

706-821-1321 Office  
1450 Greene Street, Suite 3500  
Augusta, GA USA 30901  
AugustaEDA.org

### 1. Applicant Identification

Augusta Economic Development Authority  
1450 Greene Street, Suite 3500  
Augusta, GA 30901

### 2. Website URL

Augusta EDA (AEDA): <https://augustaeda.org/>  
Columbia County EDA (CCEDA): <https://developcolumbiacounty.com/>  
Development Authority of Burke County (DABC): <http://selectburke.com/>

### 3. Funding Requested:

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

### 4. Location

Cities:

Non-lead Members-

- CCEDA: Appling, Evans, Grovetown, Harlem, Martinez, Fort Eisenhower
- DABC: Blythe, Girard, Keysville, Midville, Sardis, Vidette, Waynesboro

All Geographic Boundaries- Appling, Augusta, Blythe, Evans, Fort Eisenhower, Girard, Grovetown, Harlem, Hephzibah, Keysville, Martinez, Midville, Sardis, Vidette, Waynesboro  
County/Parish:

Non-Lead Members-

- CCEDA: Columbia
- DABC: Burke

All Geographic Boundaries- Augusta-Richmond, Burke, Columbia  
State: Georgia

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

Target Areas:

- AEDA- East Augusta Riverside District
- CCEDA: Evans
- DABC: Waynesboro

Priority Sites:

- In the East Augusta Riverside District Target Area:



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1. 1 5<sup>th</sup> Street, Augusta, GA 30901 (Riverfront Marina Property)
  2. 330 Prep Phillips Drive, Augusta, GA 30901 (Former Burriss Chemical Property)
- In the Evans Target Area:
    1. 4301 Evans to Locks Road, Evans, GA 30809 (Former Quad Graphics Building)
  - In the Waynesboro Target Area:
    1. 106 E 6<sup>th</sup> Street, Waynesboro, GA 30830 (Former Dry Cleaner)

## 6. Contacts

### a. Project Director:

Daniel J. Evans

706-833-6521

[Devans@augustaeda.org](mailto:Devans@augustaeda.org)

1450 Greene Street, Suite 3500

Augusta, GA 30901

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

Cal Wray, President

706-284-5610

[Cwray@augustaeda.org](mailto:Cwray@augustaeda.org)

1450 Greene Street, Suite 3500

Augusta, GA 30901

## 7. Population

- Riverfront Marina in Augusta, GA – 6,975
- Former Burriss Chemical property in Augusta, GA – 6,975
- Former Quad Graphics Building in Evans, GA – 5,289
- Former Dry Cleaner in Waynesboro, GA – 5,770



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**8. Other Factors**

| Sample Format for Providing Information on the Other Factors   | Page # |
|--|--------|
| Community population is 15,000 or less.  | 2      |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.  |        |
| The priority site(s) is impacted by mine-scarred land.   |        |
| The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). |        |
| The priority site(s) is in a federally designated flood plain.   |        |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.   |        |
| The reuse of the priority site(s) will incorporate energy efficiency measures.   |        |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.   |        |
| At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority sites within the target areas.   |        |
| The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.   |        |

**9. Letter from the State or Tribal Environmental Authority**

State Letter attached on the following page.

**10. Releasing Copies of Applications**

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 23, 2026

VIA ELECTRONIC MAIL: [devans@augustaEDA.org](mailto:devans@augustaEDA.org)

Mr. Daniel J. Evans  
Grant Writer and Economic Researcher  
Augusta Economic Development Authority  
Historic Enterprise Mill  
1450 Green Street, Suite 3500  
Augusta, Georgia 30901


RE: State Acknowledgement Letter – Brownfield Assessment Coalition Grant Application  
Augusta Economic Development Authority

Dear Mr. Evans:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (EPD) that the Augusta Economic Development Authority 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 Augusta Economic Development Authority is applying for \$1,500,000 on behalf of its coalition members, the Economic Development Authority of Columbia County and the Development Authority of Burke County, to be used for planning and conducting assessments of hazardous substances and petroleum across the coalition jurisdictions.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the Augusta Economic Development Authority 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 2026, EPA Grant Applicants, Augusta Economic Development Authority

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

**Coalition Members, Target Areas, and Brownfields;** 1.a. Coalition Members: The Augusta Economic Development Authority (EDA) has formed a coalition to apply for EPA Brownfields Assessment funding for the greater Augusta, Georgia area that is comprised of Richmond, Columbia and Burke counties. Augusta EDA will serve as the **lead applicant** for this coalition and will partner with the Columbia County EDA and the Burke County EDA, which are both local government, non-lead partners and **both public agencies established by the Official Code of Georgia Annotated (O.C.G.A.)** The Coalition covers the three-county area, which includes approximately 12 smaller cities. Augusta EDA has formed this coalition to address urgent brownfield challenges that these municipalities cannot manage alone due to lack of resources and funding.

The Columbia County EDA and Burke County EDA **lack the financial, staffing, and technical capacity** to independently apply for, administer, and comply with EPA Brownfields Assessment grants. Neither organization has dedicated environmental staff, brownfields program experience, or the administrative capacity required to procure and manage Phase I and Phase II Environmental Site Assessments, conduct brownfields-specific community engagement, or meet EPA reporting and compliance requirements. As a result, brownfield sites within their jurisdictions remain unassessed and underutilized. There are multiple compounding factors that have contributed to this lack of capacity across the coalition area. Chief among them are significant constraints on local financial resources. Shrinking tax bases and population decline continue to strain municipal resources throughout the three-county area. Much of downtown Augusta has experienced a population loss exceeding 20 percent since 2010, further eroding the local revenue needed to address redevelopment challenges. Rising poverty levels across the coalition counties intensify these constraints. In downtown Augusta, the poverty rate exceeds 40 percent, limiting both private investment and local capacity to self-fund environmental assessments. These economic pressures emerged during the COVID-19 pandemic and were significantly amplified by Hurricane Helene, which accelerated business closures, deepened vacancies, and further reduced the ability of local governments to address brownfield conditions without external assistance.

Through this Assessment Coalition Grant, the Columbia County EDA and Burke County EDA will gain access to brownfields resources that are otherwise unavailable to them. Augusta EDA's demonstrated capacity to manage large federal grants will allow the coalition to conduct brownfield assessments, prioritize sites, and comply with EPA requirements on behalf of all coalition members. This coalition structure is essential for ensuring that brownfield assessment activities occur in jurisdictions that would otherwise remain unable to address contaminated and underutilized properties.

1.b. Overview of Brownfield Challenges and Description of Target Areas: The Augusta EDA will serve as the Coalition Lead for this EPA Brownfields Assessment Coalition Grant, with the **geographic boundary** for proposed grant activities encompassing the entire three-county area surrounding Augusta, Georgia, including Richmond, Columbia, and Burke Counties. This geographic boundary has been formally acknowledged for the purposes of this grant through a Memorandum of Understanding (MOU) executed by all coalition members and included with this application.

The three-county coalition area lies within the **Central Savannah River Area (CSRA)**, a region with a long history of industrial, commercial, and transportation-related activity. While the area is widely recognized for its cultural heritage and global visibility—including its association with the Masters Golf Tournament and Godfather of Soul, James Brown—many communities within the CSRA continue to experience **significant economic and environmental distress linked to brownfield conditions**. Across the CSRA, decades of industrial, commercial, and transportation-related use have left a legacy of vacant and underutilized properties where real or perceived contamination, aging infrastructure, and prolonged disinvestment continue to suppress reinvestment and community recovery. Hurricane Helene significantly intensified existing brownfield challenges across the coalition's three-county geographic boundary. The storm was classified as a -500-year event, with the eyewall passing directly over Richmond, Columbia, and Burke Counties. Winds exceeding 100 miles per hour and more than 12 inches of rainfall within 24 hours caused widespread structural damage, business disruption, and prolonged vacancies—conditions that directly contribute to the creation and expansion of brownfield sites. Across the coalition area, 29 lives were lost, more than 6,000 homes were damaged, and over 3,000 residences sustained major damage. Of the 279 Georgia cities seeking disaster assistance, Augusta was prioritized by FEMA as one of the top five cities most in need, underscoring the severity of impacts within the geographic boundary. FEMA also documented the loss of approximately 30 acres of urban tree canopy, the largest tree-loss event in the history of the southeastern United States, which exposed already aging commercial and industrial structures to further deterioration.

These impacts are translated directly into brownfield conditions within the coalition area. Prolonged power outages and blocked transportation routes, caused by fallen trees and debris, persisted for up to 18 days, preventing employees from reporting to work and forcing extended business closures. In downtown Augusta along Broad Street, a primary commercial corridor within the geographic boundary, numerous storefronts remain closed or abandoned, many with boarded windows and deteriorating interiors. A local news outlet reported one year after the storm that “a lot of storefronts remain empty on the most lively stretch of Broad Street.” These vacant properties now exhibit

characteristics commonly associated with brownfields, including uncertainty regarding environmental conditions and barriers to reinvestment. The storm's effects compounded an existing pattern of outward suburban expansion across the three-county area. As development continues to move outward, historic urban cores within the geographic boundary experience increasing vacancy, disinvestment, and aging infrastructure, further concentrating brownfield challenges in downtown and river-adjacent areas. In Columbia and Burke Counties, similar patterns of storm damage, vacancy, and industrial legacy uses have heightened concerns about unassessed brownfield sites in municipal centers.

