

RE: FY2026 EPA Brownfields Assessment Coalition Grant Application

Delta Compass is pleased to submit this proposal for FY2026 Brownfields Assessment Coalition Grant funding. Below we provide the information requested.

1. Applicant Identification:	Delta Compass 342 Washington Avenue, #201, Greenville, Mississippi 38701
2. Website URL:	https://wceams.com/compass
3. Funding Requested:	Grant Type: Assessment
	Assessment Grant Type: Coalition
	Federal Funds Requested: \$1,500,000
4. Location	<p>2 states; 11 counties; 30 Incorporated Cities; 30 Incorporated Towns; 446 Unincorporated Cities</p> <p>State: Arkansas</p> <p>Arkansas Counties: Phillips, Chicot, Desha</p> <p>Arkansas Cities & Town: Lake View, Helena–West Helena, Elaine, Marvell, Lexa, Barton, Blackfoot, Catron, Countiss, Crumrod, Cypert, Edgewood, Ewal, Fair Landing, Ferguson, Ferguson Landing, Gobell, Helena Crossing, Hicks, Hicksville, Holiday Hills, Hoop Spur, Huma, Kindall, Kingtown, Lake Ridge, Lambrook, Latour, Lexa Junction, Lundell, Maple Corner, Mary Spur, Mellwood, Midland Heights, Modoc, Modoc Landing, Morning Star, Mosby Spur, North Lexa, Oak Forest, Offutt Landing, Old Town, Oneida, Pilgrims Rest, Pillar, Poplar Grove, Postelle, Preston Place, Ragan, Ratio, Southland, Trenton, Turkey Scratch, Turner, Wabash, Walnut Corner, Watkins Corner, Westover, Wycamp, Dermott, Eudora, Lake Village, Arkansas City, Dumas, McGehee, Mitchellville, Reed, Tillar, Watson, Ashton, Baxter, Bellaire, Boueff, Bowman, Chanticleer, Chicot, Chicot Junction, Collins, Deep Elm, Dewey, Elmwood, Eminence, Empire, Fairview, Gaines Landing, Grand Lake, Gum Corner, Halley, Halley Junction, Indian, Jennie, Lakehall, Lakeport, Leland, Luna, Macon Lake, McMillan Corner, Myrtle Grove, Panther Forest, Point Comfort, Readland, Red Leaf, Ross Van Ness, Shives, Sunnyside, Vaucluse, Wellford, Yellow Bayou, Back Gate, Beulah Island Landing, Deerfield, Duce, Jersey Point, Kelso, Knowlton, Laconia, Lorays, Lucca Landing, Masonville, McArthur, Mozart, Oaklawn, Omega, Pea Ridge, Pendleton, Pickens, Red Fork, Reedville, Rohwer, Rotan, Snow Lake, Stimson, Trippe Junction, Wargo Landing, White River, Yancopin, Yukon</p>

