

1. Applicant Identification

Southern Georgia Regional Commission (SGRC)
1937 Carlton Adams Drive
Valdosta, GA 31601

R04-26-A-060

2. Website URL:

Lead Member: SGRC: <https://www.sgrc.us/>

Non-Lead: Ocilla-Irwin County Industrial Development Authority (OICDA):
<https://ocillachamber.net/economic-development/>

Non-Lead: Fitzgerald and Ben Hill County Development Authority (FBHCDA):
<https://developfitzgeraldbenhill.com/>

3. Funding Requested

a. Assessment Grant Type: Assessment Coalition

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

4. Location

SGRC (lead member)

a) City of Sycamore, b) Turner County, c) Georgia

OICDA (non-lead member)

a) City of Ocilla, b) Irwin County, c) Georgia

FBHCDA (non-lead member)

a) City of Fitzgerald, b) Ben Hill County, c) Georgia

5. Coalition Members' Target Areas and Priority Site Information

- SGRC (lead member) – Target area 1: Turner County, Georgia
 - Priority site 1: Sycamore School, 351 S Labelle Avenue, Sycamore, Georgia 31790
 - Priority site 2: Labelle Avenue Warehouse and Auto Service Repair, 80 N Labelle Avenue, Sycamore, Georgia 31790
- OICDA (non-lead member) – Target area 2: Irwin County, Georgia
 - Priority site 1: Former Irwin County Elementary School, 303 W 4th Street, Ocilla, Georgia 31774
 - Priority site 2: Former Gas Station, 514 N Irwin Avenue, Ocilla, Georgia 31774
- FBHCDA (non-lead member) – Target area 3: Ben Hill County, Georgia
 - Priority site: Lowell Packing Company, 125 Harper Drive, Fitzgerald, GA 31750

An Equal Opportunity Employer/Program

(229) 333-5277 | 1937 Carlton Adams Drive, Valdosta, GA 31601
(912) 285-6097 | 1725 S. Ga. Parkway, W., Waycross, GA 31503

<http://www.sgrc.us>

6. Contacts

a. Project Director

Tonia Hendricks, Director of Community and Economic Development
912-285-6097
trhendricks@sgrc.us
1725 S. Ga. Parkway, W.
Waycross, GA 31503

b. Chief Executive/Highest Ranking Elected Official

Kimberly Hobbs, Executive Director
229-333-5277
kkhobbs@sgrc.us
1937 Carlton Adams Drive
Valdosta, GA 31601

7. Population

- SGRC (lead member): Sycamore, GA: 1,124
 - OICDA (non-lead member): Ocilla, GA: 3,233
 - FBHCDA (non-lead member): Fitzgerald, GA: 8,962
- US Census 2019-2023 American Community Survey

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8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	6
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	5
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority sites within the target areas.	9, 10, 11
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

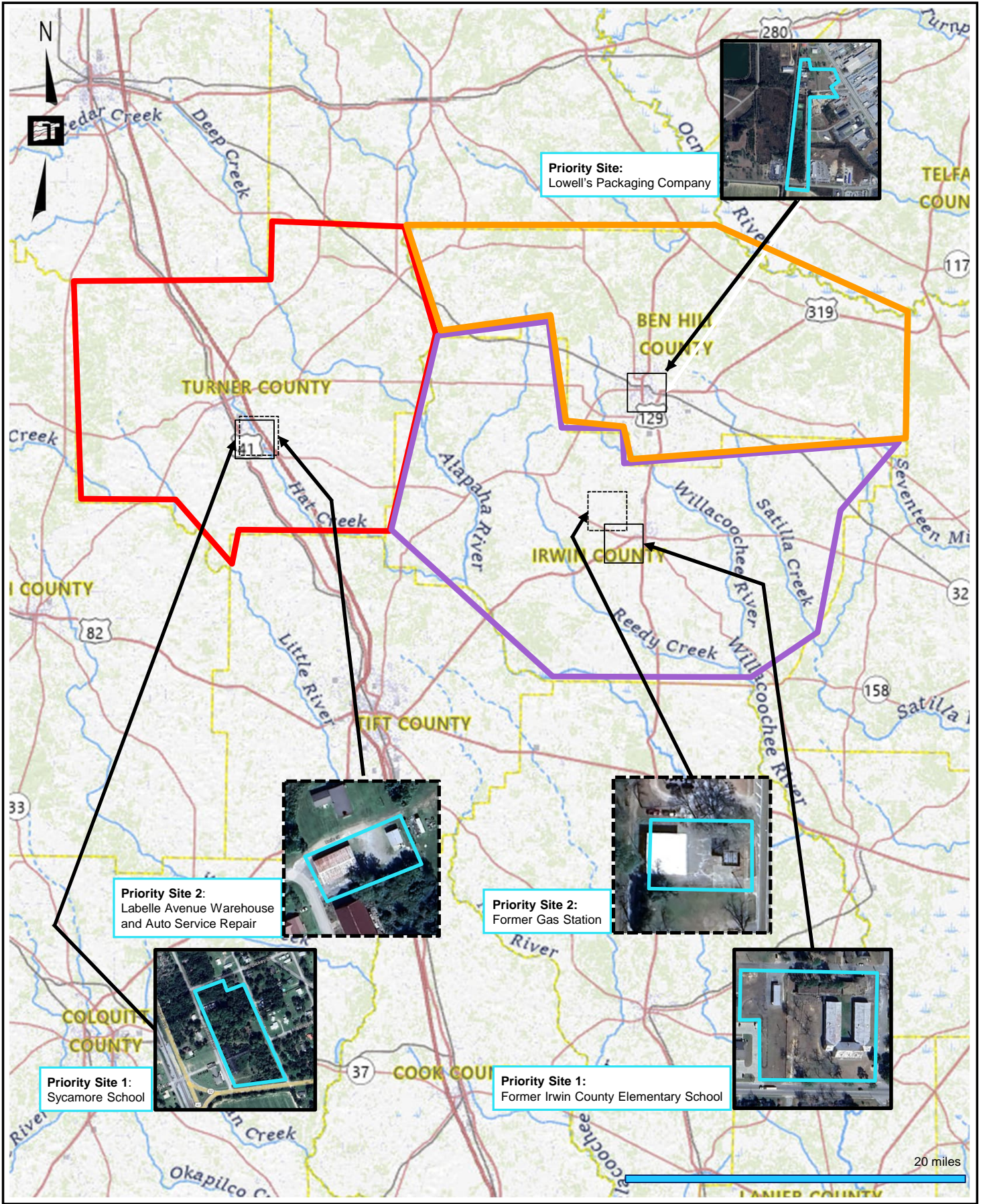
9. Letter from the State or Tribal Environmental Authority
See attached.

