—one of only two active steam engine turntables in the nation—draws visitors from across the United States and Canada, but downtown’s limited dining and lodging options constrain the city’s ability to capture tourism-related revenue. Visitors arriving in downtown Summerville are also confronted by a visible cluster of blighted and deteriorated properties along Main Street, including a 16,000-square-foot brownfield site and adjacent historic structures, which detract from the visitor experience and discourage private investment. Planned construction of the U.S. 27 alternate truck bypass further threatens downtown vitality, as two long-standing restaurants are being displaced with few viable relocation options within the downtown core. The City has demonstrated readiness to address these challenges through recent reinvestment, including a \$1 million Appalachian Regional Commission–funded revitalization of the historic Tooga Theater and a recent Rural Zone designation. These actions position Summerville to leverage brownfields assessment and cleanup planning alongside ongoing reinvestment to reactivate Main Street, reduce redevelopment barriers, and advance community-driven revitalization within the defined TA.

**1.c. Description of the Priority Brownfield Sites:** Across our TAs, dozens of brownfield sites pose significant environmental challenges, including multiple large former mills with potential asbestos and lead contamination, a vacant poultry processing facility that may harbor residual materials and chemicals associated with historic operations, a former cement manufacturing plant with likely heavy metal residues, and abandoned gas stations, dry cleaners, and auto repair shops that may contain petroleum, solvents, and other hazardous substances. These vacant commercial and industrial sites, many with uncertain use histories, may contribute to soil and groundwater contamination, posing risks to public health and hindering redevelopment efforts. This Assessment Coalition Grant will address four Priority Sites in our three TAs.

**Cedartown Central Area (Cedartown’s TA): Hale Manufacturer** (411 Cedar Hill Street, 12 acres) is a former industrial

<sup>6</sup> netmigration.wisc.edu

<sup>7</sup> US Census Bureau, *American Community Survey*, 2019-23.

<sup>8</sup> US Census Bureau, Decennial Census, 2020.

<sup>9</sup> Chattooga County Joint Comprehensive Plan 2021-2025

property located within a downtown-adjacent residential neighborhood in the Cedartown Central Area. The site has a long history of industrial use, including operations as a cotton mill, clothing factory, and manufacturing facility for Hale Manufacturer. Since its last use in 2005, the property has significantly deteriorated and now presents substantial environmental, public health, and safety concerns. A Phase I Environmental Site Assessment (ESA) identified elevated levels of contaminants associated with historic industrial operations, including polycyclic aromatic hydrocarbons (PAHs) and benzene, toluene, ethylbenzene, and xylenes (BTEX) compounds, following a confirmed petroleum release in 1995. An updated Phase I ESA is needed, along with a Phase II ESA to further characterize subsurface conditions and potential exposure pathways, and cleanup planning to support redevelopment. In addition, asbestos-containing materials (ACM) is suspected throughout the deteriorated structures and may be friable due to prolonged neglect and structural degradation, posing a serious inhalation risk. The site remains unsecured and contains numerous physical hazards, including scattered 55-gallon drums, areas of illegal household dumping, and damaged or missing fencing, allowing unrestricted public access. These conditions create immediate risk to surrounding residents, particularly sensitive populations, including the ~84 children<sup>10</sup> who live within a 0.25-mile radius of the site, with the nearest residence located 100 feet from the property boundary, increasing the potential for exposure to hazardous substances. Hale Manufacturer has been prioritized for assessment due to the severity of its environmental and safety hazards, its proximity to vulnerable populations, and its contribution to persistent blight within a residential area adjacent to downtown Cedartown. Assessment and cleanup planning of this site would remove a significant source of environmental risk, improve neighborhood safety, and support future residential redevelopment, helping to address critical housing needs while advancing broader revitalization goals within the Cedartown Central Area.

**Dalton Bypass Corridor (Dalton's TA): Solvay Chemical Plant** (1338 Cornet Drive, 8.3 acres) – Situated along the Dalton Bypass, a major entryway into the City of Dalton, this abandoned 361,548-square-foot chemical manufacturing plant consists of seven buildings, built between 1967 and 1989, now overgrown with vines and in severe disrepair. The site's deteriorating structures, including a compromised roof on the largest building, create a highly visible eyesore that undermines the city's revitalization goals and poses safety hazards; the local fire department has responded to four fires here in recent years, caused by homeless individuals seeking warmth. The site contains 15 above-ground storage tanks and a large industrial cylinder mixer and was listed on the Georgia Environmental Protection Division (GA EPD) Hazardous Site Inventory (HSI) (Site No. 10250) dating back to 1994, indicating longstanding environmental concern that warrants updated assessment. A prior Phase I ESA reported recognized environmental conditions and identified potential contaminants of concern (COCs) associated with historic operations, including volatile organic compounds (VOCs), PAHs, heavy metals (lead, cadmium, chromium, mercury), and polychlorinated biphenyls (PCBs). **EPA-funded assessment is needed to update site due diligence as needed and to confirm and delineate contamination through Phase II investigation (as appropriate) to support cleanup planning and reuse decisions.**

**The City of Summerville (NWGRC's TA): Cook Scrap Metal** (80 E. Washington Street, 1-acre) – Located adjacent to Summerville's historic railway station, the 16,000-square-foot Cook Scrap Metal building, dating back to the 1950s, was originally a railroad freight depot before being repurposed as a metal recycling facility. Now abandoned and unsecured, this deteriorating structure spans a full city block and features seven garage-size doors along 140 feet of brick frontage, one of which is fully exposed, allowing debris to accumulate and making it accessible to vagrants and 167 children within a 0.25-mile radius.<sup>8</sup> This eyesore at the entrance to Summerville is a primary point of arrival for tourists on the Historic Steam Engine Train Ride, who are met with rusted, crumbling structures overgrown with vegetation and scattered debris, which detract from the area's appeal. Potential COCs at the site may include PCBs, VOCs, PAHs, petroleum hydrocarbons, heavy metals, friable ACM, and Lead Based Paint (LBP), all of which pose substantial health risks to the surrounding community. The site's deteriorating condition may increase the likelihood of these contaminants infiltrating the soil and groundwater, creating further hazards to public health and environmental safety. Revitalizing this site is essential for Summerville's downtown, as it offers a unique opportunity to remove a prominent blight, mitigate health hazards, and serve as a catalyst for additional brownfield remediation in the area. The city plans to repurpose the building as a restaurant, enhancing the historic railway experience and attracting both residents and tourists, which will stimulate local economic growth and improve quality of life for the community.

**Montgomery Mill** (10014 Commerce Street, 1-acre) – Less than 300 feet from Cook Scrap Metal, the 23,000-square-foot former knitting mill, consisting of several deteriorating structures, has stood abandoned for over 50 years. While the building's brick front facade has sealed windows and overgrown vegetation, the local community has added vibrancy with public art figurines and string lights to create a more inviting and walkable streetscape. The rear of the building, however, illustrates severe blight, with a rusted water tower, collapsing roofs, shattered windows and doors, and a deteriorated chain-link fence, increasing exposure risk for the area's 167 vulnerable children.<sup>8</sup> Potential COCs associated with historic operations may include VOCs, PAHs, heavy metals like lead, chromium, and cadmium,

<sup>10</sup> Census Bureau, *American Community Survey*. 2019-23.

petroleum hydrocarbons, friable ACM and LBP, posing risks to the community through soil contact and vapor inhalation. The deterioration of the structures further increases the likelihood of asbestos fibers becoming airborne and inhaled, raising health concerns. Reuse as a restaurant/boutique hotel would meet community-identified needs for downtown dining and lodging, helping retain visitor and local spending.