	<p>State: Mississippi</p> <p>Mississippi Counties: Washington, Coahoma, Sunflower, Bolivar, Issaquena, Sharkey, Humphreys, Leflore</p> <p>Mississippi Cities & Town: Metcalfe, Arcola, Jonestown, Friars Point, Lyon, Coahoma, Lula, Sunflower, Inverness, Doddsville, Renova, Boyle, Benoit, Merigold, Gunnison, Duncan, Beulah, Pace, Winstonville, Alligator, Mayersville, Anguilla, Cary, Isola, Louise, Silver City, Schlater, Morgan City, Greenville, Leland, Hollandale, Clarksdale, Indianola, Ruleville, Moorhead, Drew, Cleveland, Shelby, Rosedale, Mound Bayou, Rolling Fork, Belzoni, Greenwood, Itta Bena, Aldridge, Alhambra, Almy, Ashley Crossing, Avon, Bourbon, Brighton, Burdette, Byrne, Chatham, Cletonia, Darlove, Dunkirk, Dunleith, Elizabeth, Empire, Erwin, Estill, Floyd, Foote, Forkland, Geneill, Glen Allan, Hampton, Hays, Heads, Helm, Hollyknowe, Hunt, Ingrams, Isenberg, James, Johnston, Jones Chapel, Kongo, Leota, Long, Longwood, Magenta, Manhattan, Marathon, McCutcheon, McGrath, Murphy, Muskedine, Napanee, Osseola, Overby, Percy, Priscilla, Refuge, Rexburg, Spencer, Stoneville, Swiftwater, Tralake, Tribbett, Warsaw, Wayside, Willet, Wilmot, Winterville, Woodside, Anderson Landing, Armistead, Barbee, Beverly, Bobo, Boone, Burke Landing, Carter, Claremont, Clover Hill, Counts, Danforth, Delta, Dickerson, Durham, Eagles Nest, Glen Aubin, Green Grove, Hillhouse, Hillhouse Landing, Hopson, Humber, Jeffries, King and Anderson, Lake Charles Landing, Long Lake, Lurand, Matagorda, Mattson, Moon, Myrtle Hall, Powell, Pullen, Pushmataha Landing, Reese Landing, Rescue Landing, Rich, Riverton, Roseacres, Rucks, Rudyard, Sessions, Sherard, Stokely, Stovall, Sunflower Landing, Walnut Grove, Willis, Baird, Ballaston, Baltzer, Blaine, Bowles, Boyer, Brooks, Caile, Cottdale, Dockery, Dwiggin, Dwyer, Eastland, Fairview, Faison, Fitzhugh, Frazier, Furry, Halstead, Heathman, Holly Ridge, Inwood, Jaquith, Johnsonville, Kinlock, Linn, Lombardy, Markham, Mattoon, McDaniels, Milroy, Minot, New Town, Parchman, Pentecost, Pine Land, Powell Bayou, Rome, Roundaway, Sandy Bayou, Southside, Steiner, Stephenville, White City, Whitney, Australia Landing, Benoit Landing, Beulah Landing, Bolivar, Busey, Catfish Point Landing, Cessions Landing, Choctaw, Christmas, Cleveland Crossing, Clifford, Dahomy, Deeson, Dennis Landing, Dixie, Eldridge, Eutaw, Eutaw Landing, Francis, Gill, Grapeland, Gunnison Landing, Hannah, Home Landing, Hushpuckena, Kimball Lake, Lake Vista, Lamont, Laughlin, Litton, Lobdell, Longshot, Malvina, Mason Landing, Meltonia, Mound City, Mound Landing, Niblett Landing, Niles,</p>
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	<p>O'Reilly, Perthshire, Renova Landing, Riverton Landing, Rochdale, Round Lake, Scott, Skene, Stringtown, Symonds, Terrene Landing, Turners Flat, Victor, Waxhaw, Wright, Zumbro, Adams Landing, Addie, Ashland, Booth, Chotard, Elleslie, Fitler, Grace, Hardee, Hopedale, Magna Vista, Millers Landing, New Fitler, Tallula, Valewood, Valley Park, Auter, Big Eddy Landing, Blanton, Bommers, Cameta, Chapel Landing, Choctaw Landing, Dogwood Landing, Egremont, Harworth, Hickman Landing, Holland Landing, Issaquena, Kelso, Little Sunflower, Lorenzen, Mont Helena, Nitta Yuma, Onward, Panther Burn, Patmos, Ratliff Landing, Richey, Riverside Junction, Sago, Shraderville, Smedes, Spanish Fort, Tisdell Landing, Updike, Vickland, White House Landing, Anchorage, Bellewood, Brooklyn, Castleman, Craig, Deovolente, Famosla, Four Mile, Gooden Lake, Grass Lake, Hidi, Honey Island, Jaketown, Lake City, Lamkin, Lodi, Mathena, Midnight, Richland, Romeo, Sleepy Hollow, Wilzone, Berclair, Black Bayou Junction, Bright Corner, Browning, Craigside, Crenfree, Fort Loring, Fort Loring Landing, Grenada Junction, Hatten, Highlandale, Mathews Crossing, Mayday, McNutt, Minter City, Money, Murdock Crossing, Nichols, Old Dominion, Peteet, Phillipstown, Purnell, Quito, Rising Sun, Rixwood, Roebuck, Ruby, Runnymede, Sandy Ridge, Shellmound, Sisloff Junction, Somerville, Sunnyside, Swiftown, Wakeland, Wildwood.</p>	
<p>5. Coalition Members' Target Area and Priority Site/ Property Information</p>	<p>Lead and Non-Lead Coalition Member Target Areas:</p> <ul style="list-style-type: none"> • Lead Member (Delta Compass) <ul style="list-style-type: none"> ○ Target Area: Washington County; Census Tract (CT) 28151001000 • Non-Lead Members <ul style="list-style-type: none"> ○ City of Leland, MS; Target Area: City of Leland, MS; CT 28151001700 ○ City of Eudora, AR; Target Area: City of Eudora, AR; CT 05017080400 <p>Proposed Priority Sites:</p> <ul style="list-style-type: none"> • 323-333 Washington Avenue, Greenville, MS • 400 N Broad Street, Leland, MS • 113 & 148 E Armstrong St, Eudora, AR 	
<p>6. Contacts</p>	<p>Project Director</p>	<p>Chief Executive</p>
<p>Name</p>	<p>Justin A. Burch</p>	<p>Justin A. Burch</p>
<p>Phone Number</p>	<p>(601) 310-1207</p>	<p>(601) 310-1207</p>
<p>Email Address</p>	<p>jburch@wceas.com</p>	<p>jburch@wceas.com</p>
<p>Mailing Address</p>	<p>342 Washington Ave #201</p>	<p>342 Washington Ave #201</p>