10. Releasing Copies of Applications
Not Applicable.

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- Southern GA Regional Commission (SGRC) Target Area
- Ocilla-Irwin County Development Authority Target Areas
- Fitzgerald-Ben Hill County Development Authority Target Area

SOUTHERN GEORGIA
 REGIONAL COMMISSION

Southern Georgia Regional Commission
 FY 2026 EPA Coalition Grant



Jeffrey W. Cown, Director

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

January 20, 2026

VIA ELECTRONIC MAIL: ktrollman@sgrc.us

Ms. Korelle Trollmann
Grant Specialist
Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

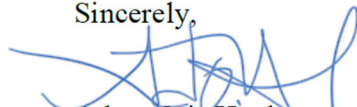
RE: State Acknowledgement Letter – Brownfield Assessment Coalition Grant Application
Southern Georgia Regional Commission

Dear Ms. Trollman:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (EPD) that South 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 South Georgia Regional Commission, is applying for \$1,500,000 on behalf of its coalition members, Ocilla-Irwin County and Fitzgerald- Ben Hill County, to be used for planning and conducting assessments of hazardous substances and petroleum with the target communities located in Turner County, Irwin County, and Fitzgerald, Georgia.

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

Sincerely,



Adam Otis Hanley
Brownfield Team Lead

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



**Southern Georgia Regional Commission, GA
FY26 Brownfields Assessment Coalition Grant
Narrative**

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Coalition Members, Target Areas, and Brownfields. a. Coalition Members: The Southern Georgia Regional Commission (SGRC) will serve as the lead coalition member, while the **Ocilla-Irwin County Industrial Development Authority (OICDA)** and the **Fitzgerald and Ben Hill County Development Authority (FBHCDA)** will participate as the non-lead members. Both non-lead organizations are regional economic development entities that play essential roles in supporting local business growth and redevelopment; however, they each operate with limited staffing, constrained budgets, and insufficient administrative capacity to independently apply for or manage a federal Brownfields Assessment Grant. By partnering with SGRC, the non-lead members can access technical expertise, program management structure, and grant administration capabilities necessary to conduct environmental assessments and planning that will move brownfield sites toward productive reuse.

OICDA operates with annual local tax revenues of less than \$200,000, most of which are required to support essential administrative and operational functions, leaving insufficient capacity to manage federal grants, coordinate multiyear projects, or meet the compliance requirements of an EPA cooperative agreement. Similarly, the FBHCDA faces financial and staffing limitations that require its operating resources to be dedicated to daily operations, industrial recruitment, and land development, preventing it from independently administering a Brownfields Assessment Grant. As a result, participation in a coalition led by the SGRC is the only feasible pathway for these communities to access Brownfields resources and address underused and potentially contaminated properties. By leveraging SGRC's demonstrated experience in federal grant management, administrative systems, and regional program delivery, these non-lead members gain access to environmental assessment capacity and funding opportunities that would otherwise be unreachable, ensuring effective compliance, coordinated implementation, and measurable redevelopment outcomes across the region.

b. Overview of Brownfield Challenges and Description of Target Areas: The **geographic boundary for the grant encompasses the 18-county service area of the SGRC.** This large, heavily rural region has long struggled with brownfield challenges that stem from a deep industrial legacy, including **former maritime operations, timber processing, chemical manufacturing, meat processing, textile production, and auto-related commercial uses.** Decades of industrial decline paired with the closure of many manufacturing, timber, and textile facilities have left behind abandoned factories, shuttered commercial corridors, and deteriorating warehouses scattered across Southern Georgia. These long-neglected sites often contain contamination from **petroleum, solvents, and hazardous substances that pose risks to soil and groundwater.**

Within this broader regional boundary, the **target areas for focused grant activities are the counties represented by the three coalition members: SGRC (Lead) – Turner County; OICDA (Non-lead) – Irwin County; and FBHCDA (Non-lead) – Ben Hill County.** These target areas face challenges driven by long-term disinvestment, population loss, and limited financial capacity at the local-government and development-authority levels. Turner, Irwin, and Ben Hill Counties all experience **high poverty (all people 22%; US 12%), low household incomes (per capita \$24,501; US \$43,289), and elevated unemployment (7%; US 5%).**¹ Many communities within these counties struggle with aging infrastructure, abandoned downtown buildings, and formerly industrial or commercial properties that now sit vacant. These conditions disproportionately affect vulnerable populations and limit opportunities for reinvestment, business growth, and community revitalization. By focusing on these target areas, the coalition will be able to advance redevelopment

¹ US Census 2019–2023 American Community Survey

efforts that support job creation, strengthen local tax bases, and address the environmental and economic impacts associated with decades of commercial and industrial decline.

c. Description of the Priority Brownfield Sites: Across the target areas, windshield surveys conducted in preparation for this grant application identified **over 185** potential brownfield properties representing a wide range of former commercial, educational, and industrial uses. These include former gas stations, auto repair shops, maintenance yards, deteriorating warehouses, abandoned schools, and other aging commercial structures scattered across the region. Many of these buildings have been vacant for decades, are overgrown with vegetation, and contain aging construction materials presumed to include **asbestos-containing materials (ACM) and lead-based paint (LBP)**. These properties contribute to environmental uncertainty, depressed property values, and weakened local tax bases, hindering economic recovery in distressed areas. Due to the sheer number of vacant, blighted, and potentially contaminated properties, the coalition needs EPA funding to address these sites. The coalition has prioritized five brownfield sites that represent significant opportunities for environmental assessment and are most impactful for future redevelopment. *Site access has been secured from the property owners* to conduct the necessary assessments, and upon award of grant funding, work can begin immediately.

Lead Member SGRC Priority Sites: The first priority site is **Sycamore School (1.28 acres)** located at 351 S Labelle Avenue. The 21,714-square-foot (sq. ft.) structure, constructed in 1900, hosts a historic brick building that once served as a school but has been inactive for approximately 60 years. Vegetation has grown around the structure, and the unsecured site is near residential neighborhoods, across the street from a church, and just off the major corridor of GA-32. The area is heavily rural, and the building's age raises concerns about the likely presence of **ACM, LBP, and other hazardous building materials**. The site reuse plan is a future grocery store, as the nearest grocery store to Sycamore is in the neighboring town of Ashburn, GA.