Together, these conditions demonstrate how brownfield challenges within the coalition's geographic boundary are not isolated to individual properties, but are systemic and cumulative, driven by disaster impacts, economic disruption, and long-term disinvestment. Without EPA Brownfields assessment grant resources, these storm-impacted and long-vacant properties will remain unassessed, continuing to suppress recovery and redevelopment across Richmond, Columbia, and Burke Counties. **The target areas within each coalition member's jurisdiction are further described below:**

**Columbia County EDA/Non-lead member (pop. 5,289).** Columbia County's **target area** is located in Evans, Georgia within U.S. Census Tract 301.areas encompasses approximately 2.36 square miles near the center of Evans, Georgia. This area includes a mix of former industrial, commercial, and warehouse uses, several of which are abandoned or underutilized due to suspected environmental contamination from historic industrial operations. Some of these former industries are located near the center of Evans and once employed hundreds of local residents, such as the former Quad Graphics, which was a large printing plant. The presence of unassessed brownfield sites such as this presents potential risks to human health and the environment and has stalled reinvestment. EPA-funded assessments in this target area are necessary to evaluate contamination concerns, address environmental justice issues, and support safe redevelopment that connects residents to housing, employment opportunities, and community infrastructure.

**Burke County EDA / Non-Lead Member (pop. 5,770).** Burke County EDA's **target area** is the entire City of Waynesboro, Georgia, encompassing approximately 5.53 square miles and located 37 minutes south of downtown Augusta. Waynesboro experienced significant industrial growth through the mid-20th century, followed by widespread business closures as global manufacturing trends shifted and jobs were outsourced. This economic transition left behind large vacant commercial and industrial sites, many of which are suspected brownfields that have never undergone environmental assessment. Waynesboro faces substantial socioeconomic challenges, including a 55% low-income population, a 32.6% poverty rate, and a per capita income of \$17,949. The City's concentration of unassessed brownfield sites presents both a barrier and an opportunity. EPA Brownfields Assessment funding will allow Waynesboro to identify contamination concerns, reduce uncertainty, and position priority sites for future reuse and revitalization.

**Augusta EDA / Lead Member (pop. 6,975).** Augusta EDA's **target area** is the East Augusta Riverside District, which encompasses approximately 2 square miles. The boundaries of this target area include Highway 520 to the south, Laney Walker Boulevard Extension to the west, 7th Street to the north, and the Savannah River to the east. This area is vital for the economic health of Augusta. Augusta EDA recognizes that the Savannah River is one of the region's greatest resources and plans to continue investing in the riverfront. Augusta EDA recognizes the Savannah River as one of the region's most valuable assets and is committed to continued investment in the riverfront. The city plans to extend the existing Riverwalk south throughout the district, enhancing connectivity and attracting increased tourism through the addition of new recreational amenities. These efforts are supported by planned developments, including a new riverfront hotel proposed for the former train terminal site. Today, numerous buildings in the target area that once housed viable businesses now sit vacant. In addition, 72% of residents are low-income, 25% are elderly, 24.2% are disabled, and 40.4% of the residents live in poverty. Revitalizing contaminated sites within this target area is critical to breaking cycles of poverty and poor health in this vulnerable community.

This Grant will directly **address these challenges** by funding site-specific environmental assessments of storm-impacted, long-vacant commercial and industrial properties across Richmond, Columbia, and Burke Counties. These assessments will reduce uncertainty stemming from Hurricane Helene, prolonged vacancy, and legacy industrial uses, enabling communities within the coalition's geographic boundary to advance priority sites toward safe reuse, redevelopment, and reinvestment.

**1.c. Description of the Priority Brownfield Sites:** The Augusta EDA, in coordination with its Coalition partners, conducted a preliminary inventory of potential brownfield sites within each identified target area. Coalition partners identified sites within their respective jurisdictions and submitted them to Augusta EDA, as the Coalition Lead, for consolidation into a comprehensive, coalition-wide inventory.

This preliminary inventory includes sites of varying sizes and historic uses, ranging from small former gas stations, auto repair shops, and dry cleaners to large industrial facilities exceeding 50 acres. Based on historical operations, potential contaminants at these sites include petroleum hydrocarbons, chlorinated solvents, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), heavy metals, polychlorinated biphenyls (PCBs), asbestos, lead-based paint,

and pesticides. Many of the identified sites pose potential risks to drinking water resources and are located in proximity to low-income communities and other sensitive populations within the target areas.

From this inventory, the Coalition identified a subset of sites considered to be high priority based on their potential risk to human health and the environment, as well as their strong potential for redevelopment once environmental conditions are adequately characterized. These priority brownfield sites were selected collaboratively by the Coalition members and are described below for each target area.

**Columbia County EDA Priority Site (Non-Lead Member): Evans, Georgia – Former Quad Graphics Building – 4301 Evans to Locks Road.** This 81-acre site is bordered by multiple creeks that flow into recreational lakes and ultimately the Savannah River. The property contains a 650,000-square-foot building former printing facility. that operated for more than three decades producing catalogs before closing in 2015, causing more than 200 workers to lose their jobs.<sup>1</sup> The site includes a dedicated railroad spur, which may contribute to arsenic contamination from herbicide spraying of the railroad tracks. In addition, historic printing operations often result in contamination from such as VOCs, lead, chromium, zinc, oils, and solvents. There are above-ground storage tanks and associated piping still present at the site that contained toluene and other VOCs. If released to the soil or groundwater, these contaminants could pose risks to the nearby streams, lakes and the Savannah River, some of which are located within 100 feet of the facility. Currently, there is a successful business occupying a small portion of the property known as RECTEQ that manufactures outdoor grills and smokers. RECTEQ has expressed interest in expanding operations onto additional portions of the property, however, significant uncertainty regarding potential environmental conditions must be resolved through assessment before expansion or broader redevelopment by RECTEQ or other prospective users can occur. **Burke County EDA Priority Site (Non-Lead Member): Waynesboro, Georgia – Former Dry Cleaner 106 E 6<sup>th</sup> Street.** This former dry cleaner site is located at a prominent downtown intersection at the southeast corner of 6<sup>th</sup> Street and Highway 25 and encompasses 0.44 acres. The site is considered a priority site for assessment and reuse due to its significant environmental concerns and its prime location at a major city gateway. The site is adjacent to several long-vacant and shuttered commercial properties, further underscoring its importance to downtown revitalization efforts. The dry-cleaning operation is believed to use chemicals such as perchloroethylene (PCE) and trichloroethylene (TCE), which were commonly used in historical dry-cleaning processes. These contaminants are known to impact soil and groundwater and can migrate rapidly off-site, potentially affecting local water supplies and posing long-term public health risks. Notably, a public water supply well is located less than 250 feet southeast of the property. In addition, volatilization of PCE and TCE presents a potential risk of vapor intrusion, which could negatively affect indoor air quality in nearby buildings. The site has been abandoned for years leaving an underutilized property in a key area of the City. Addressing these environmental issues through assessment is critical for public health, especially since 121 residents live within a ¼ mile radius of the site, many of whom are vulnerable due to age, income, and education level (27% over 65, 39% low-income, and 15% with less than a high school education). Revitalizing this site would eliminate environmental hazards and create opportunities for redevelopment, benefiting both the community and the economy of Downtown Waynesboro. The Coalition also believes this property could serve as a catalyst site that would spark redevelopment in the surrounding abandoned properties.

**Augusta EDA Priority Site (Lead Applicant): East Augusta Riverside District, Augusta, Georgia – Riverfront Marina Property – 15th Street.** This 2.97-acre site is located directly along the Savannah Riverfront and occupies a highly visible and heavily trafficked portion of the waterfront. The property is adjacent to the 5th Street Bridge, which formerly served as a vehicular crossing to North Augusta but has since been converted to a pedestrian bridge that supports visitor access to the Augusta Riverwalk. For several decades, the site operated as a marina refueling facility that included an underground storage tank (UST) system and associated piping. The system was taken out of service approximately two years ago due to concerns regarding potential leaks. Contaminants of concern associated with historic fueling operations include gasoline constituents such as benzene, toluene, ethylbenzene, xylene (BTEX), and lead.