	Greenville, MS 38701	Greenville, MS 38701
7. Population (2020) *	Population of Delta Compass Region: <ul style="list-style-type: none"> • Population of Leland, MS CT 28151001700: 2,116 • Population of Eudora, AR CT 05017080400: 1,950 • Population of Washington County, MS CT 28151001000: 1,136 <small>*U.S. Census Bureau 2020 Census results</small>	

8. Other Factors:	
Other Factors	Page #
Community population is 15,000 or less.	N/A
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.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
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.	10 & 11
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Arkansas Department of Environmental Quality (ADEQ) and Mississippi Department of Environmental Quality (MDEQ) is attached.

10. Releasing Copies of Applications: Not Applicable

**Letter from the State Environmental
Authority**



**DIVISION OF
ENVIRONMENTAL QUALITY**

Sarah Huckabee Sanders
GOVERNOR

Shane E. Khoury
SECRETARY

January 27, 2026

Electronic Mail Only

Justin Burch, President
Delta Compass
342 Washington Avenue #201
Greenville, MS 38701

**RE: Letter of Support for Federal Fiscal Year (FFY) 2026 EPA Brownfield Assessment
Coalition Grant Application**

Dear Mr. Burch:

The Division of Environmental Quality Office of Land Resources (DEQ) is pleased to provide this letter in support of Delta Compass's application as the lead entity for a FFY26 Brownfield Assessment Coalition Grant.

The Delta Compass region includes eight counties in Mississippi and three counties in Arkansas. If awarded, grant funding will be used to inventory, prioritize, assess, and plan for the cleanup and reuse of brownfield sites throughout this region. DEQ understands that Delta Compass will target sites in Greenville, Mississippi; Leland, Mississippi; and Eudora, Arkansas using grant funds.