The second priority site for SGRC is **Labelle Avenue Warehouse and Auto Service Repair (Warehouse)** at 80 N Labelle Avenue in Sycamore. This 0.46-acre site contains an unsecured, dilapidated, one-story, 3,840 sq. ft. metal warehouse built in 1948, with a 700 sq. ft. auto service repair added on in 2006, and a weathered and cracked paved parking area. The site, which is in a residential and commercial area, was used for nearly 55 years as a vehicle storage warehouse. Unity Auto Repair operated the facility from November 1993 to March 2002. The original owner of the warehouse and auto service was foreclosed on by the bank in 2002, which later that year sold it to Precision Mover's Services who used it for moving van storage. In 2012, the buildings were sold and remained vacant. Potential contaminants are **LBP, ACM, volatile organic compound (VOCs), semivolatile organic compounds (SVOCs), heavy metals, degreasers, fuel, lubricants, solvents, hydraulic fluid, and transformer oil**. The site reuse is planned as an agriculture supply store.

Non-lead Member OICDA Priority Site: The first priority site is the **Former Irwin County Elementary School** located at 303 W 4th Street in Ocilla. The 5.01-acre site contains approximately 25,352 sq. ft. of masonry school buildings constructed in 1904, with a 9,231 sq. ft. addition to the back building built in 1950. The site was used until 1987. The property is surrounded by residential areas, a primary care facility, the Irwin County Health Department, the Transition Academy and Adult Literacy Center, and a church. Based on the age of the buildings, the site is anticipated to contain **ACM, LBP, and other hazardous building materials**. The site has been vacant for decades, and redevelopment interest has grown in recent years as the community faces a significant need for senior and assisted-living facilities. As a long-recognized local landmark, this priority site is well-positioned for reuse, with plans focused on renovating it into a senior and assisted living facility that will help address the community's urgent demand for additional senior housing.

The second priority site for OICDA is a **Former Gas Station** (0.40 acres) at 514 N Irwin Avenue in Ocilla. This aged, vacant, and unsecured, one-story brick building with a fuel pump awning and island was built in 1967 and served as a convenience store and fuel station. In 2005, Guthrie Motors opened a car dealership lot here that served the area until 2012. The site sat abandoned until May 2013 when Chosen Treasures Thrift Store opened and operated until 2022. The site has been vacant since 2022. The property is surrounded by residential properties, with schools and churches within half mile. The site is along a major thoroughfare for Ocilla. The potential contaminants are **benzene, toluene, ethylbenzene, and total xylenes (BTEX), polynuclear aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), gasoline range organics (GRO), diesel range organics (DRO), LBP, and ACM**. Future reuse plans include retail use.

Non-lead Member FBHCDA Priority Site: The **Lowell Packing Company (LPC)** site is located at 125 Harper Drive. This 14.5-acre industrial property contains a two-story, 48,206 sq. ft. heavy-industrial masonry building and a smaller one-story side building that were both once home to Lowell's Meat Packing Company, which operated from the early 1940s through closure in June 2005, causing unemployment for over 350 people. The site is now overgrown with trees and vegetation, littered with piles of cinderblock, and has boarded windows and a once-paved parking area that is now covered in weeds and various debris. It is secured with a perimeter chain-link fence. The site has been vacant since the closing of LPC in 2005. The scale of the former industrial operations raises significant concerns regarding potential contamination. Anticipated contaminants include **VOCs, SVOCs, heavy metals, and hazardous building materials such as ACM and LBP**. Future reuse plans include reuse with light industrial operations.

Together, these five priority sites reflect the range of brownfield challenges in the coalition's target areas and underscore the need for coordinated assessment and planning. EPA Brownfields funding will enable SGRC and its coalition members to assess environmental conditions, reduce development uncertainties, and open the door to redevelopment that strengthens the economy, improves community health, and supports long-term revitalization across the three counties.

d. **Identifying Additional Sites:** The coalition, in coordination with residents and project partners, will create a tool to rank brownfield sites in the target area, giving priority to sites that most benefit sensitive populations and are ready for development. Referencing each county's property-appraisal website, community input, and census data, the coalition will identify and rank additional sites within the target areas with critical issues such as health disparities, pollution, and poverty. Any grant funds that remain after appropriate allocation to all target-area assessment work will be used to address additional sites found throughout the 18-county geographic boundary that most benefit these vulnerable populations.

Revitalization of the Target Areas. e. **Reuse Strategy and Alignment with Revitalization Plans:** The coalition's reuse strategy focuses on returning long-underused properties to productive use while preserving rural character, protecting natural resources, strengthening business districts, and advancing revitalization in the selected counties. The selected priority sites provide the quickest and most effectual reuse for each coalition partner. The eventual removal of potential environmental issues and uncertainties, a pathway that begins with grant-funded assessment, will generate reinvestment, expand economic opportunities, and improve the future for each community and the overall area. This Assessment Coalition Grant funding will allow for three Brownfield Revitalization Plans, one for each coalition partner, to guide the strategic reuse consistent with each County's Comprehensive Plan.

While SGRC produced the **SGRC Regional Plan 2023** to encompass the redevelopment and economic needs of the entire SGRC service area, each target area also has its own county

comprehensive plan. SGRC's target area focuses on Turner County. SGRC assisted in drafting the **2021 Joint Comprehensive Plan Update for Turner County and the Cities of Ashburn, Rebecca, and Sycamore** (TC Joint Plan). The **2026 Turner County and City Comprehensive Plan** is currently being drafted. The **TC Joint Plan** guides development through **seven goals**: preserving the community's rich historic heritage, creating and maintaining a sustainable economic base, ensuring Turner County cities like Sycamore have affordable housing, maintaining the conservation and protection of natural areas, protecting and enhancing the value of existing developed areas, promoting development and redevelopment within communities, maintaining public services and facilities, and enhancing communications between jurisdictions within Turner County. The redevelopment of the **Sycamore School** into a new small local grocery store will provide local, healthy food options for residents so they will no longer need to travel outside their city to obtain groceries. This reuse will keep more dollars in the local tax base and enhance current residential living. The revitalization of the **Warehouse** site will provide economic growth through new commercial opportunities, such as an agriculture supply store. This reuse will promote redevelopment opportunities and increase the local tax base.