**1.d. Identifying Additional Sites:** Throughout the period of performance, NWGRC, in collaboration with coalition members and in consultation with the Qualified Environmental Professional (QEP), will identify additional brownfield sites on a rolling basis and will ensure **at least two sites within each coalition member’s geographic boundary** are assessed. NWGRC and coalition members will lead community engagement and landowner coordination, while the QEP will provide technical screening (e.g., confirming brownfield eligibility and reviewing available records) to support prioritization. Emphasis will be placed on sites within low-income neighborhoods and areas with legacy industrial and commercial uses to ensure redevelopment efforts advance community-driven revitalization. Site selection will prioritize factors such as economic and environmental impacts on sensitive populations, landowner cooperation, project scale, alignment with broader area goals, community input, and the potential for redevelopment using existing infrastructure. NWGRC will also leverage EPA’s Community Reuse Property Prioritization Tool to systematically evaluate and prioritize future site reuse opportunities.

**Revitalization of the TAs, 1.e. Reuse Strategy and Alignment with Revitalization Plans:** The proposed reuse of priority brownfield sites across our TAs is clearly defined and directly aligned with adopted local and county comprehensive plans, advancing community-driven revitalization priorities while supporting EPA’s *Powering the Great American Comeback* Initiative, **Pillar 1: Clean Air, Land, and Water for Every American, through assessment and cleanup planning to address contamination concerns**, protection of water resources, and return of underutilized land to productive use.

In the *Cedartown Central Area*, the redevelopment of the former **Hale Manufacturer** site into affordable single-family housing aligns with Polk County’s Comprehensive Plan (PCCP) goal to promote an adequate supply of safe, affordable housing for the local workforce, **in a neighborhood where over 35% of households are housing—cost burdened**.<sup>11</sup> This reuse strategy addresses a documented community priority to increase housing options for families with children and supports long-term neighborhood and downtown stability.

In the *Dalton Bypass Corridor*, the planned redevelopment of the former **Solvay Chemical Plant** into a **logistics and distribution center** aligns with the Whitfield County Comprehensive Plan (WCCP) goals to **support industrial expansion, job diversification, and efficient use of existing industrial land**. Located approximately 40 feet from Mill Creek, **assessment and cleanup planning** will address contamination concerns while advancing WCCP priorities to **protect water quality, natural resources, and air quality, and to return a blighted industrial site to productive use**.

In the *City of Summerville*, the reuse of the **Cook Scrap Metal** site as a **restaurant** with indoor–outdoor seating overlooking the historic railroad station, and the redevelopment of the **Montgomery Mill** into a **mixed-use restaurant, event space, and boutique-style hotel**, align with the City’s Downtown Master Plan and the Chattooga County Comprehensive Plan (CCCP). These plans emphasize **infill development, improved walkability, downtown reinvestment, and economic diversification**. Addressing environmental conditions at both sites supports CCCP priorities to **protect the City’s water supply watershed and groundwater recharge areas while catalyzing downtown revitalization**. All reuse plans support NWGRC’s Mission Statement: To improve the quality of life for every Northwest Georgia resident, through orderly growth, conservation of the region’s natural and historic resources, and care and development of the region’s human resources (NWGRC Regional Plan 2019–2023).

**1.f. Outcomes and Benefits of Reuse Strategy**

Sites & Reuse		Outcomes
Cedartown Central Area	Hale Manufacturer: Affordable Housing	Create ~60 affordable single-family homes; <sup>12</sup> put 12 acres back into productive use; decrease crime rates by eliminating blight in a residential neighborhood; Alleviate housing costs and substandard housing stressors; improve stormwater performance to reduce runoff and localized flooding during heavy rain events; solar-ready, energy-efficient homes to reduce utility costs and support future renewable energy.
Dalton Bypass Corridor	Solvay Chemical Plant: Logistics and Distribution Center	Develop a 300,000 square foot Distribution Center; create ~130 jobs; <sup>13</sup> return 8 acres to productive use; and support broader regional economic activity (U.S. Chamber: every 100 distribution-center jobs can support ~70 additional jobs within the MSA); <sup>14</sup> Reduce potential contaminant migration risks near Mill Creek through assessment and cleanup planning that informs site stormwater controls (e.g., stabilized drainage, vegetated buffers, and runoff treatment such as bioretention or separators) and position redevelopment for solar-ready and energy-efficient design (e.g., PV-ready roof/canopies, LED lighting, high-efficiency HVAC/controls).

<sup>11</sup> Centers for Disease Control and Prevention (CDC), Behavioral Risk Factor Surveillance System (BRFSS)

<sup>12</sup> webpages.uidaho.edu/larc301/lectures/housing.htm#:~:text=Density

<sup>13</sup> Cullman getting distribution center, creating 130 jobs - al.com

<sup>14</sup> www.uschamber.com/assets/documents/2022\_Fulfillment\_Center\_Report.pdf

The City of Summerville	Cook Scrap Metal: Restaurant overlooking Train Station	<b>Create 20 jobs</b> to boost local employment and capitalize on tourism from the Train Ride and community events, generating increased revenue for the city; Enhance community pride by removing blight and improving streetscapes; Address a community priority by increasing access to dining and entertainment; <b>promote walkability and reinvestment that supports higher property values and attracts additional businesses and residents; manage stormwater and reduce flood risk using bioswales, flood-tolerant landscaping, and permeable surfaces; redevelop 1 acre.</b>
	Montgomery Mill: Restaurant/event space/boutique hotel/parking lot	<b>Create 40 jobs to stimulate local employment and economic growth, retaining residents</b> who can work where they live; <b>Preserve a historic structure</b> to provide a community gathering space that <b>fosters connectivity and social engagement</b> ; <b>Boost tax revenue by attracting visitors</b> to spend within Summerville; develop an off-street parking lot with permeable pavement to improve traffic flow, enhance safety, and reduce on-street parking demand; incorporate <b>stormwater management and energy-efficiency measures</b> —including evaluation of <b>feasible building and drainage upgrades</b> —to reduce surface runoff, mitigate flood risks, and <b>lower operating and cooling costs</b> ; return 1 acre to productive use.

Across all sites, EPA-funded Phase I/II ESAs and cleanup planning will reduce environmental uncertainty and inform **actionable cleanup and reuse strategies** needed to move sites to safe redevelopment. Reuse projects will improve resilience to extreme weather by incorporating **modern stormwater controls and green infrastructure where feasible** (e.g., bioswales, permeable surfaces, and on-site infiltration) to reduce runoff, mitigate localized flooding, and limit pollutant mobilization—supporting water quality protection, including within Summerville’s drinking-water watershed and nearby wetlands that provide natural flood storage. Projects will also incorporate **energy-efficiency measures** (e.g., LED lighting and high-efficiency HVAC) to reduce operating costs and strengthen long-term project viability. Where feasible, redevelopment will facilitate **future renewable energy**, including solar PV, through **solar-ready features** (e.g., roof load capacity, reserved roof area, conduit pathways, and electrical capacity).

**Strategy for Leveraging Resources 1.g. Resources Needed for Site Reuse:** NWGRC is committed to securing and leveraging additional public and private resources to support **brownfield assessment, cleanup planning, and subsequent site reuse** across the TAs. NWGRC supports its member communities by providing technical assistance and grant coordination for complementary federal and state redevelopment programs (e.g., Community Development Block Grant (CDBG), U.S. Economic Development Administration (EDA), Appalachian Regional Commission (ARC), and Georgia Department of Community Affairs (DCA) initiatives) and by coordinating applicable incentives and private investment to advance redevelopment. Following EPA-funded site assessments, which reduce environmental uncertainty and make projects more competitive for redevelopment funding—coalition members and development partners will be positioned to assemble site-appropriate financing packages that combine planning resources, housing and infrastructure programs, redevelopment incentives, and private capital. These leveraged resources will support reuse at priority sites and advance reinvestment in the TAs consistent with adopted planning frameworks. The following resources are available or anticipated to support redevelopment at priority sites:

Funding Source	Purpose
EDA: Partnership Planning Grant (\$210,000)	Funding will support economic planning and regional coordination to guide redevelopment and attract follow-on investment at <b>all priority sites</b> after assessment. NWGRC will apply; strong award prospects
ARC: Wastewater Infrastructure Improvements (\$2,000,000)	Proposed wastewater upgrades in the <b>Cedartown Central Area</b> to support residential reuse and redevelopment capacity (including <b>Hale Manufacturer</b> ). Cedartown will apply in 2026; strong likelihood of funding.
Pending Summerville Water Tank Project (\$1,000,000)	Construction of an elevated finished water storage tank and associated piping to increase storage capacity and system redundancy in Summerville’s downtown service area, <b>supporting utility capacity and reliability</b> for <b>Cook Scrap Metal</b> and <b>Montgomery Mill</b> . Submitted to ARC July 2025; under review.
ARC – City-wide Master Plan (Offers up to 1M)	Under the guidance of NWGRC, the <b>cities of Summerville and Cedartown</b> will each apply to ARC for funding to develop a <b>City-wide Master Plan</b> that guides land use, housing, and economic development priorities affecting priority sites within each municipality. Strong award prospects given ARC’s recent funding of downtown master plans for two other communities in the region.
Rural Housing Workforce Housing Initiative (Offers up to \$2.5M)	The City of Cedartown will apply to support targeted public infrastructure improvements (and, where eligible, site/land-related costs) needed to deliver workforce/affordable housing at <b>Hale Manufacturer</b> , and the development team will also evaluate the program’s construction-finance options to strengthen the project capital stack. (Dalton received 1.5M in 2024- strong likelihood Cedartown will be awarded).
Georgia Department of Community Affairs – Workforce	State construction loan financing to <b>affordable housing</b> at the <b>Hale Manufacturer</b> site; requires environmental compliance and private capital leverage. Award is competitive

Housing Construction Loan Program (Offers up to \$1M)	and subject to underwriting.
Georgia Rural Zone Incentives	Summerville Rural Zone (designated 2025): Job Tax Credit - \$2,000 per new full-time equivalent job per year for up to 5 years. The Investment Credit - 25% of the purchase price of a property within the designated Rural Zone. The Rehabilitation Credit - 30% of the qualified rehabilitation costs. Can connect incentives to <b>Cook Scrap Metal</b> (Restaurant) and <b>Montgomery Mill</b> (Restaurant/event space/boutique hotel).
Urban Redevelopment Area	Active URAs in <b>Dalton</b> and <b>Cedartown</b> provide local incentives (tax abatement/rehab tools) supporting <b>Hale Manufacturer (housing)</b> and <b>Solvay Chemical Plant (logistics)</b> .

**1.h. Use of Existing Infrastructure:** No major new infrastructure extensions are anticipated because the priority sites are located within established municipal service areas with existing road access, sidewalks, water and sewer, stormwater systems, electric service, and broadband/telecommunications. **By funding Phase I/II ESAs and cleanup planning, this grant will reduce environmental uncertainty and enable infill redevelopment that leverages existing infrastructure capacity at the priority sites and within the TAs.** Any infrastructure improvements needed to support reuse—such as Cedartown’s proposed ARC-funded wastewater upgrades (application planned in 2026) and Summerville’s elevated finished-water storage tank and piping (submitted to ARC July 2025; under review)—will be funded through non-EPA leveraged sources and will not be paid for with EPA Brownfields dollars.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT** **2.a. The Community’s Need for Funding:** NWGRC provides essential planning and development assistance to member governments, enabling them to pursue projects that would otherwise be financially out of reach. Our communities’ small populations, low-income levels, and constrained revenue bases create significant barriers to securing funding for environmental assessments and cleanup planning needed to return brownfield properties to productive use. The TAs are located in economically distressed counties as defined by Georgia’s county tier system. **Chattooga County (Summerville) and Polk County (Cedartown) are Tier 1 (most economically distressed)** under Georgia DCA’s Job Tax Credit county tier designations, and **Whitfield County (Dalton) is Tier 2**—reflecting persistent challenges related to unemployment, income, and poverty.<sup>15</sup> Economic challenges in our low-income TAs are compounded by limited capacity in small, rural communities—Cedartown (10,195), Dalton (34,931), and Summerville (4,414)<sup>16</sup>—which constrains local fiscal resources and staffing, making it more difficult to plan, finance, and implement brownfield revitalization without outside assistance. Given these limitations, our communities lack alternative funding sources for essential environmental projects. Without EPA support, these small, low-income communities cannot independently address these brownfields, hindering economic revitalization efforts and leaving sensitive populations vulnerable to ongoing environmental and health risks.

**2.b. Health or Welfare of Sensitive Populations**

Sensitive Population	Cedartown Central Area	Dalton Bypass Corridor	City of Summerville	Georgia	U.S.
Low Income <sup>16</sup>	60%	57%	63%	33%	30%
Unemployment Rate <sup>16</sup>	9%	8%	5%	6%	6%
Elderly <sup>16</sup>	20%	5%	20%	16%	18%
Children 100% FPL <sup>16</sup>	36%	44%	38%	19%	17%
Children in Homelessness <sup>17</sup>	8%	7%	14%	2%	3%
Teen Births p/1,000 females <sup>18</sup>	36	27	46	19	16

As shown in the table above, the TAs contain multiple sensitive populations—including low-income households, children in poverty and homelessness, older adults, and households experiencing elevated unemployment and teen birth rates relative to statewide and national benchmarks. These conditions increase vulnerability to welfare stressors such as housing instability, blight-related safety concerns, and limited access to stable employment and services. EPA Brownfields assessment funding is critical to overcoming redevelopment barriers in these neighborhoods and advancing reuse projects that improve housing stability, safety, and economic opportunity for sensitive populations across the TAs.

**Cedartown Central Area** faces significant challenges, including a **property crime rate of 6,677 per 100,000—170% above the national average<sup>19</sup>**—and poor health outcomes, with life expectancy **below both state and national levels.<sup>20</sup>** Housing conditions further compound vulnerability: **36% of homes classified as substandard**, compared to 30% statewide and 32% nationally.<sup>21</sup> These conditions disproportionately affect sensitive populations, as low educational attainment constrains employment options, increases unemployment, and perpetuates poverty. Redevelopment of

<sup>15</sup> Georgia Department of Community Affairs (DCA). *County Tier Designations*, which classify counties based on unemployment rate, per capita income, and poverty levels.

<sup>16</sup> US Census Bureau, American Community Survey. 2019-23

<sup>17</sup> US Department of Education, EDFacts. Additional data analysis by CARES. 2019-2020.

<sup>18</sup> Centers for Disease Control and Prevention, CDC - National Vital Statistics System. Accessed via County Health Rankings. 2017-2023.

<sup>19</sup> Federal Bureau of Investigation, FBI Uniform Crime Reports. Additional analysis by the National Archive of Criminal Justice Data.

<sup>20</sup> countyhealthrankings.org/health-data/population-health-and-well-being/length-of-life/life-span/life-expectancy

<sup>21</sup> Centers for Disease Control and Prevention, Behavioral Risk Factor Surveillance System. Accessed via the PLACES Data Portal. 2022.

**Hale Manufacturer** into affordable single-family housing will reduce blight, improve neighborhood safety, and provide quality, code-compliant housing for low-income households, particularly families with children.

**Dalton Bypass Corridor** is home to a highly vulnerable population, with 57% of residents lacking a high school diploma—five times the national average<sup>22</sup>—and low-income levels approximately double the national rate. Redeveloping the former **Solvay Chemical Plant** into a **logistics and distribution center** will create approximately 130 entry-level jobs<sup>23</sup> accessible to residents with limited educational attainment, helping **reduce unemployment and poverty** while removing a prominent brownfield at the city’s gateway and supporting reinvestment in the corridor.