These contaminants, if released, would likely migrate directly towards the nearby Savannah River posing a threat to aquatic life and to the public if engaged in riverfront recreational activities. The importance of addressing potential environmental conditions at this site is heightened by the City's planned expansion of waterfront amenities, including construction of a zipline connecting the marina to North Augusta, South Carolina, and the introduction of a donut boat launch at the marina. These planned improvements are expected to increase annual visitation to the marina by more than 30,000 people, further underscoring the need for environmental assessment to ensure public safety and support the continued redevelopment and recreational use of the riverfront. **Augusta EDA Priority Site (Lead Applicant): East Augusta Riverside District, Augusta, Georgia – Former Burriss Chemical Property – 330 Prep Phillips Drive.** The former Burriss Chemical property is approximately 18.7 acres in size and is located along the Savannah River, roughly 1.3 miles southeast of the 5th Street Marina. The former chemical company distributed and blended industrial and specialty

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<sup>1</sup> <https://developcolumbiacounty.com/2015/11/05/quad-graphics-announces-plan-close-plant-evans-ga/>

chemicals, including paints, varnishes, inks, adhesives, building materials, cosmetics, pharmaceuticals, plastics, rubber, water treatment chemicals, and lubricants. A large above-ground storage tank (AST) remains on site and appears to have formerly stored petroleum. The site also contains two deteriorated structures: one severely dilapidated building of approximately 1,720 square feet with a partially collapsed roof, and a second building measuring less than 10,000 square feet that is also in poor condition. Contaminants of concern that may exist at the property include petroleum, solvents, heavy metals, and asbestos. There is a threat of continued exposure, as modeling indicates that flooding from a major hurricane could place the site under three feet of water or more, potentially mobilizing remaining contamination in site soils. Furthermore, according to FEMA Flood Maps, portions of the property are located within a FEMA-designated flood zone. The site is considered a high-priority brownfield not only due to its potential environmental threats, but also because of its strategic riverfront location. The property could support an extension of the Riverwalk trail, which is located less than 1.5 miles upriver, and a portion of the site could be converted to green space. The City would like to extend the trail along the river and eventually connect it to a trail north of the city, forming a continuous loop around downtown Augusta. In addition, redevelopment of this property could allow for the expansion of existing businesses on either side of the site, provided that environmental conditions are addressed through assessment.

**iv. Identifying Additional Sites:** While developing our application, the Augusta EDA along with its Coalition partners developed a **preliminary** inventory of over 20 brownfield sites. However, Augusta EDA estimates there to be over 75 sites between the three target areas. This inventory in the grant’s **geographic boundary** will be updated through engagement and collaboration with local government and community leaders, a review of EPA and Georgia Environmental Protection Division (EPD) records, an examination of property records, and an analysis of historical documentation to highlight past uses of concern. Additionally, local developers, real estate brokers, property owners, business operators, and other stakeholders will be invited to serve on the Brownfield Advisory Committee (BAC) to gather insights on potential sites and planned redevelopment projects. After assessing priority sites, the Augusta EDA will use a comprehensive prioritization process to identify additional brownfield sites within the geographic boundary, ensuring alignment with environmental, economic, and community-driven objectives. To maintain objectivity, the Augusta EDA will implement a quantifiable scoring and ranking system, periodically reviewing the criteria to reflect new information. The framework will prioritize sites in areas identified as those with public health concerns, environmental risks, community input, contamination levels, economic development potential, and proposed reuse benefits. Sites near existing infrastructure, with clear ownership or control, and those capable of leveraging additional funding will also be prioritized. The selection process will emphasize public health and safety, focusing on sites linked to higher incidences of health issues in vulnerable populations. Augusta EDA will also prioritize community-identified sites with potential for public benefit, such as affordable housing or community spaces, ensuring responsiveness to local needs.

**Revitalization of the Target Areas; 1.e. Reuse Strategy and Alignment with Revitalization Plans:** All projects funded under this grant will advance the Coalition’s plans to facilitate redevelopment across the three county Greater Augusta area. Multiple adopted planning documents guide reuse and revitalization efforts within the coalition area including the *Columbia County Vision 2035 Future Development Guide* and *Final Strategy Columbia County, Envision Augusta Comprehensive Plan for Augusta-Richmond County*, and the *Burke County Joint Comprehensive Plan Update 2024-2028*. While each plan reflects jurisdiction-specific priorities, they share a number of common goals that align closely with the objectives of the EPA Brownfields Program. These shared goals include:

1. Reversing blight through the reuse and/or demolition of dilapidated and underutilized structures;
2. Prioritizing the development of recreational and open spaces;
3. Promoting connectivity between residential areas through streets, sidewalks, and multi-use paths;
4. Supporting the growth of ecotourism;
5. Expanding cultural and recreational programs and facilities that serve residents of all ages;
6. Protecting surface and groundwater quality;
7. Preserving natural resources, habitats, scenic views, and community character; and
8. Creating employment opportunities by attracting new employers and expanding business diversity.

The proposed assessment and reuse strategies for the coalition’s priority brownfield sites directly support these shared goals. Site-specific reuse and revitalization opportunities, and their alignment with local and regional plans, are described below for each target area.

| Priority Sites’ Reuses & Alignment with Local Government’s Land Use & Revitalization Plans or Related Community Priorities   |
|--|
| <p><b>Site: Former Quad Graphics Building, Evans (CT301.05) Reuse:</b> Expand RECTEQ operations to encompass the former Quad Graphics footprint, creating up to 50 new jobs and expanding existing recreational amenities offered to the surrounding community, contingent on completion of environmental assessment. <b>(Columbia County EDA -Non-lead Partner site)</b></p>        |
| <p><b>Alignment/Advancement of Land Use:</b> This reuse aligns with and advances Goals 2 and 8 of the <i>Columbia County Vision 2035 Future Development Guide</i> and <i>Final Strategy Columbia County</i> by supporting economic development, job creation, and reinvestment in a large vacant industrial property, supporting long-term economic revitalization within Evans.</p> |

|  |
|--|
| <p><b>Site:</b> Former Dry Cleaner, Waynesboro <b>Reuse:</b> The City of Waynesboro envisions the site being reused as a local restaurant, reactivating a long-vacant parcel at a key downtown intersection. <b>(Burke County EDA – Non-lead Partner site)</b></p> <p><b>Alignment/Advancement of Land Use:</b> This reuse aligns with and advances Goals 1 and 6 of the <i>Burke County Joint Comprehensive Plan Update 2024–2028</i> by removing a blighted property from the downtown core, supporting local business development, and contributing to downtown revitalization and economic activity in Waynesboro.</p>   |
| <p><b>Site:</b> Riverfront Marina Property, Augusta <b>Reuse:</b> The City of Augusta plans to redevelop this riverfront site by extending the Riverwalk southward, introducing a zip line on the property, and adding donut boat launches to create water-based recreational opportunities. <b>(Augusta EDA – Coalition Lead Site)</b></p> <p><b>Alignment/Advancement of Land Use:</b> This reuse aligns with and advances Goals 2 and 3 of the <i>Envision Augusta Comprehensive Plan for Augusta-Richmond County</i> and Goal 4 of the <i>Vision 2035 Future Development Guide and Final Strategy</i> (Columbia County) by enhancing riverfront access, expanding recreational amenities, and supporting tourism-driven revitalization along the Savannah River.</p> |
| <p><b>Site:</b> Former Burris Chemical Property, Augusta <b>Reuse:</b> Augusta is interested in allowing the adjacent business, Modern Welding to expand their existing business onto this property. <b>(Augusta EDA – Coalition Lead Site)</b></p> <p><b>Alignment/Advancement of Land Use:</b> The proposed use aligns with goal 2 and 8 of the <i>Vision 2035 Future Development Guide and Final Strategy Columbia County</i> and goal 3 from the <i>Envision Augusta Comprehensive Plan</i> for Augusta-Richmond County.</p>   |

1.b.ii. Outcomes and Benefits of Reuse Strategy: The table below outlines the proposed project outcomes, which will directly benefit the populations residing in our target areas.