As the state response program, DEQ's Arkansas Brownfield Program will continue to support local brownfield redevelopment efforts in Arkansas by providing technical assistance and regulatory oversight, as well as Targeted Brownfield Assessments (TBAs) and cleanup assistance when CERCLA Section 128(a) funding is available. Properties in Arkansas that are assessed by Delta Compass may also be eligible for participation in the Arkansas Brownfield Program to obtain liability protections under Arkansas law.

Please feel free to contact me at (501) 682-0616 or by email at addie.mcclain@arkansas.gov if further assistance is needed.

Sincerely,

A handwritten signature in blue ink that reads 'A. McClain'.

Addie McClain, Brownfield Program Coordinator
Division of Environmental Quality



State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

January 27, 2026

Mr. Justin Burch, President
Delta Compass
342 Washington Avenue, #201
Greenville, MS 38701

**RE: EPA Brownfield Grant Application Acknowledgement
FY26 104(k) Coalition Assessment Grant
Delta Compass**

Dear Mr. Burch:

The Mississippi Department of Environmental Quality (MDEQ) hereby acknowledges Delta Compass' plans to conduct brownfield assessments and apply for federal grant funds through the United States Environmental Protection Agency's (EPA) Brownfields initiative. MDEQ believes the targeted areas within the Mississippi River Delta community, including the towns of Eudora and Leland, are in considerable need of brownfield assessment and future redevelopment opportunities.

Since many brownfields are abandoned, underutilized, and contaminated, MDEQ is expressly interested in seeing entities like Delta Compass taking the initiative to assess, remediate, and return these sites to productive use. These efforts are consistent with our mission to safeguard the health, safety, and welfare of present and future generations of Mississippians. We look forward to our role in Delta Compass' Brownfield Initiative and are available to assist you at any time. Should you have any questions or comments concerning this matter, please contact me at (601) 961-5240.

Sincerely,

Thomas L. Wallace

Thomas L. Wallace, P.E.
Division Chief – GARD
Mississippi Brownfield Program

OFFICE OF POLLUTION CONTROL

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AN EQUAL OPPORTUNITY EMPLOYER

Narrative

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

Coalition Members, Target Area, & Brownfields:

1.a Coalition Members: Delta Compass (DC), a regional economic development entity serving the 11 counties of the Mississippi (MS) River Delta (the Delta) will serve as the **lead coalition** member. DC serves 8 counties in MS (Washington, Coahoma, Sunflower, Bolivar, Issaquena, Sharkey, Humphreys, and Leflore) and 3 in Arkansas (AR; Phillips, Chicot, Desha) (the Region; geographic boundary), supporting small business growth, attracting and retaining employers, and building local leadership capacity. The **non-lead coalition members** include 2 small local units of government: **City of Leland (Leland), MS** – population (pop.) 3,988¹, and the **City of Eudora (Eudora), AR** – pop. 1,728². Together, DC and the non-lead coalition members form the Coalition.

The non-lead coalition partners have limited financial and staff resources and do not have the capacity to apply for an Environmental Protection Agency (EPA) Brownfield Grant or fund and manage site investigation activities on their own. Both communities operate with extremely limited general revenues, small tax bases, and municipal staff who are responsible for multiple functions, leaving no personnel with environmental, planning, or grant-management expertise. Their rural and persistently low-income status further limits opportunities to secure matching funds or contract for specialized environmental services. As a result, they also lack access to technical resources needed to assess environmental conditions and advance properties toward redevelopment. Without support from a regional intermediary like DC, they are unable to address contaminated or potentially contaminated sites that deter private investment and slow local revitalization. DC ensures that resources flowing into the Delta translate into measurable economic opportunity for all its residents and communities by aligning regional strategy with on the ground implementation.

1.b. Overview of Brownfield Challenges & Description of Target Areas: The DC region encompasses **11 counties in MS and AR**, home to **190,868 residents**, and forms the geographic boundary for this grant.³ Shaped by centuries of Mississippi River (River) flooding and agricultural, the Region’s economy historically relied on cotton production, timber clearing, and river-based commerce. However, beginning in the 1940s, agricultural mechanization dramatically reduced labor needs, triggering widespread population loss, business closures, and the decline of commercial and industrial corridors across many Delta communities.