OICDA's **2024–2029 Irwin County–Ocilla Comprehensive Plan** (ICOC Plan) will guide the redevelopment of the **Former Irwin County Elementary School** and the **Former Gas Station** property. The ICOC Plan establishes nine strategic goals addressing key community priorities, including economic development, housing, natural resource preservation, and intergovernmental coordination. The proposed revitalization of the **former elementary school site into a senior and assisted-living facility** directly supports the ICOC Plan's housing objectives by expanding the availability of affordable living options for aging residents across all income levels. Additionally, the redevelopment of the **Former Gas Station site will create new opportunities for commercial development**, helping to address the community's need for basic services while supporting job creation and economic growth within this small rural community.

FBHCDA will align LPC redevelopment plans with its **Ben Hill County and City of Fitzgerald 2026 Joint Comprehensive Plan Update (BHCF Plan)**. The BHCF Plan focuses on similar items as the TC Joint Plan and the ICOC Plan, having nine goals that range from economic development to housing and transportation. **Bringing back industry to the LCP property**, with strategic location and rail support, is a critical component of the plans and will provide new entry-level employment opportunities that will create economic development options for this rural community.

f. Outcomes and Benefits of Reuse Strategy: The revitalization of these five priority sites: **Sycamore School, Warehouse, Former Irwin County Elementary School, Former Gas Station, and LCP** will provide a well-rounded mix of industry, commercial, food and retail, and senior housing that will expand opportunities for these rural communities and their residents for many generations. **Economic benefits** will include increased tax revenue, new entry-level jobs, new affordable living options, and new growth in each community. The redevelopment of the **Sycamore School** will provide healthy new local food options for residents, especially for those unable to travel to nearby towns for groceries. The **Warehouse, Former Gas Station, and LCP** reuses will create new commercial and industrial opportunities for each rural community and generate opportunities for private investment and growth, which in turn will benefit the economic growth of these forgotten communities, empowering future generations. The revitalization of the **Former Irwin County Elementary School** into senior living and assisted living invests in our elders, allowing them to stay in the community they have supported all their lives and providing affordable living options. **Noneconomic benefits** include reducing blight, increasing property values, and creating a healthier

environment. With support from the Brownfields Assessment Coalition Grant, this project will strengthen each of these rural community’s economic future while also improving quality of life.

SGRC and the coalition partners will work with developers to ensure that renovation and redevelopment plans improve **environmental resilience, capacity, and sustainability**. SGRC will also ensure the use of **energy-efficient** measures in its redevelopment. By promoting sustainability and encouraging the use of **renewable energy** like **solar lighting or wind energy**, the revitalization will benefit all residents. Each coalition member and target area has suffered from **extreme weather and natural disasters such as tornadoes, high winds, drought, and oppressive heat**. The three requested Brownfield Revitalization Plans will assist in improving resilience to the impacts of **extreme weather events and natural disasters** that these rural communities may face in the future. **Strategy for Leveraging Resources.** g. Resources Needed for Site Reuse: SGRC, OICDA, and FBHCDA are eligible to pursue private, state, and federal grant options to aid redevelopment efforts within the identified target areas. The coalition will use these additional funding opportunities to stimulate growth and support completion of assessments, remediation, and reuse strategies for the priority sites. Funding opportunities include the following:

Agency	Funding Purpose
US Housing and Urban Development (HUD) Community Development Block Grant (CDBG)	Demolish remediated brownfield sites, contribute to affordable housing initiatives, and improve infrastructure.
US EPA Brownfield Cleanup Grant	Assist with remediation.
Georgia Environmental Protection Division – Brownfield Revolving Loan Fund	Low-interest loans support the cleanup of brownfields that have already been assessed. Loans will pay for limited investigation, remediation, and demolition.
Georgia Environmental Protection Division – Land Protection Branch – Assessment Program	Help fund additional assessments.
OneGeorgia Authority – Workforce Housing Initiative Program	Assist local communities with housing development to address a shortage of housing stock that impacts the workforce economy.

h. Use of Existing Infrastructure: The coalition will rely on the strong network of existing infrastructure already in place at the priority sites, including water and sewer service, power, broadband, and established roadways that support essential daily needs and reduce redevelopment costs. If additional infrastructure upgrades are necessary to support long-term reuse, the coalition will pursue complementary state and federal funding sources to complete those improvements and fully leverage the region’s existing assets.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community’s Need for Funding: Local governments and development authorities struggle to address the many abandoned, deteriorating, and potentially contaminated properties scattered throughout the target areas. These conditions disproportionately affect low-income residents, who face increased exposure to environmental hazards and decreased access to economic opportunities. The communities within the target areas face persistent economic distress and lack the financial capacity to address their numerous brownfield challenges without federal assistance. The 18-county SGRC region is overwhelmingly rural, and the target-area counties, Turner, Irwin, and Ben Hill, are small, low-income communities with limited tax bases and extremely constrained local government budgets. Both the counties and the cities where the priority sites are located **have small populations and low incomes**. See the table of US Census data and US rates for comparison.² Poverty is widespread, with **21% of residents living below the federal poverty level** compared to the national rate of 12%.² These conditions are compounded by an

² US Census 2019–2023 American Community Survey

unemployment rate of 7%, exceeding the US average of 5% and signaling ongoing economic instability.²

Limited local revenues and staffing constraints prevent coalition partners from funding or conducting environmental assessment work on their own, making participation in an SGRC-led coalition essential. Brownfields Assessment Coalition funding is critical to overcoming these barriers, reducing environmental uncertainties, and enabling progress on long-stalled properties. Without EPA support, private investment will remain limited and community revitalization efforts will continue to lag, whereas this grant will equip local leaders to address contamination concerns, prepare sites for redevelopment, and advance long-term regional revitalization.

Target Area & Priority Site City	Population	Med. Family Income	Per Capita Income	Med. Household Income
US	332,387,540	\$96,922	\$43,289	\$78,538
Ben Hill County	17,138	\$47,699	\$23,099	\$39,081
City of Fitzgerald	8,692	\$43,942	\$21,345	\$36,515
Turner County	8,915	\$56,789	\$23,275	\$39,565
City of Sycamore	1,124	\$50,875	\$15,230	\$42,917
Irwin County	9,385	\$71,866	\$27,128	\$53,915
City of Ocilla	3,233	\$46,484	\$21,589	\$40,677

b. Health or Welfare of Sensitive Populations: The target areas are made up of several **sensitive and vulnerable population** groups. See the table for target area (TA) percentages compared to the US levels.² Many **youth, elderly, and female residents** suffer from *welfare issues such as poverty, low educational attainment, high unemployment, and are thereby dependent on food-stamp government assistance*. In addition, there is a high Black population throughout the target areas.