**The City of Summerville** faces severe economic challenges, with **low-income levels roughly double the national average and child homelessness rates far exceeding the state average**. Transforming **Cook Scrap Metal** into a **restaurant and Montgomery Mill** into a **restaurant/event venue with boutique lodging** would return long-vacant properties to active use, reducing downtown blight and safety concerns while **increasing tourism activity, creating permanent local jobs, and expanding the tax base**. By strengthening the downtown economy and providing **employment opportunities accessible to residents with limited education**, these projects will help **reduce poverty and improve overall quality of life** for Summerville’s sensitive populations.

Across all priority sites, EPA-funded Phase I/II Environmental Site Assessments (ESAs) and cleanup planning will reduce environmental uncertainty, identify COCs and potential exposure pathways, and produce cleanup and reuse strategies that protect human health and support reinvestment.

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

Sensitive populations in our TAs, already burdened by socioeconomic stressors, also experience adverse health outcomes at rates elevated relative

Health Outcomes per 100,000	Cedartown Central Area	Dalton Bypass Corridor	City of Summerville	Georgia	U.S.
Cancer Incidences All Sites <sup>24</sup>	484	452	472	463	442
Chronic Obstructive Pulmonary Disorder (COPD) <sup>25</sup> Medicare Population	18	17	19	12	12
Hospitalizations for Heart Disease <sup>26</sup>	22	13	13	10	10
Lung Cancer Incidence <sup>27</sup>	86	69	83	58	54

to statewide and/or national benchmarks. As shown in the table above, cancer incidences for all sites and respiratory and cardiovascular outcomes are elevated across the TAs, with heart disease hospitalizations particularly high in the **Cedartown Central Area** (22 vs. 10 in Georgia and the U.S.).<sup>26</sup> Lung cancer incidence in the TAs exceeds state and national rates, and in Summerville, lung cancer mortality reaches 125.1 deaths per 100,000 (vs. 43.9 in Georgia and 44.9 in the U.S.).<sup>28</sup>

These elevated burdens underscore the need to evaluate potential environmental contributors consistent with historic site uses and current site conditions. The priority sites include aging industrial facilities where contaminants of concern may be present (e.g., petroleum compounds, VOCs, PAHs, metals, and PCBs) and where suspect ACM may exist in older building components, potentially at each of our priority sites. Without assessment, contamination conditions and potential exposure pathways remain uncertain, limiting the community’s ability to protect public health and advance redevelopment. Site conditions make exposure pathways plausible across the TAs: at **Hale Manufacturer** (residential setting) and **Cook Scrap Metal** (downtown setting), unsecured structures and unrestricted access can increase potential for direct contact and incidental ingestion of contaminated soil and dust, including resuspended and tracked dust into nearby homes and businesses; at the **Solvay Chemical Plant**, proximity to Mill Creek heightens concern for contaminant transport via stormwater runoff, sediment movement, and potential groundwater/surface-water interaction. Consistent with historic site uses and building age, all four priority sites—including **Montgomery Mill**—may contain suspect ACM, which can create inhalation and dust exposure risks if disturbed.

This EPA grant will fund Phase I/II assessments and, as appropriate, cleanup planning to identify COCs, evaluate potential risks to people and the environment, and produce implementable cleanup and reuse strategies that protect human health and support safe redevelopment. Advancing sites toward reuse—including housing at Hale Manufacturer; a job-generating reuse at the Solvay Chemical Plant; and downtown-supportive reuses at Cook Scrap Metal and Montgomery Mill—will reduce unmanaged exposure risks associated with vacant and deteriorated properties, limit pathways for soil, dust, vapor, and stormwater-related contaminant migration, and replace blighted conditions with safe, controlled uses—helping reduce environmental stressors in communities with elevated cancer,

<sup>22</sup> US Census Bureau, American Community Survey, 2019-23

<sup>23</sup> Cullman getting distribution center, creating 130 jobs - al.com

<sup>24</sup> statecancerprofiles.cancer.gov

<sup>25</sup> Centers for Medicare & Medicaid Services, Centers for Medicare & Medicaid Services - Chronic Conditions, 2018.

<sup>26</sup> Centers for Disease Control and Prevention, CDC - Atlas of Heart Disease and Stroke . 2019-2021.

<sup>27</sup> State Cancer Profiles 2017-2019

<sup>28</sup> CDC National Vital Statistics System; accessed via CDC WONDER, 2019-2023

respiratory, and cardiovascular outcomes.

**2.d. Economically Impoverished/Disproportionately Impacted Populations:** Across NWGRC’s TAs, residents experience persistent economic hardship and face overlapping barriers that increase susceptibility to environmental and redevelopment-related impacts. Poverty is consistently elevated across TAs: the share of residents below **100% of the Federal Poverty Level (FPL)** is **23% in Polk County, 24% in the Dalton TA, and 28% in Summerville**, compared to **13% statewide and 13% nationally**.<sup>29</sup> Household resources are also significantly constrained; Summerville’s **Median Family Income (MFI)** is **\$31,429**, compared to **\$90,337 statewide and \$96,922 nationally**, reflecting severely constrained household resources in the TAs.<sup>29</sup>

**Key barriers to economic mobility and resilience** are concentrated in the TAs. Adults without a high school diploma are **19% in the Cedartown Central Area, 28% in Summerville, and 36% in the Dalton Bypass Corridor**, compared to **11% statewide and nationally**,<sup>29</sup> reducing pathways to stable employment and higher earnings. Access to healthcare is similarly constrained: uninsured adults are elevated in **Summerville (20%) and the Dalton Bypass Corridor (23%)**, exceeding comparison rates (**16% Georgia; 11% U.S.**).<sup>29</sup> Basic-needs instability is evident through elevated food insecurity (**Cedartown Central Area 18% and Summerville 19%**, with **Whitfield County at 21%** (as county context for the Dalton TA), compared to approximately **14% statewide and nationally**.<sup>30</sup> Housing instability further compounds vulnerability in the Cedartown Central Area, where **housing insecurity is 17% vs. 13% nationally**.<sup>31</sup>

Historic industrial and commercial operations left behind brownfield properties—including our priority sites within our TAs – that remain vacant or underutilized in key community corridors where residents live and work. These sites deter reinvestment, depress surrounding property values, weaken the tax base, and perpetuate blight and environmental uncertainty until assessed and addressed. This grant will fund environmental site assessments and cleanup planning across the TAs to identify COCs, evaluate risks to people and the environment, and prepare implementable cleanup and reuse strategies. **By confirming contaminants of concern and exposure pathways, the EPA-funded assessments will directly support cleanup decision-making that reduces potential exposures for residents and other sensitive populations.** Advancing priority sites toward cleanup decision-making and productive reuse—including **Hale Manufacturer** (housing), **Solvay Chemical Plant** (job-generating reuse), and downtown reinvestment at **Cook Scrap Metal** and **Montgomery Mill**—will reduce environmental threats, increase tax base, catalyze reinvestment, and strengthen long-term economic stability in communities burdened by poverty and legacy disinvestment, while enabling solar-ready and energy-efficient redevelopment.

**Community Engagement: 2.e. Project Involvement 2.f. Project Roles:** NWGRC will engage local organizations and entities to support outreach, community-informed site prioritization, and reuse planning across the TAs. NWGRC will establish a Brownfields Advisory Committee (BAC) comprising coalition-member representatives (Cedartown and Dalton), NWGRC’s TA (Summerville), and community-rooted partners in each TA (e.g., downtown/main street organizations, chambers, workforce/education partners, housing and small-business partners, and economic development entities). The BAC will meet at least quarterly to review outreach results and provide documented recommendations on (1) prioritizing additional sites within each coalition member’s geographic boundary, (2) incorporating community concerns and sensitive receptors when reviewing Phase I/II findings, and (3) shaping cleanup planning and reuse concepts for priority sites. NWGRC will keep non-lead members engaged through regular updates, quarterly briefings, and circulation of key draft deliverables for review and comment prior to finalization. Key partners for this project and their roles are summarized in the table below.