Today, the Region remains deeply influenced by its agricultural past but is hindered by **limited economic diversification, aging and abandoned commercial structures, deteriorating industrial remnants, and continual underinvestment**. Many communities lack the tax base or private capital to modernize facilities, address legacy contamination, or repurpose underutilized properties. This has resulted in the accumulation of **vacant and blighted sites**, that present real and perceived exposure risks to environmental concerns and act as significant barriers to economic revitalization. Without intervention, these conditions perpetuate cycles of disinvestment and disproportionate impacts in communities that already struggle with persistent poverty and limited access to essential services.

To address these challenges, the Coalition identified **3 Target Areas** based on **community need, environmental risk, and redevelopment potential**:

Target Area	Community	Census Tract (CT)	Population
Washington County	Greenville, MS	28151001000	1,136
Leland	Leland, MS	28151001700	2,116
Eudora	Eudora, AR	05017080400	1,950

Each Target Area contains **aging structures, former commercial or industrial uses, and likely hazardous building materials**, creating heightened concerns regarding **lead-based paint, asbestos, petroleum releases, solvents, and other legacy contaminants**. Across all 3 communities, decades of economic decline and outmigration have left buildings underutilized or deteriorated, often with incomplete environmental histories and unknown site conditions. These uncertainties deter private investment and hinder the ability of small, rural municipalities to advance redevelopment without external assistance.

This grant will directly address these barriers by funding Phase I and Phase II ESAs, RBM surveys, and environmental planning activities that identify and quantify contamination risks; clarify environmental conditions for property owners and developers; and support informed decision making for cleanup and reuse. By removing uncertainty and reducing exposure risks, assessments will unlock redevelopment opportunities that align with

¹ [Search Results](#)

² [Search Results](#)

³ [Delta Compass](#)

local priorities, revitalizing historic commercial areas, supporting new business activity, and improving quality of life for the Region’s **economically impoverished and disproportionately impacted populations**.

1.c. Description of the Priority Brownfield Sites: The Coalition compiled an inventory of more than two dozen brownfield sites across the region and selected three Priority Sites with the strongest potential for reuse and community benefit given available assessment funding. These Priority Sites were chosen because they can catalyze active revitalization efforts—restoring historic commercial cores, reinvesting in cultural assets, and unlocking redevelopment in historic corridors.