In percentages Per US Census	US	Ben Hill TA	Irwin TA	Turner TA	TA Avg
Female	50.5	53.9	48.5	53.5	52.0
Youth	22.2	24.7	22.5	25.5	24.2
Elderly	20.6	22.4	20.7	24.5	22.5
Nonwhite Minorities	36.6	42.7	32	44.1	39.6
Black	12.4	37.7	25.3	37.6	33.5
Unemployment	5.2	5	3.6	11.6	6.7
Food Stamp/SNAP	11.8	21.9	12.4	32.1	22.1
All families (Poverty)	8.7	20.1	16.8	16.6	17.8
All people Under 18 years (Poverty)	16.3	33.7	31.6	25.7	30.3
All people (Poverty)	12.4	25.7	18.1	21.6	21.8

These welfare issues are compounded by crime as a major concern. **Violent and property crime is ranked significantly higher than the national average (US Violent 23, Property 35; ranked scale of 1–100, with 1 = low crime; see table below).**³ Fear of walking around outside due to the

threat of crime keeps many people indoors, which can lead to sedentary lifestyles that worsen many health conditions. By removing blight and abandoned buildings, which often serve as bases for criminal activity, this grant will improve the safety of the areas and encourage residents to explore their communities once more. The redevelopment of new business opportunities for all education levels, safe affordable housing for seniors, and local food options at the priority sites will mitigate many of these welfare issues.

Target Area	Violent	Property
Turner Co.	27.7	44.6
Irwin Co.	29.8	58.8
Ben Hill Co.	35	82.5

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The coalition’s target areas show signs of elevated chronic disease burdens when compared to national averages. Across the three counties, the **estimated prevalence of current asthma among adults is 11%**, higher than

³ BestPlaces.net/crime/county/georgia/turner; BestPlaces.net/crime/county/georgia/irwin; BestPlaces.net/crime/county/georgia/ben_hill

the national adult asthma prevalence of 9%.⁴ Likewise, the **estimated prevalence of cancer (excluding skin cancer) among adults in the target area is 8.6%**, exceeding the **national adult cancer prevalence of approximately 5%**.⁴ Though target-level data isn't available, state-level data shows birth-outcome vulnerability is elevated as well. Georgia reports nearly **4,000 infants per year (1 in every 6) born with a birth defect** (US 1 in every 33), the leading cause of infant death in the state, and rural counties such as those in the SGRC target area often experience disproportionate impacts.⁵

These elevated disease burdens relate directly to the types of contaminants commonly found at brownfield sites. Asthma and other respiratory problems can be worsened by exposure to airborne particulates, mold intrusion from deteriorated buildings, and VOCs released from past industrial, automotive, or commercial uses. ACM present in aging and industrial buildings release fibers when disturbed or degraded, contributing to chronic respiratory illness. Exposure to LBP has been tied to neurological, developmental, and reproductive harm, and increase risk for adverse birth outcomes. Similarly, long-term exposure to carcinogenic contaminants such as certain VOCs, SVOCs, and heavy metals can increase the risk of cancers. These risks are heightened in communities with aging structures, abandoned industrial sites, and inadequate resources to prevent exposure. Clarifying environmental conditions and supporting safe, health-protective redevelopment will help mitigate exposure pathways and reduce chronic disease risks for the region's most sensitive residents.

d. Economically Impoverished/Disproportionately Impacted Populations: Limited local tax bases and constrained government budgets have left the target-area communities unable to address the many abandoned, deteriorating, and potentially contaminated properties scattered throughout their neighborhoods. These economic realities fall most heavily on residents with the fewest resources: **low-income households, youth, elderly individuals, and Black residents**. As a result, these distressed populations bear the burden of blight, unsafe structures, and the legacy pollution left behind by past **industrial and commercial operations**. The elevated health vulnerabilities in the target areas intensify these challenges. Sensitive populations are more likely to live near or travel through areas containing older buildings with hazardous materials, abandoned schools, and long-vacant industrial properties. These sites often contain contaminants known to worsen respiratory disease, impair child development, and increase long-term cancer risk. Without outside assistance, these communities lack the financial and technical capacity to investigate these exposures or prepare properties for safe reuse, perpetuating cycles of environmental harm and economic stagnation.

EPA Brownfields funding provides a pathway to break this pattern of disproportionate impact. The grant will help identify contamination at high-risk, community-adjacent sites, reduce environmental threats through data-driven assessment, and lay the groundwork for cleanup and reinvestment. Assessing and repositioning abandoned schools, former industrial buildings, and idle commercial properties will allow the coalition to remove environmental barriers that have long discouraged redevelopment. Subsequent reuse planning will support safer land uses, improved access to services, and new economic opportunities. These benefits will flow directly to the low-income and vulnerable residents who have shouldered the heaviest burdens of past land-use decisions. In doing so, this project advances environmental resilience by ensuring that communities receive the resources and redevelopment opportunities needed to promote healthier outcomes.

Community Engagement e. Project Involvement & f. Project Roles: Local community partners, with a strong presence in the target areas, will play key roles in outreach and education, site inventory selection and ranking, and cleanup and reuse planning.

⁴ CDC Places - experience.arcgis.com/experience/22c7182a162d45788dd52a2362f8ed65

⁵ [dph.georgia.gov/TitleV/title-v-data-and-surveillance/birth-defects](https://dph.georgia.gov/titlev/title-v-data-and-surveillance/birth-defects)