| Eval. Criteria   | Site/Reuse/TA/Member   | Outcomes Correlation with Applicant’s Reuse Strategy/Projected Reuse  |
|--|--|---|
| Stimulate economic development   | Former Quad Graphics Building / Expansion of retail/manufacturing of existing business (RECTEQ) <b>(Evans-Columbia County EDA)</b> | The expansion of the existing RECTEQ business into all of the former footprint of the Quad Graphics facility could create up to 50 more jobs and <b>\$55,000-\$105,000 annually in tax revenue<sup>2</sup></b> to the city.   |
|  | Former Dry Cleaner/restaurant <b>(Waynesboro – Burke County EDA)</b>   | Based on an Economic Impact Analysis, reusing this site as a restaurant would create an estimated 20 jobs and provide <b>\$23,000-\$42,000 annually in tax revenue<sup>3</sup></b> to the city.   |
| Creation or preservation of green space, park, recreational property, etc. | 5 <sup>th</sup> Street Marina/Walkable greenspace, zip line, and a boat launch <b>(Augusta)</b>                                    | Redevelopment of the 5th Street Marina will add <b>walkable green space</b> , expand riverfront recreation through a <b>zip line and donut boat launch</b> , and enhance public access to the Savannah River. These improvements are expected to increase visitation by <b>approximately 30,000 people annually</b> , supporting tourism and local businesses.  |
|  | Former Burris Chemical Facility / Extension of Augusta Riverwalk Expansion of Modern Welding <b>(Augusta – Augusta EDA)</b>        | Expansion of the Augusta Riverwalk onto this property will increase <b>public green space</b> , improve riverfront connectivity, and support <b>business expansion</b> on adjacent parcels. This reuse directly advances the applicant’s strategy to convert contaminated riverfront land into accessible recreational and economic assets that benefit the surrounding urban community. <sup>4</sup>                                 |
| Improve resilience   | All Priority Sites / <b>All Target Areas</b>   | Reuse of the priority sites will improve local resilience to extreme weather events, including flooding and hurricanes, by removing blighted structures, increasing green space, and restoring underutilized properties to active use. Riverfront projects in Augusta will help reduce stormwater runoff, mitigate flood impacts, and support faster post-disaster recovery, particularly in areas impacted by Hurricane Helene.      |
| Energy efficiency / renewable energy (when applicable)                     | All Priority Sites / <b>All Target Areas</b>   | While renewable energy generation is not currently proposed (not applicable), reuse of the priority sites will allow for incorporation of energy-efficient building systems, modern infrastructure, and sustainable site design consistent with current codes and redevelopment standards. Completion of EPA-funded environmental assessments is a necessary first step to enable these efficiency measures as part of redevelopment. |

**Note regarding tax revenue estimates:** Based on EPA brownfield redevelopment benefits analyses, local tax revenue increases following reuse activities typically include payroll, sales, and property tax effects. Using conservative assumptions, 50 new jobs at a \$45,000 average wage for manufacturing expansion in Evans and 20 new jobs at a \$30,000 average wage for restaurant reuse in Waynesboro, we estimate annual local tax revenue generation of approximately \$55,000–\$105,000 and \$23,000–\$42,000, respectively, from these priority site reuses. These estimates are consistent with EPA’s benefit forecasting methodology and documented brownfield case studies (U.S. EPA, *Brownfields and Land Revitalization Benefits Studies*; U.S. EPA, *Forecasting Benefits and Public Returns for Brownfield Redevelopment*, June 2024)

<sup>2</sup> Conservative projections based on Bureau of Labor Statistics, Manufacturing Sector Median Wages *BLS Occupational Employment Statistics*

<sup>3</sup> Conservative projections based on typical restaurant/hospitality wages, BLS Occupational Employment Statistics

<sup>4</sup> John Dunham & Associates. (2024). The 2024 Health and Fitness Association Economic Impact Study: Methodology and Documentation.

**Strategy for Leveraging Resources;** 1.g. Resources Needed for Site Reuse: To ensure the successful reuse of priority brownfield sites, our Coalition has secured a range of funding sources from both public and private sectors. The EPA Brownfield Assessment Grant will serve as a catalyst to leverage these additional resources, enhancing site cleanup, infrastructure improvements, and redevelopment. The table below outlines the key funding sources and how the EPA grant will stimulate further investment to achieve our site reuse goals:

| Resource Type/Leveraged Resource  | Eligibility / Likelihood of Use  |
|---|--|
| <b>Local Tax Incentives:</b> Property Tax Abatement Programs administered by Augusta EDA and local governments. These incentives reduce short-term tax liabilities for qualifying industrial and commercial redevelopment projects, improving project feasibility and incentivizing private investment. | The Former Quad Graphics Building in Evans , the Former Burris Chemical Property, and the 5th Street Marina site in the East Augusta Riverside District are all eligible for local property tax abatements for qualifying industrial, commercial, and mixed-use redevelopment. These abatements are routinely applied to redevelopment projects in these jurisdictions and will be used to support reuse of these priority brownfield sites once environmental conditions are documented.  |
| <b>Infrastructure Support &amp; Fee Reductions:</b> Connection fee reductions, phased fee schedules, expedited permitting, and coordinated utility improvements through the City of Augusta and Augusta Utilities   | Infrastructure incentives are likely to be applied to the East Augusta Riverside District priority sites, including the Former Burris Chemical Property and 5th Street Marina, where redevelopment plans require coordinated water, sewer, and transportation improvements. Similar infrastructure coordination is anticipated for the Former Quad Graphics Building in Evans, given its scale and industrial reuse potential.   |
| <b>State &amp; Federal Tax Incentives:</b> Georgia State job creation and wage tax credits; Qualified Opportunity Zone and Enterprise Zone benefits   | The Former Quad Graphics Building in Evans and the East Augusta Riverside District priority sites, including the 5th Street Marina and Former Burris Chemical Property, are located within designated census tracts eligible for Qualified Opportunity Zone and/or Enterprise Zone incentives. The Former Dry Cleaner site in downtown Waynesboro is located within a locally designated redevelopment area eligible for state and local economic development incentives. These programs are actively used in each jurisdiction and will be applied. |
| <b>Gap Financing &amp; Matching Funds:</b> OneGeorgia Equity Fund; CDBG Economic Development; GEFA Clean Water State Revolving Fund components  | Gap financing and matching funds are accessible and will be pursued for the Former Quad Graphics Building, Former Dry Cleaner site in Waynesboro, and Former Burris Chemical Property, where remediation and public amenity improvements extend beyond the scope of EPA assessment funding alone.  |
| <b>Private Capital &amp; Market Investment:</b> Developer equity, private lending, and institutional investment   | Private investment interest has been identified for the Former Quad Graphics Building, where an existing manufacturer (RECTEQ) has expressed interest in expansion, and for riverfront sites in the East Augusta Riverside District, where tourism, recreation, and adjacent business expansion are planned. Private capital is expected to engage once environmental risks are quantified.  |
| <b>Site Readiness &amp; Market Activation:</b> AEDA-funded market studies, feasibility analyses, engineering coordination, zoning alignment, and investor outreach  | AEDA will apply site readiness and marketing resources specifically to the Former Quad Graphics Building, Former Dry Cleaner site in Waynesboro, and East Augusta Riverside District priority sites to accelerate redevelopment.   |

Completion of EPA-funded Phase I and Phase II Environmental Site Assessments will directly stimulate the availability of additional public and private funding by reducing environmental uncertainty at priority sites and establishing eligibility for other financing and incentive programs. Assessment results provide the environmental documentation required by local governments to authorize property tax abatements, by utility providers to plan and sequence infrastructure investments, and by state and federal agencies to confirm eligibility for tax credits, gap financing, and matching funds. In addition, EPA funded assessment data enables developers and lenders to accurately evaluate risk, incorporate potential cleanup costs into project pro formas, and confidently commit private capital to site reuse. Without EPA Brownfields Assessment funding, these priority sites would remain environmentally uncertain, significantly limiting access to other funding resources and constraining the coalition’s ability to advance cleanup, redevelopment, and long-term reuse strategies.

**1.h. Use of Existing Infrastructure:**

All target sites are located within developed urban areas that are already served by municipal infrastructure. As a result, coalition members will leverage existing utilities, transportation networks, and public services to support site reuse and redevelopment. Redevelopment of the priority sites will not require the installation of new infrastructure, as existing systems are sufficient to accommodate anticipated uses. This approach maximizes the efficient use of existing public investments, minimizes the need for costly infrastructure expansion, and supports sustainable, infill-focused urban redevelopment consistent with local and regional planning goals.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT: Community Need;** 2.a. The Community’s Need for Funding: The communities within the Coalition’s geographic boundaries have a demonstrated **need for EPA Brownfields**

Assessment funding due to their limited ability to draw on other sources of funding as a result of small population size and high levels of low income. These conditions significantly constrain local capacity to independently finance environmental assessments, remediation planning, and subsequent site reuse.

| Small Population and Low-Income Indicators <sup>5</sup> |                              |                             |   |            |             |
|---|------------------------------|-----------------------------|---|------------|-------------|
| Metric  | Columbia County EDA CT301.05 | Burke County EDA Waynesboro | Augusta EDA East Augusta Riverside District | Georgia    | USA         |
| Population  | 5,289                        | 5,770                       | 6,975                                       | 11,180,092 | 340,110,878 |
| Low-Income  | 24%                          | 55%                         | 72%   | 33%        | 30%         |
| Unemployment Rate                                       | 8%                           | 4.4%                        | 4.8%  | 3.4%       | 4.3%        |
| Median Household Income                                 | \$94,731                     | \$36,156                    | \$53,197*                                   | \$74,664   | \$78,538    |
| Poverty below 100% FPL                                  | 14.5%                        | 32.6%                       | 40.4%                                       | 13.4%      | 12.4%       |
| Per Capita Income                                       | \$35,684                     | \$17,949                    | \$19,421                                    | \$39,524   | \$43,288    |

The Coalition’s target areas are characterized by **small populations**, including the Evans target area (population 5,289), the City of Waynesboro (5,770), and the East Augusta Riverside District (6,975). These population levels limit the local tax base available to support the costs of environmental assessment and redevelopment. In addition, these areas experience **substantially higher low-income and poverty rates** than state and national averages. Low-income populations account for 24% of residents in Evans, 55% in Waynesboro, and 72% in the East Augusta Riverside District, with poverty rates exceeding 32% in Waynesboro and 40% in East Augusta. Median household incomes in all target areas are significantly below Georgia and U.S. benchmarks. Because of these **small population and low-income characteristics**, the target communities face structural barriers to accessing other funding sources for brownfield assessment and remediation. Limited tax bases and household incomes restrict the ability to self-finance assessments or attract private investment to sites with environmental uncertainty. EPA Brownfields Assessment funding is therefore **essential** to meeting the needs of these communities by providing the resources necessary to assess environmental conditions, reduce redevelopment risk, and enable cleanup and reuse of priority brownfield sites that would otherwise remain unaddressed.