Community Partner	Mission	Point of Contact	Specific Involvement / Assistance Provided
Georgia Tech (research depts. in energy & sustainability)	Provide technical assistance for resilient redevelopment.	Leigh Hopkins 404-894-0933 cedr.gatech.edu	Provide resilience and energy-ready redevelopment guidance to the BAC by providing technical input informed by assessment results for priority-site reuse scenarios in the <b>Cedartown Central Area</b> .
Downtown Cedartown Association	Enhance the downtown area’s aesthetics, support local businesses, and foster new opportunities.	Oscar Guzman Director of Economic Development 470-999-3056 oguzman@downtow ncedartown.com	Represent <b>Cedartown Central Area</b> stakeholders on the BAC; assist with outreach and meeting notifications; provide input on site prioritization and reuse concepts; and support engagement with local property owners and investors to advance redevelopment interest in assessed sites.
Polk County Chamber of Commerce	To enhance, support, and advocate for a	Mary Anne Wood Director 770-317-6380	Advise the BAC on workforce needs and local business priorities tied to reuse scenarios; assist with outreach to employers and small businesses; and provide input on

<sup>29</sup> US Census Bureau, *American Community Survey: 2019-23*.

<sup>30</sup> Centers for Disease Control and Prevention, *Behavioral Risk Factor Surveillance System*.

<sup>31</sup> Centers for Disease Control and Prevention, *Behavioral Risk Factor Surveillance System*.

	prosperous community.	director@polkgeorgia.com	redevelopment concepts that strengthen the local tax base and job opportunities in <b>Cedartown Central Area</b> .
<b>Georgia Initiative for Community Housing (GICH)</b>	Helps communities improve quality of life; development of locally-driven housing and revitalization strategies.	Edward Guzman City Manager 770-748-3220 ext. 3039 eguzman@cedartowngeorgia.gov	Provide housing-focused technical assistance and community engagement support; <b>contribute to a community-informed housing reuse strategy</b> for the <b>Hale Manufacturer</b> priority site; and participate in BAC review of cleanup planning considerations and redevelopment readiness for housing reuse.
<b>Small Business Development Center (University of Georgia)</b>	Provide educational services for small business owners and aspiring entrepreneurs.	Troy Vollenweider 678-839-5082 carrollton@georgiasbdc.org	<b>Provide input on small-business and entrepreneurship needs relevant to reuse concepts</b> ; help connect prospective entrepreneurs to redevelopment opportunities; <b>advise on market-feasibility considerations for small-business</b> uses across <b>all TAs</b> .
<b>JA Discovery Center of Greater Dalton</b>	Foster career readiness and entrepreneurship in sensitive populations.	Caroline Frost 706-876-4750 cfrost@georgia.ja.org	<b>Provide input on workforce development opportunities</b> connected to reuse in the <b>Dalton Bypass Corridor</b> ; assist with outreach to youth and families; and help identify pathways to connect residents to training and hiring opportunities associated with redevelopment.
<b>Dalton's Greater Works Community Outreach</b>	Foster personal development and provide jobs and better living conditions for sensitive population.	Robert Hill 706-529-3757 DaltonsGreaterWorks@outlook.com	Serve as a community liaison to residents in the <b>Dalton Bypass Corridor</b> directly affected by project work; <b>assist with outreach to hard-to-reach households</b> ; gather and summarize community feedback on site conditions and reuse priorities; and relay concerns and preferences to the BAC for consideration.
<b>Downtown Dalton Development Authority</b>	Promote City of Dalton as economic hub; connect residents to downtown business.	Candace Eaton 706-278-3332 eaton@downtowndalton.com	Participate on the BAC to <b>advise on site selection and reuse priorities</b> in the <b>Dalton Bypass Corridor</b> ; assist with outreach promotion; support investor/developer engagement; and advise on redevelopment concepts that strengthen corridor and downtown economic activity.
<b>Dalton-Whitfield Joint Development Authority</b>	Promote economic development.	Carl Campbell 706-260-1761 campbell@daltonchamber.org	Provide input on site selection, reuse feasibility, and redevelopment pathways; assist in marketing assessed sites to developers; <b>help identify funding/incentive strategies and implementation partners</b> ; and participate in BAC review of cleanup planning and reuse recommendations in the <b>Dalton Bypass Corridor</b> .
<b>Summerville Main Street</b>	Promote economic growth in downtown Summerville	Susan Locklear 706-859-0900 slocklear@summervillega.org	Engage downtown <b>Summerville</b> stakeholders and property owners; <b>promote outreach meetings</b> ; <b>collect community input on site selection and reuse concepts</b> ; represent Summerville priorities as a <b>BAC member</b> .
<b>Northwest Georgia Joint Development Authority</b>	Promote economic development in Chattooga, Catoosa, Dade, and Walker Counties.	Matt Harris 706.375.5793 matt@northwestgeorgia.us	Assist in identifying additional brownfield sites in <b>Summerville</b> ; <b>support coordination among local governments and partners</b> ;

**2.g. Incorporating Community Input:** NWGRC has a demonstrated track record of community engagement; in 2025, NWGRC facilitated 15+ community meetings through local planning efforts, convening residents, documenting input, and incorporating feedback into adopted community priorities. In collaboration with coalition members, NWGRC will establish a Brownfields Advisory Committee (BAC) composed of diverse, community-rooted organizations and will develop a Community Involvement Plan (CIP) with tailored strategies for each TA. NWGRC will initiate engagement by hosting a Brownfields 101 meeting in each TA and one additional outreach meeting by the end of Year 1; in Years 2–4, NWGRC will conduct two outreach meetings annually (rotating TAs). Meetings will be held in person with a virtual/remote participation option to ensure residents—including sensitive populations and those unable to attend in person—can participate. Outreach meetings will use interactive formats (e.g., visioning exercises/workshops) to gather preferences on site prioritization, cleanup considerations, and reuse concepts; when feasible, meetings will be recorded and posted online. NWGRC will communicate project progress through at least quarterly updates and meeting announcements via the Brownfields project webpage, coalition-member and municipal channels, local newspapers, social media, and non-digital methods (e.g., flyers and community bulletin boards). These channels will also solicit input between meetings through comment forms and community-wide surveys, with options available by phone/mail as needed. NWGRC will incorporate input by maintaining a community input log (date/source/theme/response), summarizing feedback after each meeting, and reporting back on actions taken and decisions made in subsequent updates. The Project Manager will compile input,

elevate key themes to the BAC, and ensure they inform site prioritization, review of assessment findings, cleanup planning recommendations, and reuse strategies. NWGRC will reduce barriers by providing reasonable accommodations and accessible communications, including plain-language materials, alternative formats upon request, interpretation/translation as needed, and hearing-access supports (e.g., captions and auxiliary aids).

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS, 3.a Project Implementation:** The table below summarizes eligible, site-specific tasks that address priority sites first; no subawards or community liaison/participant support costs are proposed. **Non-EPA resources (in-kind):** NWGRC, coalition members, and BAC members will provide in-kind staff time for site identification, access coordination, meeting logistics, and review of assessment/planning findings. These contributions complement, and do not duplicate, EPA-funded tasks or deliverables.