<p>Priority Site #1: 0.21 acres @ 323-333 Washington Avenue, Greenville, MS</p>	<p>Target Area: Washington County</p>	<p>Lead Coalition Member: Delta Compass</p>
<p>The 8 contiguous properties at 323–333 Washington Avenue form a unified block within the Greenville Commercial Historic District, a National Register–listed area defined by its late-19th and early-20th century commercial storefronts. Historically, the buildings (4,600 sq. ft.) hosted a rotating mix of drugstores, machinery shops, groceries, hardware stores, banking, offices, lodging, and small-scale service uses, reflecting the corridor’s role as Greenville’s historic economic center. Most structures have experienced prolonged vacancy since the 1980s, leaving them in need of structural evaluation and environmental assessment to prepare them for reuse. Perceived concerns include structural soundness, asbestos-containing materials (ACM), lead-based paint (LBP), and mold.</p> <p>The primary environmental concern is the former automotive repair and body-shop facility immediately south of the block, which operated with two undocumented petroleum underground storage tanks (USTs; 1930–1968). The absence of installation, maintenance, or closure records significantly increases the likelihood of petroleum (volatile organic compound (VOCs), polynuclear aromatic hydrocarbons (PAHs) and benzene), solvent (trichloroethylene [TCE], tetrachloroethylene [PCE] and vinyl chloride), polychlorinated biphenyl (PCBs), and heavy metals (cadmium, arsenic, lead) migration onto the subject parcels. Additional risks stem from historic on-site machinery shops and decades of commercial activity, including long-term drugstore operations that may have contributed to localized contamination. This block is prioritized because it anchors an active revitalization corridor where Delta Compass and the City have already catalyzed new restaurants, retail, and planned public green spaces. Environmental assessment and reuse planning will remove uncertainty for developers, eliminate long-standing barriers to private investment, restore historic continuity, and support ongoing downtown revitalization efforts.</p>		
<p>Priority Site #2: 0.51 acres @ 400 N Broad Street, Leland, MS</p>	<p>Target Area: Leland</p>	<p>Non-Lead Coalition Member: City of Leland, MS</p>
<p>The property at 400 N Broad Street sits within the Leland Historic District, shaped by the city’s early rail-driven growth and long history as a regional agricultural center. Built in the late 1920s as the Masonic Temple and Temple Theatre, the building served for decades as a civic gathering place and later temporarily housed the Highway 61 Blues Museum, making it an important cultural asset. Perceived concerns include ACM and LBP.</p> <p>While no on-site recognized environmental conditions are documented, the property is bordered by two petroleum-related facilities that create credible concerns. Immediately north, the former Vince’s Service Station historically operated four USTs with limited closure documentation. Across the street, the long-operating Double Quick fuel station maintains three active USTs. The combination of a former unregulated petroleum site and an active fueling station increases the likelihood of off-site petroleum, VOCs, PAHs and benzene migration via soil or groundwater.</p> <p>These uncertainties have slowed investment and hindered adaptive reuse of this historic structure. Brownfield assessment will clarify petroleum risks, reduce perceived barriers for developers, and support reinvestment aligned with Leland’s ongoing preservation and corridor revitalization efforts.</p>		
<p>Priority Site #3: 0.12 acres @ 113 & 148 E Armstrong St, Eudora, AR</p>	<p>Target Area: Eudora</p>	<p>Non-Lead Coalition Member: City of Eudora, AK</p>
<p>The contiguous properties at 113 and 148 E Armstrong Street occupy a critical stretch of Eudora’s historic commercial center. Historical fire insurance maps (FIM) from 1912 show that the parcel at 148 E Armstrong Street was used for coal (possible heavy metal contamination) and oil storage associated with the adjacent rail line, while 113 E Armstrong Street operated as a warehouse and grocery. By 1932, 113 operated as a dry cleaner, a use commonly associated with PCE and TCE, solvents known for persistent groundwater, soil and vapor intrusion risks. Additional petroleum concerns stem from a nearby gas station one block northwest and historic fuel storage (VOCs, PAHs and benzene) tied to the rail corridor. Given the combination of former dry-cleaning operations, proximity to rail-related fuel uses, and surrounding aging commercial structures, these properties meet clear criteria for brownfield assessment. Environmental investigation will determine the presence of solvent and petroleum impacts, reduce redevelopment uncertainty, and position this segment of Armstrong Street for reinvestment within Eudora’s historic downtown core.</p>		

1.d. Identifying Additional Sites: DC will implement a structured and transparent process to identify and prioritize additional brownfield sites within the Region, to expend any remaining grant funds to support properties with the greatest potential for environmental, economic, and community benefit. Building on an initial inventory of more than two dozen sites developed with coalition members and local stakeholders, DC will continue refining and expanding this list throughout the grant period. The Coalition will work alongside the Brownfields Advisory Committee (BAC; described in 2.e.) along with the Qualified Environment Professional (QEP) firm to review new information, validate site conditions, and identify additional properties ready for assessment and reuse. This

group will apply a standardized ranking system scoring additional sites in four categories from 1-3, with 1 being least likely to 3 being very likely. The categories include: 1. Redevelopment Feasibility; 2. Community Goals; 3. Environmental; 4. EPA Priorities. Each category will have 6-10 subcategories (examples: level of contamination, ability to leverage additional funding, promotes affordable housing, potential for green infrastructure) to be evaluated and to rank the sites in the most underserved areas of the Region.