2.b. Health or Welfare of Sensitive Populations: Sensitive populations within each of the Coalition’s target areas face disproportionately high health and welfare risks due to the combined effects of economic hardship, demographic vulnerability, and proximity to suspected brownfield contamination. These conditions elevate the risk of adverse health outcomes and demonstrate a clear need for EPA Brownfields Assessment funding to identify, evaluate, and reduce environmental threats.

Across all three target areas, rates of disability, poverty, and childhood poverty significantly exceed state and national averages. Populations with disabilities represent 21.6% of residents in Evans, 15.9% in Waynesboro, and 24.2% in the East Augusta Riverside District, compared to 12.9% statewide and 13.0% nationally. Low-income households comprise 24% of residents in Evans, 55% in Waynesboro, and 72% in East Augusta. Poverty among children is especially severe, with 22.3% of children in Evans, 49.7% in Waynesboro, and 58.8% in East Augusta living at or below 100% of the federal poverty level. Elderly populations are also overrepresented, ranging from 16% to 20% across the target areas.

These sensitive populations live in close proximity to priority brownfield sites, including the Former Quad Graphics Building, 5th Street Marina, Former Burriss Chemical Property, and the Former Dry Cleaner in Waynesboro. Historical industrial, commercial, and dry-cleaning uses raise concerns about potential exposure to volatile organic compounds (VOCs), chlorinated solvents such as PCE and TCE, petroleum hydrocarbons, and other hazardous substances associated with respiratory illness, neurological effects, reproductive harm, organ toxicity, and increased cancer risk.

EPA Brownfields Assessment funding will directly address these health and welfare challenges by enabling site-specific assessments that identify contamination, clarify exposure pathways, and inform cleanup and reuse decisions. By reducing environmental uncertainty and supporting reuse strategies that expand green space, improve riverfront access, and eliminate exposure risks, the grant will help protect sensitive populations, improve health outcomes, and enhance overall community well-being in the coalition’s most vulnerable areas.

| Sensitive Populations in the Target Areas <sup>6</sup> |                              |                             |   |         |       |
|--|------------------------------|-----------------------------|---|---------|-------|
| Metric   | Columbia County EDA CT301.05 | Burke County EDA Waynesboro | Augusta EDA East Augusta Riverside District | Georgia | USA   |
| Population with a Disability                           | 21.6%                        | 15.9%                       | 24.2%                                       | 12.9%   | 13.0% |
| Low-Income   | 24%                          | 55%                         | 72%   | 33%     | 30%   |
| Under 5  | 6%                           | 7%                          | 8%  | 6%      | 5%    |
| Over 65  | 18%                          | 16%                         | 20%   | 16%     | 18%   |
| Less than High School Education                        | 7%                           | 13%                         | 28%   | 12%     | 11%   |
| Children 100% FPL                                      | 22.3%                        | 49.72%                      | 58.8%                                       | 18.6%   | 16.3% |

<sup>5</sup> Source: US Census,2021: ACS 5-Year Estimates Data Profiles

<sup>6</sup> US Census,2021: ACS 5-Year Estimates Data Profiles; \*per rate per 1,000; Federal Bureau of Investigation, FBI Uniform Crime Reports. \*rate per 100,000

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Populations in the target areas area experiencing a significantly greater-than-normal incidence of cancer, asthma, and birth issues, (which can be typically linked to exposure to hazardous substances, pollutants, and contaminants), as evidenced in the table below:

These health disparities are particularly alarming in some of the more impoverished communities such as in Waynesboro and the East Augusta Riverside District. Birth health issues such as low birth rates in these two target areas are anywhere from 39% to 50% higher than the national average. Infant mortality is even worse ranging from 78% to 132% higher than the national

| Incidences of Disease and Adverse Health Conditions <sup>7</sup> |                              |                             |   |         |       |
|--|------------------------------|-----------------------------|---|---------|-------|
| Health Metrics   | Columbia County EDA CT301.05 | Burke County EDA Waynesboro | Augusta EDA East Augusta Riverside District | Georgia | USA   |
| Obesity  | 32.6%                        | 39.8%                       | 35.0%                                       | 35.3%   | 32.9% |
| Diabetes   | 11.1%                        | 15.2%                       | 15.9%                                       | 12.1%   | 10.3% |
| Asthma   | 9.5%                         | 11.4%                       | 11.5%                                       | 10.1%   | 9.8%  |
| Infant Mortality   | 6.0%                         | 13.0%                       | 10.0%                                       | 7.0%    | 5.6%  |
| Low Birth Weight   | 7.7%                         | 11.6%                       | 12.6%                                       | 10.2%   | 8.4%  |
| Cancer Incidence   | 435.9                        | 461.6                       | 471.5                                       | 468.9   | 444.4 |
| Lung Cancer Incidence  | 48.1%                        | 66.7%                       | 67.7%                                       | 56.8%   | 53.1% |
| COPD   | 5.0%                         | 8.3%                        | 7.0%  | 5.9%    | 5.3%  |
| Poor General Health  | 11.9%                        | 16.3%                       | 14.6%                                       | 13.0%   | 12.1% |

average. Although cancer incidence is slightly higher (4 to 6%), lung cancer incidence and COPD is much higher ranging from 26% to 57% higher than the national average in these same target areas. Rates of asthma are also noticeably higher ranging from 16% to 17% higher than the national average. The COCs that could have been released from the priority sites are carcinogens could have contributed to the respiratory problems experienced by those living in the target areas as well as those experiencing birth health issues. The statistics that could be tied to historical contamination from **dry cleaning chemicals** such as PCE potentially present at the **Former Dry Cleaner site in Waynesboro**. PCE is a well-documented teratogen linked to increased risks of **birth defects**. By remediating this site, the grant will reduce the risks to pregnant women and infants, who are particularly susceptible to these contaminants. Other studies have shown that dry cleaning chemical exposure is linked to higher rates of heart disease, lung disease, and reproductive disorders. **This grant will provide critical resources to address environmental contamination, mitigate exposure to hazardous chemicals, and improve health outcomes for residents who are already suffering from disproportionately high rates of serious diseases.**

2.d. Economically Impoverished/Disproportionately Impacted Populations: The people living in the three target areas have all been disproportionately impacted by the negative environmental consequences resulting from industrial, governmental, and/or commercial operations or policies in different ways. Those living in near the target area in Evans are experiencing high unemployment, likely due to the closure of the Quad Graphics facility. The **unemployment rate is 8%**, which is **over double the State of Georgia unemployment rate and 86% higher than the national average**. This is likely also contributing to the lower per capita income rate and higher poverty rate than the state and national averages. Without reinvestment in the community, the economic impact is only likely to become worse with time.

The target areas in Augusta and in Waynesboro are disproportionately impacted more from lack of high-paying jobs. **The low-income rate is 72% in Augusta and 55% in Waynesboro compared to the national average of 33%**. Per capita income is 130% to 145% below the national average in these two target areas, while the median household income is less than half of the national average in Waynesboro. Poverty rates average nearly three times higher than the national average in these two target areas. However, the population that is most disproportionately impacted in all three target areas are the children. Children in the target area in Columbia County living 100% below the poverty line is 22.3% which is more than **30% higher than the national average of 16.3%**. The disparity is even worse in the other two target areas. **Children living 100% below the poverty line is 49.7% in Waynesboro and is 58.8% in the East Augusta Riverside District target area.** District. Expansion of the RECTEQ business into the former Quad Graphics facility and expansion of the Modern Welding facility into the old Burris Chemical would certainly create higher paying jobs in these target areas which would result in a higher standard of living for many of the nearby residents. Redevelopment of the former dry cleaners in the Waynesboro target area would not only create jobs for that site but would likely result in the redevelopment of adjoining properties since the former dry cleaners is thought to be a potential catalyst site. In addition, 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. This EPA Brownfields Assessment grant will directly address these disproportionate economic and environmental impacts by enabling site-specific assessments that reduce exposure risks in overburdened neighborhoods and by supporting reuse strategies that create higher-quality employment opportunities in communities with persistently high poverty and unemployment. By prioritizing redevelopment in areas with high concentrations of low-income residents and

<sup>7</sup> SparkMap. Community Health Needs Assessments

children living below the federal poverty level, the grant will help reduce long-standing disparities linked to industrial and commercial disinvestment.