TASK 1: PROJECT MANAGEMENT		
<b>a. Project Implementation:</b> NWGRC will oversee grant management and ensure compliance with the EPA Brownfields Cooperative Agreement (CA). NWGRC will <b>implement the EPA-approved Work Plan</b> , correspond with EPA, GA EPD, approve quarterly and annual reports, approve and check budgets, perform drawdowns, and prepare annual financial and DBE reports. NWGRC will develop a BAC consisting of coalition members and diverse stakeholders and community groups that represent the community being served. NWGRC will track milestones, deliverables, and budget status using SharePoint in addition to required ACRES reporting. The selected Qualified Environmental Professional (QEP) will support these activities as needed. NWGRC will oversee budget, reporting, and schedule, making sure all standards are met. NWGRC will ensure site access and EPA eligibility determinations are obtained prior to incurring site-specific assessment costs and ensure at least two sites within each coalition member's geographic boundary are assessed.		
b. Anticipated Project Schedule	c. Task/Activity Lead	d. Outputs
Q1	NWGRC (QEP support as needed)	1 kickoff meeting
Q1	NWGRC	BAC established
Q1-Q16	NWGRC	16 quarterly reports
Q1-Q16	NWGRC	ACRES updates, including final updates at closeout
Annually (Q4, Q8, Q12, Q16)	NWGRC	4 DBE reports; 4 FFRs
Q16	NWGRC	1 final report
TASK 2: COMMUNITY OUTREACH		
<b>a. Project Implementation:</b> NWGRC, our coalition members, and BAC will develop a CIP, including strategies to continuously engage and involve the target neighborhoods in the grant process so that we can ensure all the most pressing community needs are consistently being met. We will develop a comprehensive inventory of brownfields in each TA, based on the feedback of the community and evaluation criteria. Activities will include BAC and Community Outreach Meetings (virtual and in-person), the dissemination of information via the NWGRC's Brownfields website page and the TAs city's social media pages, through our community partners. Supplies are budgeted for printing outreach materials. Outreach documentation will include meeting materials, sign-in sheets/attendance counts, and summarized comments to support site prioritization and Task 4 planning.		
b. Anticipated Project Schedule:	c. Task/Activity Lead:	d. Outputs:
Q1-Q2	NWGRC (BAC +QEP support)	1 CIP
Q1-Q16	NWGRC (BAC +QEP support)	Brownfield inventory for each TA
Year 1 (by Q4)	NWGRC (BAC +QEP support)	3 Brownfields 101 meetings/1 per TA
Year 1 (by Q4)	NWGRC (BAC +QEP support)	1 Outreach meeting
Year 2-4 (Q5-16); rotating TAs	NWGRC (BAC +QEP support)	6 Outreach meetings
TASK 3: ASSESSMENTS		
<b>a. Project Implementation:</b> With oversight by NWGRC staff, the QEP will conduct Phase I ESAs in accordance with EPA's All Appropriate Inquiries (AAI) Rule (40 CFR Part 312) and ASTM E1527-21. The QEP will develop a Generic/Comprehensive QAPP. The QEP will conduct 26 Phase I ESAs - priority sites will be assessed first. 16 Phase II ESAs, with Sampling and Analysis Plans (SAPs), 3 Phase III (delineation) ESAs, 9 Ground Penetrating Radar (GPR) surveys, 10 ACM/LBP assessments, and 4 Risk Assessments. NWGRC will submit up to 3 GA EPD Brownfield Program applications for priority sites, as appropriate, based on site eligibility/readiness, to support cleanup planning and coordination with GA EPD.		
b. Anticipated Project Schedule	c. Task/Activity Lead	d. Outputs
Q1 (Year 1)	QEP (NWGRC oversight)	1 Generic QAPP
Q1-Q4 (priority sites first)	QEP (NWGRC oversight)	Phase I ESAs for priority sites completed
Q1-Q15 (rolling, as needed to reach total)	QEP (NWGRC oversight)	26 Phase I ESAs & reports
Q3-Q15	QEP (NWGRC oversight)	16 Phase II ESAs & reports; SAPs as needed
Q6-Q15 (as needed; following Phase II)	QEP (NWGRC oversight)	3 Phase III (delineation) ESAs & reports
Q3-Q15 (as needed)	QEP (NWGRC oversight)	9 GPR survey memos
Q3-Q15 (as needed)	QEP (NWGRC oversight)	10 ACM/LBP reports
Q3-Q15 (as needed)	QEP (NWGRC oversight)	Up to 4 risk assessment reports
Q6-Q15 (as needed; following Phase II)	QEP (NWGRC oversight)	Submit ~3 GA EPD Brownfield Program applications
TASK 4: CLEANUP & REUSE PLANNING		
<b>a. Project Implementation:</b> The QEP will conduct site-specific <u>cleanup</u> planning by preparing <b>6 ABCAs</b> and <b>5 Corrective Action Plans (CAPs)</b> for this project, starting with the priority sites. The QEP will also prepare 4 additional site-specific eligible planning		

deliverables informed by community input (Task 2) and assessment findings (Task 3): **Site Disposition Strategies for Solvay Chemical Plant and Montgomery Mill, and Site Reuse Visions for Hale Manufacturer and Cook Scrap Metal.** NWGRC will develop **1 Resource Roadmap** (funding/incentives and implementation pathway guide) applicable across TAs, with QEP support as needed.

b. Anticipated Project Schedule	c. Task/Activity Lead	d. Outputs
Q9–Q16, priority sites first	QEP (NWGRC oversight)	6 ABCAs
Q9–Q16	QEP (NWGRC oversight)	Solvay Chemical Plant: 1 Site Disposition Strategy
Q9–Q16	QEP (NWGRC oversight)	Montgomery Mill: 1 Site Disposition Strategy
Q9–Q16	QEP (NWGRC oversight)	Hale Manufacturer: 1 Site Reuse Vision
Q9–Q16	QEP (NWGRC oversight)	Cook Scrap Metal: 1 Site Reuse Vision (scaled)
Q12–Q16; after sufficient Phase II info	NWGRC (QEP support)	1 Resource Roadmap
Q13–Q16	QEP (NWGRC oversight)	5 CAPs/PPCAPs (Prospective Purchaser)

**3.e. Cost Estimates**

Budget Categories		Project Tasks					
		Project Management Task 1	Outreach Task 2	Assessments Task 3	Cleanup Planning Task 4	Administrative Costs	Total
Direct Costs	Personnel	\$45,000	\$45,000		\$9,000	0	\$99,000
	Fringe Benefits						
	Travel	\$8,000					\$8,000
	Equipment						
	Supplies		\$700				\$700
	Contractual	\$92,500	\$55,500	\$980,300	\$254,000		\$1,382,300
	Construction						
	Other	\$1,000		\$9,000		-0-	\$10,000
<b>Total Direct Costs</b>		<b>\$146,500</b>	<b>\$101,200</b>	<b>\$989,300</b>	<b>\$263,000</b>	<b>-0-</b>	<b>\$1,500,000</b>
Indirect Costs							
<b>Total Budget</b>		<b>\$146,500</b>	<b>\$101,200</b>	<b>\$989,300</b>	<b>\$263,000</b>	<b>-0-</b>	<b>\$1,500,000</b>

Overall, ~83% of EPA funds are allocated to site-specific assessments and site-specific cleanup planning. **Task 1 – Project Management (Total: \$146,500): Personnel:** 600 hours @ \$75/hr = \$45,000. **Travel:** \$8,000 for 2 staff attending 2 EPA Brownfields conferences: airfare \$1,200/ticket; lodging \$750/3-nights; per diem \$400 for 4 days. **Contractual:** 500 hours @ \$185/hr = \$92,500 for programmatic assistance and technical coordination support. **Other:** \$1,000 (4 conference registrations). **Task 2 – Community Outreach (Total: \$101,200): Personnel:** 600 hours @ \$75/hr = \$45,000. **Contractual:** 300 hours @ \$185/hr = \$55,500 for outreach facilitation and stakeholder engagement support. **Supplies:** \$700 for printing and meeting materials. **Task 3 – Assessments (Total: \$989,300): Contractual:** 1 QAPP = \$7,500; 26 Phase I ESAs @ \$5,800 each = \$150,800; 9 GPR surveys @ \$4,000 each = \$36,000; 16 Phase II ESAs (with SAP & HASP) @ \$35,000 each = \$560,000; 10 ACM/LBP surveys @ \$4,000 each = \$40,000; 3 Phase III ESAs @ \$50,000 each = \$150,000; 4 Risk Assessments @ \$9,000 each = \$36,000; **Other:** GA EPD Brownfield participation and regulatory review for 3 sites @ \$3,000 each Application Review Fee/site = \$9,000. **Task 4 – Cleanup Planning (Total: \$263,000): Personnel:** **1 Resource Roadmap** (All TAs) – 120 hours @ \$75/hr = \$9,000. **Contractual:** **2 Site Disposition Strategies** - Solvay Chemical Plant & Montgomery Mill @ \$35,000 each = \$70,000; **1 Site Reuse Vision**- Hale Manufacturer = \$30,000; **1 Site Reuse Vision (scaled)** - Cook Scrap Metal = \$15,000; **6 ABCAs** @ \$9,000 each = \$54,000; **5 CAPs** @ \$17,000 each = \$85,000. **Administrative Costs:** \$0.