Revitalization of the Target Areas: 1.e. Reuse Strategy & Alignment with Revitalization Plans:

The Coalition’s reuse strategy focuses on preparing three priority downtown properties in Greenville, Leland, and Eudora for productive redevelopment that complements each community’s existing land-use plans and ongoing revitalization efforts. While final uses will be shaped through community engagement, each site is well positioned for adaptive reuse—ranging from mixed-use commercial redevelopment to civic, cultural, and small-business-serving functions. This strategy directly supports local goals to rehabilitate historic buildings, strengthen traditional commercial corridors, expand economic activity, and restore long-vacant properties to active use. Collectively, the projected reuses advance long-standing local and regional priorities for downtown reinvestment, historic preservation, corridor revitalization, and strengthened community services, positioning each site as a catalyst for broader economic renewal.

Priority Site	Reuse Strategy	Alignment With Land Use, Plans, & Community Priorities
323–333 Washington Ave, Greenville, MS	The site is envisioned as a reimagined downtown block where historic storefronts are adaptively reused to support long-term economic vitality. Potential redevelopment includes mixed-use commercial activity, restored historic facades, and active street-level uses that contribute to a walkable civic center.	This reuse supports the <i>Greenville Strategic Development Plan (2014)</i> , ⁴ which calls for the reuse of existing buildings, the revitalization of downtown districts, and the activation of historic corridors to strengthen the city’s commercial core. It also aligns with the <i>South Delta CEDS (2022)</i> ⁵ goal of rehabilitating historic downtown areas to promote economic development. The site sits within a federally designated Opportunity Zone which can further attract redevelopment interest once environmental barriers are eliminated. ⁶
400 N Broad St, Leland, MS	The projected reuse involves transforming the former Masonic Temple/Temple Theatre into an active civic and cultural gathering space, potentially hosting arts programming, community events, or heritage-focused activities. The building’s historic character supports a reuse strategy that emphasizes cultural identity, public engagement, and renewed activity within the corridor.	This direction is consistent with the <i>Leland Historic District Design Guidelines (2000)</i> , ⁷ which encourage reinvestment in contributing historic structures and enable the use of state and federal historic tax credits. It also supports the <i>South Delta CEDS (2022)</i> ⁸ focus on reinvesting in historic commercial corridors and aligns with <i>Mississippi Landmarks</i> program eligibility, which provides avenues for preservation funding and reinvestment.
113 & 148 E Armstrong St, Eudora, AR	The site will be adaptively reused as new commercial space that supports local businesses and enhances economic activity within Eudora’s historic downtown. Projected reuses may include small retail, service-oriented enterprises, or shared commercial or entrepreneurial spaces that contribute to corridor revitalization.	This strategy aligns with the <i>Southeast Arkansas CEDS (2023)</i> , ⁹ which prioritizes job-creating redevelopment in downtown commercial districts and encourages the reuse of key buildings to support local economic stabilization.

1.f. Outcomes & Benefits of Reuse Strategy: Outcomes: The reuse of the Priority Sites will result in a commercial project that reuses a historic structure for adaptive reuse. The following are benefits:

Economic revitalization and sense of place: Cleanup and redevelopment of the priority sites will directly stimulate post-cleanup economic development through the adaptive reuse of historic structures into active commercial buildings. These projects will catalyze reinvestment in targeted neighborhoods by attracting businesses, visitors, and local employment opportunities while preserving cultural character and reinforcing

⁴ redmond.design.com/greenville/wp-content/uploads/2021/04/20-year-strategic-plan.pdf

⁵ [2022-CEDS-DOCUMENT.pdf](#)

⁶ [Opportunity Zones | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](https://www.hud.gov/program-operations/opportunity-zones)

⁷ [guidelines-revised by Darvl.indd](#)

⁸ [2022-CEDS-DOCUMENT.pdf](#)

⁹ [CEDS_SEAEDD_2023.pdf](#)



community identity. Reuse strategies, further studied under reuse planning under this grant, will emphasize walkable, mixed-use environments that activate previously vacant or underutilized brownfields properties, creating vibrant places that support local economies and nonprofit and community-serving uses.