Name of organization & mission	Point of contact	Specific involvement in the project or assistance provided
American Legion – Enhance the well-being of America’s veterans, their families, the military, and the communities.	Dana Whiddon Hulseysummerpost98@gmail.com	Assistance/Decision Making: site identification and site-reuse planning
Ashburn-Turner County Chamber of Commerce – Promote local businesses and foster an environment in which they can prosper.	Ashley Miller ashley@turnergrowth.com	Assistance/Decision Making: site identification and prioritization, site-reuse planning, community outreach and education
Ocilla Rotary Club – Provide service to others, promote integrity, and advance world understanding through fellowship.	Charlene Hutchison Oha5@ocillapha.com	Assistance/Decision Making: site identification, site-reuse planning, community outreach and education
Ocilla Baptist Church – Make disciples by inviting people into a relationship with Jesus.	Billy Stevens billy@ocillabaptist.org	Assistance/Decision Making: Community outreach and education
Fitzgerald and Ben Hill Chamber of Commerce – Provide useful information, create new relationships and strengthen existing partnerships to enhance our community’s business environment.	Melissa Dark Melissa.dark@fitzgeraldchamber.org	Assistance/Decision Making: Site identification and prioritization, site-reuse planning, community outreach and education

g. **Incorporating Community Input:** SGRC and the coalition members recognize the importance of community involvement in the assessment and redevelopment of brownfields. The coalition will cultivate productive and thought-provoking interactions between target-area residents, community organizations, and project partners during the 12 planned community outreach events for this grant project. The coalition has and will continue to solicit valuable input from residents and community organizations to help identify potential brownfield sites, as they are the most aware of the area’s most important needs. SGRC will create a Community Involvement Plan (CIP), which will provide an event schedule, an outline of planned community engagement activities, a project background, and a list of key players. The CIP will be made available for review at the SGRC office and on SGRC’s website and will ensure engagement with the underserved community. The Brownfield Steering Committee (BSC), made up of SGRC staff and coalition member representatives, will review and evaluate comments, community input, and suggested sites for the inventory during quarterly meetings, recording all community-member suggestions and information in the minutes and posting them on the SGRC Brownfield Program webpage within two weeks of receipt. SGRC’s CIP will incorporate several forms of media. Brownfield updates will be posted to the coalition’s Brownfield Program webpage and social media accounts. Residents will be provided opportunities for **interaction via website and social media as an alternative to in-person community engagement**. As for those residents who have no transportation or internet access, the coalition will post signage in government and community buildings throughout the target areas. SGRC will disseminate Brownfield Project information through press releases and local newspapers and will update organizations and community members through SGRC monthly meetings. All promotional materials with the names and contact information of SGRC’s BSC will be posted on the coalition’s brownfield webpage, facilitating community-member contact with BSC members.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs:

Task 1: Outreach	
a.	<i>Project Implementation: EPA-funded:</i> Community Involvement Plan (CIP), outreach materials, Brownfield (BF) project webpage, and social media posts will be developed by SGRC’s Project Director with assistance from the qualified environmental professional (QEP). SGRC staff will lead the community/educational meetings discussing project plans and updates. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
b.	<i>Anticipated Project Schedule:</i> CIP created in the 1 st quarter. Community/educational meetings held in the 2 nd quarter during Y1–4 in each coalition members target areas. BF webpage and outreach materials created in 1 st quarter and posted throughout the grant project.
c.	<i>Task/Activity Lead:</i> SGRC: Tonia Hendricks, Director of Community and Economic Development, BF Project Director
d.	<i>Outputs:</i> CIP, BF webpage, 12 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
Task 2: Site Inventory & Assessment	
a.	<i>Project Implementation: EPA-funded:</i> SGRC’s BF Project Manager will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by SGRC staff using the property appraiser’s website. The QEP will work with SGRC staff to create an evaluation ranking tool to determine the order the sites will be addressed. The QEP conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Sampling and Analysis Plan (SAP). Prior to assessment, site-access agreements and property-eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Meeting held in the 2 nd quarter will continue the preliminary inventory process. Evaluation ranking process and assessments begin in the 2 nd quarter and continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the SGRC: Lindsay Ray, Associate Director, BF Project Manager.
d.	<i>Outputs:</i> Evaluation ranking tool, site inventory list, 40 Phase I ESAs, 1 Generic QAPP, 20 Phase II ESAs including SAP, site-access agreements, property-eligibility determinations, Section 106 determinations (if applicable).
Task 3: Remediation Planning	
a.	<i>Project Implementation: EPA-funded:</i> Projects identified for cleanup. The QEP will prepare the Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The QEP will assist SGRC in hosting charrettes/vision sessions. A planner will create the following EPA-approved planning documents: Site Reuse Assessment, Market Study, Site Reuse Vision, BF Revitalization Plans.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in 6 th quarter and will continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the SGRC: Tonia Hendricks, Director of Community and Economic Development, BF Project Director.
d.	<i>Outputs:</i> 10 ABCAs, 6 vision sessions/charrettes, 4 Site Reuse Assessments, 1 Market Study, 3 Site Reuse Visions, 3 BF Revitalization Plans.
Task 4: Programmatic Support	
a.	<i>Project Implementation: EPA-funded:</i> The SGRC’s BF Project Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. The QEP will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows for three staff to attend three BF training conferences/workshops.

b.	<i>Anticipated Project Schedule:</i> Procure QEP in the 1 st quarter. ACRES & quarterly reporting begins in the 1 st quarter and continues throughout the grant. Annual reporting and forms created in the 5 th , 9 th , 13 th quarters and final closeout.
c.	<i>Task/Activity Lead:</i> SGRC: Jennifer New, Finance Director, BF Project Finance Director
d.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, and programmatic support for the four-year grant period. Three staff to attend three conferences.
Task 5: Administrative Indirect Cost: a. – d. See below for the cost breakdown.	

e. Cost Estimates: Below are the anticipated cost estimates for this project based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.

- **Sixty percent (60%) will be spent on site-specific work and 30% for area-wide planning.**
- Personnel pay rates average \$45 per hour and fringe rate 50%.

Task 1 Outreach: Personnel (\$45/hr): CIP \$900 (20 hrs); BF webpage, outreach brochure/handouts, social media posts \$900 (20 hrs); 12 community/educational meetings \$10,800 (20 hrs per meeting to include preparation and execution; \$900 each meeting). Fringe: \$6,300 (50% rate). Contractual: CIP \$1,120 (7 hrs × \$160); BF webpage, outreach brochure/handouts, social media posts \$800 (5 hrs × \$160); 12 community/educational meetings \$12,000 (\$1,000 per mtg.; 6.25 hours per meeting to include preparation and execution × \$160). Supplies: \$897 (\$500 [500 printouts at \$1 each]; \$300 [3 display board printouts at \$100 each]; pens, markers, paper \$97).

Task 2 Site Inventory & Assessment: Personnel (\$45/hr): Report review \$2,745 (1 hr per report; 61 reports); site inventory management \$1,800 (40 hrs). Fringe: \$2,273 (50% rate). Contractual: BF site inventory and evaluation ranking tool creation \$13,125 (75 hrs × \$175); 40 Phase I ESAs \$192,000 (\$4,800 each); 1 Generic QAPP \$7,000; 20 Phase II ESAs including SAP \$640,000 (\$32,000 each).