**3.f. Plan to Measure and Evaluate Environmental Progress and Results:** NWGRC will measure progress against the EPA-approved workplan using a task-based performance tracking system supported by quarterly coordination with coalition members and the QEP. NWGRC will maintain a centralized SharePoint workspace (tracking lists, dashboards, and document repository) that logs, by task, site pipeline status, deliverable status, milestones, and expenditures. ACRES reporting will be updated at least quarterly and upon completion of major milestones, and entries will be verified against final deliverables and site files. Performance will be evaluated using task-level metrics aligned to Tasks 1–4, including reporting timeliness; outreach meetings and participation; Phase I/II (and related) assessments completed; cleanup planning/reuse deliverables completed; and acres assessed and positioned for reuse. In the event a problem is identified, we will contact EPA and other relevant parties (such as GA EPD and/or the QEP) immediately to raise awareness and to work through solutions.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE** **4.a. Organizational Capacity; 4.b. Organizational Structure; 4.c. Description of Key Staff:** NWGRC has the organizational, administrative, and financial capacity to successfully

manage complex, multi-year federal grant programs. As a designated Area Agency on Aging, NWGRC administers approximately \$10 million annually, and through the Workforce Innovation and Opportunity Act (WIOA), manages more than \$5 million each year. This experience demonstrates NWGRC’s ability to oversee grant-funded activities and ensure compliance with all programmatic, administrative, and financial requirements. NWGRC’s organizational structure supports the timely expenditure of funds and effective project implementation through coordination across its Community and Economic Development, Planning, Workforce Development, and Administrative departments. Established internal procedures and cross-departmental coordination ensure that technical, administrative, and financial requirements are met efficiently. Coalition governance and member involvement: NWGRC will serve as the lead coalition member and fiscal agent, responsible for project oversight, procurement, reporting, and formal communications with EPA. NWGRC is guided by its Council of fifty members from the region, providing policy-level oversight and fiscal accountability for Commission programs. NWGRC will convene regular coordination with the non-lead members—the City of Dalton and the City of Cedartown—to nominate and prioritize sites within each city, confirm readiness (site access and eligibility), and sequence assessments and planning so priority sites are addressed first. Dalton and Cedartown will provide local coordination, including site identification, property owner engagement to support access, and participation in outreach. A BAC with representation from NWGRC, Dalton, and Cedartown (and additional community stakeholders) will provide structured input on site prioritization and reuse concepts; NWGRC will document key decisions and retain final administrative and fiscal authority. **Key Personnel: Ethan Calhoun, Assistant Director of Regional Planning, will serve as Project Manager.** With 11 years of experience at NWGRC, he leads regional planning and technical assistance and brings strong capacity in project coordination, stakeholder engagement, and local government support. **Julianne Meadows (AICP), Director of Planning, will serve as Alternate Project Manager.** With 20 years of experience leading planning and technical assistance, she specializes in local and regional plan development, transportation, environmental protection, historic preservation, and grant administration. **Joey Cumbie (CPA), Director of Finance, will oversee the financial aspects of this grant.** With over 30 years of accounting experience, he will manage financial controls, drawdowns, and required financial reporting.

**d. Acquiring Additional Resources:** In compliance with 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33, NWGRC competitively procured PPM Consultants as the QEP to support timely achievement of project milestones upon award. The Request for Proposals (RFP) was posted on NWGRC’s website on September 17, 2024, for 30 days and directly distributed to 11 prominent Brownfields-focused environmental consulting firms in the Southeast. A five-member evaluation panel reviewed two submissions and selected the QEP based on experience and cost in full adherence to applicable federal procurement requirements. The QEP will function strictly as a contractor, providing technical environmental assessment and planning services under NWGRC’s direction. NWGRC does not propose to subaward any programmatic, administrative, or financial responsibilities associated with this grant. If additional technical or professional services are required during the period of performance, NWGRC will procure those services using the same compliant competitive procedures. NWGRC will oversee contractor performance to ensure adherence to the EPA-approved work plan, schedule, budget, and reporting requirements through regular coordination, deliverable review, and invoice verification.

**PAST PERFORMANCE AND ACCOMPLISHMENTS 4.f. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose and Accomplishments:** While NWGRC has not previously received an EPA Brownfields grant, we administer multiple large federal and state assistance agreements comparable in administrative complexity—requiring workplan management, 2 CFR 200-compliant procurement, stakeholder coordination, performance tracking, and timely reporting. Recent examples include:

**Appalachian Regional Commission (ARC) Local Development District Program (\$297,466; 2025):** Assisted local governments with 34 grant applications totaling \$101,241,948 in requested funding; supported 95+ businesses; and convened the 2025 Northwest Georgia Outdoor Recreation Summit with 100+ attendees.

**EDA Partnership Planning (U.S. Department of Commerce/EDA) (\$210,000; 2023):** NWGRC developed the 2022 Comprehensive Economic Development Strategy (CEDS) and annual reports, attended 6 regional and statewide economic development summits, prepared the 2024 GA Association of Regional Commissions Annual Economic Development Conference, developed two economic development grant applications, and pursued USEPA brownfields redevelopment funding and training including the 2024 GA Brownfields Conference.

**EDA CARES Act Recovery Assistance (U.S. Department of Commerce/EDA) (\$400,000; 2020):** Developed the Northwest Georgia Economic Recovery and Resiliency Plans; assessed need through a regional survey of local businesses; and facilitating 7 stakeholder meetings to guide recovery strategies. **(2) Compliance with Grant Requirements:** NWGRC maintains internal controls and grant-management procedures to ensure compliance with approved workplans, schedules, budgets, procurement standards, and reporting requirements for federal and state awards. For the agreements above, NWGRC tracks deliverables against approved scopes, maintains procurement/contract and invoice documentation, supports accurate reimbursement requests, and submits required performance and financial reporting to awarding agencies in accordance with award terms.

## Threshold Criteria

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

- a. Lead Coalition Member: Northwest Georgia Regional Commission (NWGRC) is a quasi-governmental organization created under state law, according to Title 50. State Government Chapter 8, Department of Community Affairs, Article 2 – Regional Commission, O.C.G.A. TITLE 50 Chapter 8 Article 2 (2009), O.C.G.A. § 50-8-30.

Non-lead Coalition Members:

- The City of Cedartown, Georgia, is recognized as a General-Purpose Unit of Local Government (2 CFR § 200.1)
  - The City of Dalton, Georgia, is recognized as a General-Purpose Unit of Local Government (2 CFR § 200.1)
- b. NWGRC, the City of Cedartown, and the City of Dalton are not exempt from federal taxation under section 501(c)(4) of the Internal Revenue Code (IRC).

### 2. Target Areas

Target Areas for the lead member and both non-lead members are identified on the Application Information Sheet as a response to Section 4.B.(5).

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

- a. The City of Cedartown has never been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup Grant.
- b. The City of Dalton has never been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup Grant.

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

- a. NWGRC attests that as the lead member it has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.
- b. Not Applicable

### 5. Coalition Agreement

- a. Letters confirming the Cities of Cedartown and Dalton's agreement to participate as coalition partners are attached.