**Community Engagement;** 2e. Project Involvement and 2.f. Project Roles: To ensure non-lead members are fully informed and actively engaged throughout the project period, at least two personnel from Columbia County, two from Burke County, and two from Augusta will be joining the Brownfield Advisory Committee. This committee will provide ongoing coordination, information sharing, and collaborative decision-making among coalition members. In addition, the Coalition will engage the organizations listed below, many of which will also serve on the Brownfield Redevelopment Committee. The committee will be responsible for guiding project implementation and overseeing the prioritization of brownfield sites to ensure alignment with community needs, redevelopment goals, and EPA Brownfields Program objectives.

| Name of Organization & Entity's Mission   | Point of contact (name & email) & Specific involvement in the project or assistance provided   |
|---|--|
| <b>Georgia Conservancy</b> Protecting Georgia through ecological and economic solutions for stewardship, conservation, and sustainable use of the land and its resources.                                 | Katherine Moore, <a href="mailto:kmoore@georgiaconservancy.org">kmoore@georgiaconservancy.org</a> . Serve on the Brownfield Redevelopment Committee (BRC), providing input on integrating climate resilience into brownfield site cleanup and reuse by identifying and advising on adaptive reuse strategies that mitigate future environmental risks. |
| <b>Augusta Metro Chamber of Commerce</b><br>Business retention/expansion, redevelopment of underutilized commercial and industrial sites, corridor revitalization, site readiness.                        | <b>Angie Cox, IOM, GCCE – President &amp; CEO</b><br>Support redevelopment by assisting with business attraction and expansion efforts; helps connect prospective employers to assessed brownfield sites ready for reuse.  |
| <b>Greater Augusta Black Chamber of Commerce</b><br>Minority business expansion/ retention, retail/commercial sites, workforce development.   | <b>Ronic West, President/CEO</b> Facilitate target outreach to businesses; assist with community engagement and business recruitment for priority brownfield redevelopment sites.  |
| <b>CSRA Economic Opportunity Authority (EOA), Inc.</b><br>Community development, affordable housing, workforce development  | <b>Mary Harrison – Executive Director</b><br>Serve on the BRC, provide meeting space, help develop the prioritization criteria from an economic development perspective, site selection, assist with outreach, provide meeting space, identify and attract additional funding sources.   |
| <b>Habitat for Humanity</b> Local nonprofit housing organization helping people live in affordable and safe homes.  | <b>Bernadette Kelleher, Executive Director</b><br>Serve on the BOC, participate in decision-making for site selection and reuse planning, assist with outreach by organizing community input.  |
| <b>Augusta Technical College Office of Workforce Development</b><br>Environmental, construction, and skilled-trade training   | <b>Julie Langham, VP of Economic Development</b><br>Provide workforce development support to local residents for jobs generated through site reuse.  |
| <b>WorkSource Georgia</b> Assist in building skilled workforce that meets employer needs, drives economic growth, and enhances self-sufficiency, especially for underserved communities. <b>(ALL TAs)</b> | <b>Charisse Lee;</b> Will provide meeting space, distribute project updates, and provide training and certification programs for local residents, preparing them for jobs related to site assessment, environmental cleanup, and redevelopment.  |

**2.g. Incorporating Community Input:** The Augusta EDA and its Coalition partners will implement a comprehensive communication plan that actively engages the local communities, stakeholders, and organizations throughout the project. Recognizing the importance of trusted local voices, each city will identify and work closely with key community leaders who will be directly notified of project updates, upcoming meetings, and ways to participate in the project's progress. **Semi-annual community outreach meetings** will be hosted in **each target area**, where residents will receive updates and be invited to provide feedback on-site identification and prioritization, environmental concerns, and reuse planning. Each meeting will allocate dedicated time for questions and input, allowing community members to discuss their priorities and express concerns. For residents unable to attend in person, these meetings will be live-streamed, with recordings posted on city websites for later viewing. For those unable to attend meetings in person, digital communication will play a major role in reaching a broad audience. The Augusta EDA will maintain a dedicated project page on our official website, serving as a hub for updates, event announcements, and access to key project documents. Residents will be able to submit questions and feedback through an online form. Additionally, updates will be shared on social media, where citizens can interact, stay informed, and share project information within their own networks. Notifications of community outreach meetings and project progress will be distributed through local newspapers, press releases, television ads, and flyers posted in community centers, libraries, and other public spaces. To ensure inclusivity, all communication materials will be available in both English and Spanish to support non-English-speaking residents. Translation services for other languages, as well as services for hearing-impaired residents, will be available upon request at meetings. Written summaries of community feedback, along with the cities' responses, will be posted on the project webpage and reviewed at subsequent meetings to keep the community informed of how their input is being used. This approach ensures that all community members, regardless of language or physical ability, have meaningful

opportunities to stay informed and contribute to the project, creating a transparent, inclusive, and responsive communication strategy.

### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS; Description of Tasks/Activities and Outputs

The Augusta EDA structured project activities to ensure they align with eligibility requirements and project objectives. Although health monitoring activities are not currently part of this brownfields project, we will assess the need for such actions based on the results of environmental assessments. Sections 3.a.i, 3.a.ii, 3.a.iii, and 3.a.iv are summarized below:

| <b>Task 1. Program Management</b>   |   |
|---|---|
| <b>a. Project Implementation</b>  | <b>b. Anticipated Project Schedule</b>  |
| Grant oversight and correspondence with EPA   | Ongoing throughout project  |
| Develop and monitor the Grant Work Plan   | Quarter 1 (Q1), updated as needed   |
| Finalize scope and terms with environmental professional selected through a federally compliant selection process; Kickoff Meeting with Project Partners and contractors to finalize agreements, and discuss roles and expectations | Q1  |
| ACRES updates   | At the end of each month, and as needed   |
| Financial tracking and reports  | At the end of each month, annual reports  |
| Annual reports  | Q4, Q8, Q12, Q16  |
| Final report  | Q16   |
| 1 Augusta EDA Staff to attend four brownfield conferences. (1 per year)   | August 2025 (pre-award), the other 3 TBD  |
| <b>c. Task/Activity Lead:</b> Augusta EDA, with reporting assistance from the Qualified Environmental Professional (QEP)  |   |
| <b>d. Outputs:</b> 1 Grant Work Plan, 16 quarterly reports, 4 FFRS, 4 MBE/WBE reports, 1 final report, ACRES updates  |   |
| <b>Task 2. Site Inventory and Community Outreach</b>  |   |
| <b>a. Project Implementation</b>  | <b>b. Anticipated Project Schedule</b>  |
| Complete our Community Involvement Plan (CIP) and update as needed  | Q1, updated as needed   |
| Hold meetings with partners to review sites, environmental records, reuse potential, developer interest, and goals alignment  | As needed   |
| Finalize Brownfield Redevelopment Committee (BRC)   | Q1  |
| Finalize the site inventory, selection, and prioritization  | Q2, updated quarterly   |
| Attend community meetings   | Q1, Q2, bi-annually   |
| Prepare community educational materials (press releases, flyers/mailers)  | Q1, as needed   |
| Website and social media work   | Website and social media account integration established in Q1, updated as needed   |
| Collect and respond to community feedback   | Continuously as needed  |
| <b>c. Task/Activity Lead:</b> Augusta EDA finalizes the BAC (includes Augusta EDA staff)  |   |
| <b>d. Outputs:</b> 1 Brownfields Project website (regular updates), 6 community meetings, 5 press releases, 5 flyers, 1 site inventory  |   |
| <b>Task 3. Phase I and Phase II Environmental Site Assessments (ESAs)</b>   |   |
| <b>a. Project Implementation</b>  | <b>b. Anticipated Project Schedule</b>  |
| Create Quality Assurance Project Plan (QAPP)  | Q1  |
| Conduct 20 Phase I ESAs (4 Priority Sites plus 16 additional sites)   | Begin after site inventory is approved by the BAC. Priority Sites completed by Q4. Additional sites completed throughout the project and completed by Q14.  |
| Conduct 15 Phase II ESAs and 5 Phase III ESAs   | Begin a Site-specific Sampling and Analysis Plans (SAP) after the site Phase I is completed. Priority sites completed by Q4. Additional sites completed throughout the project. All completed by Q15. |
| <b>c. Task/Activity Lead:</b> QEP with Augusta EDA oversight  |   |
| <b>d. Outputs:</b> 1 QAPP, 20 Phase I ESAs, 15 Phase II ESAs with SAPs, 5 Phase III ESAs  |   |
| <b>Task 4. Planning</b>   |   |
| <b>a. Project Implementation</b>  | <b>b. Anticipated Project Schedule</b>  |
| Identify cleanup options and costs  | Begin after Phase II is completed. Priority sites completed by Q5. All completed by Q16.  |
| Develop 8 Analysis of Brownfields Cleanup Alternatives (ABCAs)  | Begin after cleanup identification is completed. Priority sites completed by Q6. All completed by Q16.  |
| Create 8 Land Use Assessments, and 5 Site Reuse Visions   | Begin after assessment and ABCA is completed and may include eligible reuse planning, infrastructure evaluation, or site disposition strategy. All activities completed by mid-Q15.                   |
| <b>c. Task/Activity Lead:</b> ABCAs = QEP with Augusta EDA oversight / Planning= Augusta EDA Staff with QEP support   |   |
| <b>d. Outputs:</b> 8 ABCAs, 8 Land Use Assessments, and 5 Site Reuse Visions  |   |