Task 3 Remediation Planning: Personnel (\$45/hr): 6 vision sessions/charettes \$2,700 (10 hrs each); report review \$1,890 (2 hrs/report; 21 reports). Fringe: \$2,295 (50% rate). Contractual: 10 ABCAs \$60,800 (\$6,080 each); 6 vision sessions \$12,480 (\$2,080/meeting); 4 Site Reuse Assessment \$80,000 (\$20,000 each [Principal Planner: 32 hrs × \$250; Senior Planner: 30 hrs × \$200; PM Planner: 25 hrs × \$175; Support Personnel: 13 hrs × \$125]); 1 Market Study \$20,000 (Principal Planner: 25 hrs × \$250; Senior Planner: 45 hrs × \$200; PM Planner: 20 hrs × \$175; Support Personnel: 10 hrs × \$125); 3 Site Reuse Vision \$105,000 (\$35,000 each [Principal Planner: 48 hrs × \$250; Senior Planner: 60 hrs × \$200; PM Planner: 50 hrs × \$175; Support Personnel: 18 hrs × \$125]); 3 BF Revitalization Plan \$225,000 (\$75,000 each [Principal Planner: 90 hrs × \$250; Senior Planner: 165 hrs × \$200; PM Planner: 90 hrs × \$175; Support Personnel: 30 hrs × \$125]).

Task 4 Programmatic Support: Personnel (\$45/hr): ACRES database reporting, yearly financial reporting, quarterly reporting \$9,000 (200 hrs). Fringe: \$4,500 (50% rate). Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$18,375 (105 hrs × \$175). Travel: 3 staff to attend 3 conferences for a total of \$13,500 (flights at \$600, 2 nights in hotel at \$300/night, incidentals and per diem at \$100 per day × 3 days × 3 staff × 3 events). Other: \$1,800 conference registration (\$200 per event per person).

Task 5 Administrative Indirect Costs: Costs of operating and maintaining facilities \$20,000 (based on average costs); general administration consisting of the salaries of executive officers, personnel administration, and accounting \$30,000 (\$45 × approximately 667 hrs - 3.333% of EPA allowable 5%).

Category	Tasks					Totals
	<i>Outreach</i>	<i>Site Inventory & Assessment</i>	<i>Remediation Planning</i>	<i>Programmatic Support</i>	<i>Administrative Indirect Costs</i>	
Personnel	\$12,600	\$4,545	\$4,590	\$9,000	\$30,000	\$60,735
Fringe	\$6,300	\$2,273	\$2,295	\$4,500		\$15,368
Travel				\$13,500		\$13,500
Other				\$1,800	\$20,000	\$21,800
Supplies	\$897					\$897
Contractual	\$13,920	\$852,125	\$503,280	\$18,375		\$1,387,700
Total Budget	\$33,717	\$858,943	\$510,165	\$47,175	\$50,000	1,500,000

f. Plan to Measure and Evaluate Environmental Progress and Results: To ensure timely project completion, SGRC’s internal Brownfield Team, including the QEP, will meet quarterly to track **outputs identified in 3.d.** and will record progress using Excel to track the scope of work, goals, and objectives. SGRC will submit quarterly and annual reports to the EPA. Project expenditures and activities will be monitored quarterly against the four-year timeline. Site-specific information will be recorded in the ACRES database. Key performance indicators/outputs, such as the number of neighborhood meetings, community groups, and partners meetings; environmental assessments; and cleanup plans, will be tracked. Additionally, outcomes like community participation, acres assessed, acres made ready for reuse, redevelopment dollars leveraged, and jobs created will be monitored. To address potential project delays, SGRC has contingency plans in place, including monthly calls to the EPA Project Officer and the development of a Corrective Action Plan, if necessary, to get the project completed on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: Established in 1963, the Southern Georgia Regional Commission (SGRC) serves 45 municipalities across 18 counties and has extensive experience administering complex federal, state, and local programs, including federal Economic Development Administration (EDA) infrastructure grants, Housing and Urban Development (HUD) community development initiatives, and Community Development Block Grants (CDBG) projects. SGRC is governed by a council of elected officials and private-sector representatives from each member county that provides policy, fiscal, and strategic oversight, ensuring accountability and effective program management. **Tonia Hendricks**, Director of Community and Economic Development, will serve as **Brownfields Project Director** and oversee all technical, administrative, and financial aspects of the grant. With 23 years at SGRC and 18 years managing state and federal grants, she brings demonstrated expertise in implementing high-impact programs that promote economic revitalization and community sustainability. **Lindsay Ray**, Associate Director, will serve as **Brownfields Project Manager** and oversee day-to-day grant operations, drawing on her experience since 2019 managing large-scale infrastructure, housing, and disaster recovery projects funded through competitive grants. SGRC Finance Director, **Jennifer New**, will serve as **Brownfield Finance Director**, overseeing financial reporting, ASAP draw downs, and compliance with federal accounting standards, supported by her 23 years of experience managing multisource grant programs. A qualified environmental professional (QEP) will assist with the technical portions of the project.

A Brownfield Steering Committee (BSC), composed of representatives from each coalition member and its respective project partner, will support the coalition’s efforts. This board will provide guidance on grant implementation and fund allocation, adhering to the Memorandum of Understanding (MOU) established by the coalition partners upon award of funding. These partners

will collaborate to identify sites for assessment, support local communities, fund assessment needs, and engage private, public, nonprofit, and local stakeholders to raise awareness of the coalition and its resources. They will also provide regular reports as required by the EPA. SGRC will manage and distribute the funds, ensuring compliance with the coalition's MOU and best practices. The BSC will ensure balanced stakeholder representation, including underserved populations, and the coalition will work collaboratively to address brownfield sites across the region.

d. Acquiring Additional Resources: SGRC procured a QEP in compliance with the fair and open competition requirements in 2 CFR § 200 and 2 CFR § 1500.17. The QEP was selected for both grant proposal writing and grant implementation services following dual procurement procedures prior to submitting the EPA Grant application. Price reasonableness for the grant implementation work was considered and was a selection factor in the evaluation of the proposals received. SGRC has systems in place to appropriately acquire additional expertise and resources as needed to successfully complete the project. The Request for Proposals (RFP) was advertised July 10–August 20, 2025, and was posted on the Georgia Procurement Registry. The solicitation was posted for greater than 30 days, consistent with SGRC policy. In response to the solicitation, SGRC received seven responses, of which all seven were deemed complete responses by SGRC's purchasing department. All seven complete responses were reviewed by a selection committee with virtual interviews occurring for three of the responders. Each response was scored based on the criteria specified in the RFP. After a decision was made, the QEP was notified of its selection to assist with the Assessment Coalition Grant and the implementation of the grant, if awarded. SCRC will advertise and consider applications from potential candidates for the community liaison role and will select the liaisons in accordance with SGRC's hiring process.