### 6. Community Involvement

NWGRC is accustomed to working with our coalition members – the City of Dalton and the City of Cedartown, as well as various community groups who serve their local community. NWGRC, along with our coalition members and our Target Area – the City of Summerville, will establish a Brownfields Advisory Committee (BAC) comprising of coalition members, nonprofits, educational institutions, investors, local businesses, and other key stakeholders. This committee will play a crucial role in site selection, community outreach, and ensure that the community's priorities are reflected in the cleanup and reuse of priority sites, as well as in the assessment of additional brownfields. The following community partners have been identified to ensure the successful implementation of this Assessment Coalition grant:

Community Partner	Mission	Point of Contact	Specific Involvement / Assistance Provided
Georgia Tech (research depts. in energy & sustainability)	Support strategies to protect water quality and reduce contaminant migration via stormwater runoff.	Leigh Hopkins Director 404-894-0933 cedr.gatech.edu	Provide resilience- and energy-ready redevelopment guidance to the BAC by reviewing assessment findings and redevelopment feasibility, including cleanup planning considerations and reuse planning <b>recommendations that protect air and water quality for priority-site reuse scenarios in the Cedartown Central Area.</b>
Downtown Cedartown Association	Enhance the downtown area's aesthetics, support local businesses, and foster new opportunities.	Oscar Guzman Director of Economic Development; 470-999-3056; oguzman@downtowncedartown.com	Represent <b>Cedartown Central Area</b> stakeholders on the BAC; assist with outreach and meeting notifications; provide <b>input on site prioritization and reuse concepts</b> ; and support engagement with local property owners and investors to advance redevelopment interest in assessed sites.
Polk County Chamber of Commerce	To enhance, support, and advocate for a prosperous community.	Mary Anne Wood Director 770-317-6380 director@polkgeorgia.com	<b>Advise the BAC on workforce needs and local business priorities</b> tied to reuse scenarios; assist with outreach to employers and small businesses; and provide input on redevelopment concepts that strengthen the local tax base and job opportunities in <b>Cedartown Central Area.</b>
Georgia Initiative for Community Housing (GICH)	Helps communities improve quality of life; development of locally-driven housing and revitalization strategies.	Edward Guzman City Manager 770-748-3220 ext. 3039 eguzman@cedartowngeorgia.gov	Provide housing-focused technical assistance and community engagement support; <b>contribute to a community-informed housing reuse strategy</b> for the <b>Hale Manufacturer</b> priority site; and participate in BAC review of cleanup planning considerations and redevelopment readiness for housing reuse.
Small Business Development Center (University of Georgia)	Provide educational services for small business owners and aspiring entrepreneurs.	Troy Vollenweider Director 678-839-5082 carrollton@georgiasbd.c.org	<b>Provide input on small-business and entrepreneurship needs relevant to reuse concepts</b> ; help connect prospective entrepreneurs to redevelopment opportunities; <b>advise on market-feasibility considerations for small-business uses across all Target Areas.</b>
JA Discovery Center of Greater Dalton	Foster career readiness and entrepreneurship in underprivileged.	Caroline Frost Director 706-876-4750 cfrost@georgia.ja.org.	<b>Provide input on workforce development opportunities</b> connected to reuse in the <b>Dalton Bypass Corridor</b> ; assist with outreach to youth and families; and help identify pathways to connect residents to training and hiring opportunities associated with redevelopment.
Dalton's Greater Works Community Outreach	Foster personal development and provide jobs and better living conditions for underprivileged.	Robert Hill, Founder 706-529-3757 DaltonsGreaterWorks@outlook.com	Serve as a community liaison to residents in the <b>Dalton Bypass Corridor</b> directly affected by project work; <b>assist with outreach to hard-to-reach households</b> ; gather and summarize community feedback on site conditions and reuse priorities; and relay concerns and preferences to the BAC for consideration.

Downtown Dalton Development Authority	Promote City of Dalton as economic hub; connect residents to downtown businesses.	Candace Eaton Director 706-278-3332 eaton@downtowndalton.com	Participate on the BAC to <b>advise on site selection and reuse priorities</b> in the <b>Dalton Bypass Corridor</b> ; assist with outreach promotion; support investor/developer engagement; and advise on redevelopment concepts that strengthen corridor and downtown economic activity.
Dalton-Whitfield Joint Development Authority	Promote economic development.	Carl Campbell Director 706-260-1761 campbell@daltonchamber.org	Provide input on site selection, reuse feasibility, and redevelopment pathways; assist in marketing assessed sites to developers; <b>help identify funding/incentive strategies and implementation partners</b> ; and participate in BAC review of cleanup planning and reuse recommendations in the <b>Dalton Bypass Corridor</b> .
Summerville Main Street	Promote economic growth in downtown Summerville	Susan Locklear Director 706-859-0900	Engage downtown <b>Summerville</b> stakeholders and property owners; <b>promote outreach meetings; collect community input on site selection and reuse concepts</b> ; represent Summerville priorities as a <b>BAC member</b> .
Northwest Georgia Joint Development Authority	Promote economic development in Chattooga, Catoosa, Dade, and Walker Counties.	Matt Harris 706.375.5793 matt@northwestgeorgia.us	Assist in identifying additional brownfield site; <b>support coordination among local governments and partners</b> ; advise on redevelopment pathways; and participate in BAC deliberations on site prioritization and reuse strategies <b>in Target Areas</b> .

**Incorporating Community Input**

NWGRC has a demonstrated track record of community engagement; in 2025, NWGRC facilitated 15+ community meetings through local planning efforts, convening residents, documenting input, and incorporating feedback into adopted community priorities. In collaboration with coalition members, NWGRC will establish a Brownfields Advisory Committee (BAC) composed of diverse, community-rooted organizations and will develop a Community Involvement Plan (CIP) with tailored strategies for each Target Area. NWGRC will initiate engagement by hosting a Brownfields 101 meeting in each Target Area and one additional meeting by the end of Year 1; after Year 1, NWGRC will conduct two outreach meetings annually. Meetings will be offered in person with a virtual/remote participation option to ensure residents who cannot attend in person—including sensitive population—can meaningfully participate. Outreach meetings will use interactive formats (e.g., visioning exercises and workshops) to gather community preferences on site prioritization, cleanup considerations, and reuse concepts; meetings will be recorded and posted online when feasible.

NWGRC will communicate project progress through quarterly updates and meeting announcements distributed via the Brownfields project webpage, coalition-member and municipal channels, local newspapers, social media, and non-digital methods (e.g., flyers and community bulletin boards). These channels will also solicit ongoing feedback between meetings through comment forms and community-wide surveys, with additional options available via phone/mail as needed. NWGRC will meaningfully incorporate input by maintaining a community input log (date/source/comment/theme/response), summarizing feedback after each meeting, and reporting back on actions taken and decisions made in subsequent updates. The Project Manager will compile and track input, bring themes and recommendations to the BAC, and ensure they are considered and integrated into site prioritization (including selection of additional sites), review of assessment findings, cleanup planning recommendations, and reuse strategies. To reduce barriers to participation, NWGRC will provide reasonable accommodations and accessible communications, including plain-language materials, alternative formats upon request, interpretation/translation as needed, and hearing-access supports (e.g., captions and auxiliary aids), and will offer both digital and non-digital ways to receive information and provide feedback.

7. Expenditure of Existing Grant Funds

Neither NWGRC, City of Cedartown, or City of Dalton have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

8. Contractors and Named Subrecipients

In compliance with 2 CFR Part 200, Part 1500, and 40 CFR Part 33, NWGRC has procured PPM Consultants, as a qualified environmental firm, through a competitive process to ensure efficient achievement of project milestones upon award. The Request for Proposals (RFP) was posted on our website on September 17, 2024 for the duration of 30 days. NWGRC directly shared the RFP with 11 prominent environmental consulting firms in the Southeast specializing in Brownfields. A five-member panel reviewed submissions from two firms and selected a QEP based on experience and cost, ensuring full adherence to applicable federal requirements.

Subrecipients: Not Applicable