**3.e. Cost Estimates:** Cost estimates were developed from our internal review of five winning coalition assessment applications from the FY2025 grant competition in a similar geography, and our experience conducting planning activities. Cost estimates for implementing the tasks anticipated to be associated with this project are presented in the table below, followed by a detailed explanation of how the costs were derived. All personnel costs are based on programmatic support, community outreach, and eligible planning activities. **Administrative costs will not exceed 5%.**

|                             |                  | Program Management | Community Outreach | Assessments        | Planning            | Administrative Costs | Total              |
|-----------------------------|------------------|--------------------|--------------------|--------------------|---------------------|----------------------|--------------------|
| Direct Costs                | Personnel        | \$20,053.86        | \$23,883.89        | -0-                | \$120,834.62        |                      | \$164,772.37       |
|                             | Fringe Benefits  | \$8,982.24         | \$10,850.43        | -0-                | \$54,894.96         |                      | \$74,727.63        |
|                             | Travel           | \$15,100           | -0-                | -0-                | -0-                 |                      | \$15,100           |
|                             | Equipment        | -0-                | -0-                | -0-                | -0-                 |                      |                    |
|                             | Supplies         | -0-                | \$3,800            | -0-                | -0-                 |                      | \$3,800            |
|                             | Contractual      | \$36,000           | \$22,500           | \$1,081,000        | \$40,000            |                      | \$1,179,500        |
|                             | Construction     | -0-                | -0-                | -0-                | -0-                 | -0-                  | -0-                |
|                             | Other -conf. fee | \$2,100            |                    |                    |                     |                      | \$2,100            |
| <b>Total Direct Costs</b>   |                  | <b>\$82,236.10</b> | <b>\$61,034.32</b> | <b>\$1,081,000</b> | <b>\$215,729.58</b> |                      | <b>\$1,440,000</b> |
| <b>Total Indirect Costs</b> |                  | <b>\$6,963.16</b>  | <b>\$8,752.97</b>  | <b>-0-</b>         | <b>\$44,283.87</b>  |                      | <b>\$60,000.00</b> |
| <b>Total Budget</b>         |                  | <b>\$89,199.26</b> | <b>\$69,787.29</b> | <b>\$1,081,000</b> | <b>\$260,013.45</b> |                      | <b>\$1,500,000</b> |

**Task 1: Program Management: \$89,199.26 (6% of total)**

*Personnel/Fringe/Indirect:* 600 hrs x ~\$60/hr = **\$36,000**; *Travel:* 1 staff x 4 conferences x \$4,300 per conference = \$15,100, includes 4 flights (4 x \$500 = \$2,000), hotel (\$250/night for 16 nights spread across 4 conferences= \$4,000), and Per Diem (\$100/day for 16 days = \$1,600/person); *Contractual:* 240 hrs x \$150/hr = **\$36,000**

**Task 2: Community Outreach: \$69,787.29 (5% of total)**

*Personnel/Fringe/Indirect:* 725 hrs x ~\$60/hr = **\$43,500**; *Supplies:* BSC/community meeting presentation materials = **\$3,800**. *Contractual:* 150 hrs x \$150/hr = **\$22,500**

**Task 3: Phase I & II ESAs: \$1,081,000 (72% of the total project funds)**

*Contractual:* Generic QAPP = \$6,000. 31 Phase I ESAs at avg cost of \$5,000 ea. (includes lien search back to 1980 for each parcel) = \$155,000. Each Phase I will include a Property Eligibility Determination and AAI Checklist. 22 Phase II ESAs at average of \$35,000 ea. = \$770,000. 5 Phase III ESAs at avg cost of \$30,000 ea. = \$150,000. Each Phase II will include Sampling & Analysis Plan, and Health & Safety Plan.

**Task 4: Planning \$260,013.45 (17% of total)**

*Personnel/Fringe/Indirect Costs:* Reuse Assessment and Planning ~3,667 hours x ~\$60/hr = **\$220,000**. This total includes the completion of 8 **Land Use Assessments** @ \$40,000 (based on ~83.333 hrs per Land Use Assessment x ~\$60/hr x 8); and 5 **Site Reuse Visions** @ \$180,000 (based on ~600 hrs x ~\$60/hr x 5). *Contractual Costs:* 8 ABCAs at \$5,000 ea. = **\$40,000**.

**3.c. Plan to Ensure and Evaluate Environmental Progress and Results:** The Augusta EDA Coalition will collaborate closely with the QEP to track, measure, and evaluate project progress, using a range of tools to ensure the achievement of expected outputs, results, and long-term outcomes. The Coalition will use structured progress reports, monthly team update meetings, and detailed budget spreadsheets to track the project advancement. The coalition will update the EPA's ACRES database at key project milestones—following the completion of each Phase I and Phase II ESA, at the end of the project period, and upon notable events such as leveraged funding or job creation—no later than the close of the relevant quarter. At project inception, coalition will prepare a Grant Work Plan outlining all requirements under this cooperative agreement, which will include a comprehensive project timeline shared with EPA, BRC, and the QEP. The timeline will be monitored closely, and if milestones or measures fall short, corrective actions will be promptly implemented. All relevant project documents will be systematically added to a shared repository as they are completed. Additionally, the coalition will continue tracking project outcomes in ACRES for three years post-grant, ensuring ongoing evaluation of environmental progress and community benefits achieved in the target areas.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE; Programmatic Capability; 4.a. Organizational Capacity; 4.b. Organizational Structure; 4.c. Description of Key Staff**

As the lead coalition member, the Augusta EDA has the strong programmatic, administrative, and financial capacity to manage this brownfield grant. Augusta EDA has in place clear policies and procedures for tracking progress, budgeting, and ensuring compliance with EPA requirements. EDA also has a proven track record of managing federal funds and meeting all project deliverables. Governance includes regular meetings, transparent communication, and a Memorandum of Understanding (MOU) that formalizes each member's role in guiding the project. The MOU establishes clear decision-making authority, expenditure approval procedures, and coordination protocols, ensuring coalition members have meaningful input into how grant activities and benefits are implemented within their respective communities. Augusta EDA currently manages multiple active federal and state-funded economic development and infrastructure grants and has a documented history of timely expenditures, accurate reporting, and full compliance with grant conditions and audit requirements. The Augusta EDA possesses extensive experience to ensure successful grant administration, and the brownfield grant will be managed by the following:

- **Daniel Evans, Project Director:** Daniel Evans serves as Grant Writer and Economic Research Specialist for the Augusta Economic Development Authority, (where he applies more than 16 years of public-sector experience to advance transformative initiatives across Augusta and the surrounding region. A committed and highly skilled grant writer, Daniel combines program development, strategic planning, and community advocacy to pursue sustainable growth and equitable opportunities for residents.
- **Justin Prince, Sr., MBA, Economic Coordinator:** Justin currently serves as Economic Development Coordinator for the Augusta EDA, where he helps advance major projects that strengthen the region's business climate,

infrastructure, and overall quality of life. Justin helps support existing employers in the community and has a passion for telling Augusta EDA’s story of opportunity, ensuring all residents have access to the quality of life that he feels makes Augusta great.

- **Laurie Davis, Operations Manager:** Laurie Davis has served the EDA since 1997, bringing more than two decades of expertise in operational management and financial stewardship. In her role as Operations Manager, she oversees critical bookkeeping processes, manages monthly transactions and reports, and prepares all documentation required by external auditors each year. With an unwavering commitment to accuracy, Laurie also handles accounts payable and receivable, administers payroll and benefits, and ensures compliance with labor regulations. Alongside these responsibilities, she maintains up-to-date records of the Authority’s outstanding industrial revenue bonds, carefully tracking balances and compliance requirements to protect the organization’s financial standing.

**4.d. Acquiring Additional Resources:** The Augusta EDA Coalition plans to procure a QEP to assist with the grant’s technical aspects, through a competitive process that complies with 2 CFR 200, 40 CFR Part 33. The Augusta EDA Coalition will ensure the selected firm upholds strong labor practices and emphasizes diversity, equity, and inclusion, including Disadvantaged Business Enterprises (DBEs) and local subcontractors in its team. While no subawards are currently expected, if any are needed will follow EPA’s Subaward Policy, with selection based on cost, experience, capacity, and qualifications. To promote strong labor practices and local hiring, Augusta EDA actively collaborates with established workforce development agencies to link community members to meaningful employment opportunities in brownfield assessment, cleanup, and redevelopment, which may spring up because of this project’s brownfield redevelopment. By partnering with organizations such as WorkSource Georgia, Augusta EDA provides access to job training programs for youth, adults, and veterans, with a focus on underrepresented groups, including low-income and minority residents. WorkSource Georgia’s services include on-the-job training, customized training for incumbent workers, and registered apprenticeships, all of which are critical in preparing the local workforce for roles in environmental projects across the three-county area.