Past Performance and Accomplishments. f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose and Accomplishments: SGRC has a strong record of successfully managing federal financial assistance agreements. In January 2025, the organization was awarded two EDA grants. The first, the Southern Georgia EDA Disaster Coordination Grant (\$500,000, five-year term), supports coordination of staff and resources to address economic challenges and recovery efforts following the September/October 2024 hurricanes and prior disasters. This work involves regional collaboration and disaster planning activities that align closely with the proposed Brownfields project's emphasis on community engagement and strategic planning. This grant is expected to close out in FY2030. The second award, a FY2022 Partnership Planning Investment for \$210,000, funds the development and implementation of Comprehensive Economic Development Strategies (CEDS) for the region. This planning process includes research and stakeholder engagement on topics such as infrastructure, environmental management, and economic development, similar in scope and structure to the proposed brownfields assessment activities. SGRC has used the grant to facilitate regional coordination meetings and initiated CEDS updates, demonstrating its ability to deliver complex, multiyear projects. The grant was successfully closed out in December 2024.

(2) Compliance with Grant Requirements: SGRC is in the process of completing the EDA Disaster Coordination grant, is on schedule with project deliverables, and is in compliance with all terms and conditions. The FY2022 Partnership Planning Investment was successfully closed out in December 2024 with no compliance issues. Reporting obligations have been met in a timely and accurate manner, and SGRC maintains strong internal controls to ensure adherence to work plans and financial requirements. SGRC will apply these same practices to EPA Brownfields Coalition Grant management, including monitoring activities, maintaining documentation, and ensuring timely reporting through systems such as ACRES and ASAP.gov.



**Southern Georgia Regional Commission, GA
FY26 Brownfields Assessment Coalition Grant
Threshold Criteria**

Threshold Criteria**1. Eligibility of Lead and Non-Lead Coalition Members**

a. (Lead Member) Southern Georgia Regional Commission (SGRC), GA, is eligible to apply for the EPA Brownfields Assessment Coalition Grant as a regional form of government established under state government authority. See attached Official Code of Georgia (O.C.G.A.) Title 50, Chapter 8.

(Non-Lead) Ocilla-Irwin County Industrial Development Authority (OICDA) is eligible to apply for the EPA Brownfields Assessment Coalition Grant as a development authority by State Legislature. See attached House Resolution No 27-34, Resolution Act No. 7.

(Non-Lead) Fitzgerald and Ben Hill County Development Authority (FBHCDA) is eligible to apply for the EPA Brownfields Assessment Coalition Grant as a development authority by State Legislature. See attached O.C.G.A No. 9, House Bill No. 72.

b. SGRC (lead member), OICDA (non-lead), and FBHCDA (non-lead) are not exempt from federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Target Areas

All three target areas are unique and do not overlap.

SGRC (lead member) – Target area 1: Turner County, GA

OICDA (non-lead member) – Target area 2: Irwin County, GA

FBHCDA (non-lead member) – Target area 3: Ben Hill County, GA

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

OICDA and FBHCDA (non-lead members) have never received an EPA MARC Grant.

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

a. SGRC (lead member) 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

Letters signed by each coalition member citing the agreement to participate in the EPA Brownfield Assessment Coalition Grant are attached.

6. Community Involvement

SGRC and the coalition members recognize the importance of community involvement in the assessment and redevelopment of brownfields. The coalition will cultivate productive and thought-provoking interactions between target-area residents, community organizations, and project partners during the 12 planned community outreach events for this grant project. The coalition has and will continue to solicit valuable input from residents and community organizations to help identify potential brownfield sites, as they are the most aware of the area's most important needs. SGRC will create a Community Involvement Plan (CIP), which will provide an event schedule, an outline of planned community engagement activities, a project background, and a list of key players. The CIP will be made available for review at the SGRC office and on SGRC's website and will ensure engagement with the underserved

community. The Brownfield Steering Committee (BSC), made up of SGRC staff and coalition member representatives, will review and evaluate comments, community input, and suggested sites for the inventory during quarterly meetings, recording all community-member suggestions and information in the minutes and posting them on the SGRC Brownfield Program webpage within two weeks of receipt. SGRC's CIP will incorporate several forms of media. Brownfield updates will be posted to the coalition's Brownfield Program webpage and social media accounts. Residents will be provided opportunities for **interaction via website and social media as an alternative to in-person community engagement**. As for those residents who have no transportation or internet access, the coalition will post signage in government and community buildings throughout the target areas. SGRC will disseminate Brownfield Project information through press releases and local newspapers and will update organizations and community members through SGRC monthly meetings. All promotional materials with the names and contact information of SGRC's BSC will be posted on the coalition's brownfield webpage, facilitating community-member contact with BSC members.

7. Expenditure of Existing Grant Funds

None of the coalition members have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

8. Contractors and Named Subrecipients

• **Contractors**

SGRC procured a contractor in compliance with the fair and open competition requirements in 2 CFR § 200 and 2 CFR § 1500.17. The environmental contractor was selected for both grant proposal writing and grant implementation services prior to submitting the EPA Grant application following a dual procurement process. SGRC has systems in place to appropriately acquire additional expertise and resources as needed to successfully complete the project.

The Request for Proposals (RFP) was advertised July 10–August 20, 2025, and was posted on the Georgia Procurement Registry. The solicitation was posted for greater than 30 days, consistent with SGRC policy. In response to the solicitation, SGRC received seven responses, of which all seven were deemed complete responses by the SGRC Purchasing Department. All seven complete responses were reviewed by a selection committee, followed by virtual interviews with the three highest scoring firms. **Terracon Consultants, Inc.**, was selected on October 22, 2025. Upon approval, Terracon was notified of its selection to assist the SGRC with the preparation of the US EPA Brownfields Assessment Coalition Grant and implementation of the grant, if awarded. A copy of the solicitation and contract with Terracon is attached.

Through community outreach, the SGRC will notify the community of potential employment opportunities related to the Brownfield Project in accordance with its dedication to local hiring practices.

• **Named Subrecipients**

SGRC affirms it does not have subrecipients associated with this grant application.