**4.f. Has Not Received an EPA Brownfield Grant; (1) Purpose and Accomplishments** Augusta EDA has never managed an EPA brownfield grant, but has similar experience as stated below.

| Program, Location, and Amount, and Accomplishments   |
|--|
| <p><b>U.S. Economic Development Administration (EDA) – Public Works / Economic Adjustment Assistance</b><br/> <b>Multiple Awards;</b> Individual grants ranging from approximately \$1 million to \$5 million<br/> <b>Purpose and Accomplishments:</b> Augusta EDA has successfully administered EDA-funded infrastructure and site-readiness projects supporting industrial parks, employment centers, and workforce housing corridors throughout Augusta-Richmond County. These projects have included water, sewer, roadway, grading, and site-preparation improvements necessary to attract private investment and job-creating employers. Collectively, these investments have supported major manufacturing, logistics, and advanced industry projects, enabling the creation and retention of hundreds of jobs and significant private capital investment.<br/> <b>Compliance:</b> All EDA grants have been administered in accordance with approved scopes of work, federal procurement standards, environmental review requirements, and reporting schedules.</p> |
| <p><b>Georgia Department of Community Affairs (DCA) / OneGeorgia Authority (RWHI, EDGE, and related programs) - Multiple Awards; Cumulative funding in the multi-million-dollar range</b><br/> <b>Purpose and Accomplishments:</b> Augusta EDA has led the development and administration of OneGeorgia-funded projects focused on workforce housing infrastructure, industrial site development, and economic competitiveness. These projects have addressed critical infrastructure gaps that constrained housing supply and job growth, particularly for low- and moderate-income workers supporting Augusta’s expanding industrial base.<br/> <b>Compliance:</b> Projects have been implemented in compliance with DCA and OneGeorgia requirements, including environmental review, procurement, financial reporting, and performance tracking.</p>  |
| <p><b>Georgia Department of Transportation – Transportation Infrastructure Assistance (TIA) Grant - Augusta Corporate Park Rail Infrastructure Project – 2023 funding year, 1 project totaling \$13.8mm</b><br/> <b>Purpose and Accomplishments:</b> Augusta EDA partnered with state and rail stakeholders to deliver major rail infrastructure improvements at the Augusta Corporate Park through a TIA grant award exceeding \$13 million. The project included construction and extension of rail spurs and related site improvements to provide direct rail access to underutilized industrial parcels. These improvements enhanced site readiness, reduced freight and logistics constraints, and supported the recruitment and expansion of rail-dependent manufacturing and logistics employers within a key industrial corridor.<br/> <b>Compliance:</b> All activities were administered in accordance with applicable state grant requirements, approved scopes of work, procurement standards, environmental review obligations, and reporting timelines.</p>  |
| <p><b>(2) Compliance with Grant Requirements:</b> The Augusta EDA has complied with all workplans, schedules, and terms under its recent assistance agreements, meeting all reporting requirements of awarding agencies. Augusta EDA has also submitted timely reports and tracks all progress toward expected results. When challenges have arisen, Augusta EDA has promptly implemented appropriate corrective measures, ensuring alignment with project goals and maintaining positive outcomes. Augusta EDA is committed to ensuring compliance with all requirements pertaining to this EPA Brownfields Grant.</p>  |

## THRESHOLD CRITERIA

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

a. a. The Augusta Economic Development Authority (AEDA) is a quasi-governmental public body corporate and politic, created pursuant to O.C.G.A. Title 36, Chapter 62, and functions as an instrumentality and agent of a general-purpose unit of local government, performing essential governmental functions and possessing the legal authority to receive, administer, and manage federal grant funds, including serving as lead applicant and fiscal agent for an EPA Brownfields Coalition Assessment Grant. This documentation is included in Attachment A.

Columbia County Economic Development Authority (CCEDA) and the Development Authority of Burke County (DABC) are both also quasi-governmental public body corporate and politic, created pursuant to O.C.G.A. Title 36, Chapter 62, and functions as an instrumentality and agent of a general-purpose unit of local government, making both non-lead members eligible entities.

b. AEDA, nor either of its non-lead coalition partners, is exempt from Federal taxation under section 501(c)(4) of the IRC.

### 2. Target Areas

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

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

Neither of the non-lead coalition partners have ever received an EPA Brownfields MARC Grant.

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

- a) AEDA has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.
- b) AEDA's geographic boundary for this grant has been expanded to include the boundaries of the non-lead members, CCEDA (Columbia County) and DABC (Burke County) through the attached Memorandum of Understanding.

### 5. Coalition Agreement

Letters of agreement to be part of the coalition from non-lead coalition members, CCEDA and DABC, are provided as Attachment B

### 6. Community Involvement

Augusta EDA and its coalition partners will carry out a comprehensive communication plan to actively engage local communities, stakeholders, and organizations throughout the project. Because trusted local voices are essential, each city has identified and will coordinate with key community leaders who will receive direct notifications about project updates, upcoming meetings, and opportunities to participate.

| Name of Organization & Entity's Mission   | Point of contact (name & email) & Specific involvement in the project or assistance provided   |
|---|--|
| <b>Georgia Conservancy</b> Protecting Georgia through ecological and economic solutions for stewardship, conservation, and sustainable use of the land and its resources.                                 | Katherine Moore, <a href="mailto:kmoore@georgiaconservancy.org">kmoore@georgiaconservancy.org</a> . Serve on the Brownfield Redevelopment Committee (BRC), providing input on integrating climate resilience into brownfield site cleanup and reuse by identifying and advising on adaptive reuse strategies that mitigate future environmental risks. |
| <b>Augusta Metro Chamber of Commerce</b> Business retention/expansion, redevelopment of underutilized commercial and industrial sites, corridor revitalization, site readiness.                           | Angie Cox, IOM, GCCE – President & CEO<br>Phone: (706) 821-1300<br>Will help attract new businesses to brownfield sites  |
| <b>Greater Augusta Black Chamber of Commerce</b> Minority business expansion/ retention, retail/commercial sites, workforce development.  | Ronc West, President/CEO Phone: 706-421-2410 They will serve to facilitate community outreach and attract new businesses to brownfield sites.  |
| <b>CSRA Economic Opportunity Authority (EOA), Inc.</b> Community development, affordable housing, workforce development   | Mary Harrison – Executive Director<br>Phone: 706-722-0493<br>Serve on the BRC, provide meeting space, help develop the prioritization criteria from an economic development perspective, site selection, assist with outreach, provide meeting space, identify and attract additional funding sources.   |
| <b>Habitat for Humanity</b> Local nonprofit housing organization helping people live in affordable and safe homes.  | Bernadette Kelleher, Executive Director<br>Phone: (706) 738-7194 Serve on the BOC, participate in decision-making for site selection and reuse planning, assist with outreach by organizing community input.   |
| <b>Augusta Technical College Office of Workforce Development</b> Environmental, construction, and skilled-trade training  | Julie Langham, VP of Economic Development<br>Phone: (706) 771-4000   |
| <b>WorkSource Georgia</b> Assist in building skilled workforce that meets employer needs, drives economic growth, and enhances self-sufficiency, especially for underserved communities. <i>(ALL TAs)</i> | Charisse Lee; Will provide meeting space, distribute project updates, and provide training and certification programs for local residents, preparing them for jobs related to site assessment, environmental cleanup, and redevelopment.   |

Bi-annual community outreach meetings will be held in each target area to share progress and gather input on site identification and prioritization, environmental concerns, and reuse planning. Each meeting will include dedicated time for questions and discussion so residents can raise priorities and concerns. Meetings will be live-streamed, with recordings posted on city websites for those unable to attend in person.

Digital communication will also be central to reaching a broad audience. Augusta EDA will maintain a dedicated project webpage as a hub for updates, event announcements, and access

to key project documents, with an online form for residents to submit questions and feedback. Updates will also be shared through social media to encourage interaction and community sharing.

Notices about outreach meetings and project milestones will be distributed through local newspapers, press releases, television ads, and flyers posted in community centers, libraries, and other public spaces. To ensure inclusivity, all materials will be available in English and Spanish. Translation for other languages and accommodations for hearing-impaired residents will be provided upon request at meetings. Written summaries of community feedback—along with the cities' responses—will be posted on the project webpage and reviewed at subsequent meetings to show how input is being used. This approach supports a transparent, inclusive, and responsive process that gives all community members meaningful ways to stay informed and engaged.

#### **7. Expenditure of Existing Grant Funds**

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

#### **8. Contractors and Named Subrecipients**

Not Applicable.