Reduction of hazardous materials and exposure: Assessment and cleanup activities, with leveraged funding, will facilitate the proper management or removal of hazardous building materials and environmental contamination within existing structures. This will reduce the potential to health impacts to the communities of the Target Area.

Energy efficiency and renewable-ready redevelopment: Adaptive reuse projects will incorporate modern energy-efficient building improvements, including high-performance insulation, efficient HVAC systems, LED lighting, and ENERGY STAR-rated equipment. Where feasible, redeveloped buildings will be designed to be solar-ready or to incorporate on-site renewable energy technologies, reducing long-term operating costs, conserving energy, and improving building sustainability.

Improved resilience to extreme weather events: Historic buildings will be updated with hurricane windows to prepare for extreme weather events. Where feasible, stormwater infrastructure improvements will be completed.

Community benefits and quality of life: Environmental cleanup and targeted redevelopment will transform blighted properties into productive assets that support small businesses, arts-based uses, and community-oriented commercial activity. These improvements will enhance quality of life by providing safe, active spaces that foster economic opportunity, reinforce a strong sense of place, and promote long-term, resilient revitalization aligned with the project’s reuse strategy.

Strategy for Leveraging Resources: 1.g. Resources Needed for Site Reuse: DC serves as a bridge between federal, state, and local governments as well as developers and non-profit organizations and therefore has the ability to leverage key funding programs and assist coalition members with navigating additional funding in the Target Areas.

Program / Agency	Description / Eligible Uses
FEDERAL	
Community Development Block Grants (CDBG) & Community Services Block Grant	Flexible funding for local infrastructure, housing, and brownfield-related demolition or utility upgrades.
National Park Service – Federal Historic Tax Credit	20% credit for rehabilitation of income-producing historic properties listed on or eligible for NRHP.
U.S. Economic Development Administration	Funds infrastructure, job creation, site readiness, and redevelopment planning.
USDA – Rural Development Programs	Supports community facilities, water/waste systems, and rural business development.
USDOT – Discretionary Grants	Supports mobility, safety, and access improvements aiding redevelopment.
EPA – Brownfields Assessment, Cleanup & Multipurpose Grants	Funds site assessment, remediation, and area-wide planning.
EPA – Targeted Brownfields Assessment	Provides no-cost environmental site assessments for eligible communities.
MISSISSIPPI	
Mississippi Department of Environmental Quality (MDEQ) – Brownfield Programs	Voluntary Cleanup, TBA, tax incentives, and loan funds.
MS Historic Site Preservation Grants & Community Heritage Preservation Grants	Rehabilitation of Mississippi Landmark buildings and historic resources.
Keep Mississippi Beautiful	Supports litter prevention, beautification, recycling, and cleanup initiatives.
Small Municipalities & Limited Population Counties Grants	Supports public improvements in cities <10,000 residents (e.g., Leland, MS).
Energy Efficiency Revolving Loan Fund	Funds HVAC, insulation, and lighting upgrades.
Housing Preservation Grants	Supports rehabilitation for low-income rural housing.
ARKANSAS	
Arkansas Economic Development Commission – Rural Services, CDBG & Community Grants	Supports rural facilities, public infrastructure, and community development.
DHS Community Grant Program	Funds anti-poverty initiatives.
Historic Preservation Restoration Grants	Supports rehabilitation of historic buildings.
Arkansas Department of Environmental Quality (ADEQ) Brownfield Program	Provides assessment and cleanup assistance.

Program / Agency	Description / Eligible Uses
Arkansas Dept. of Commerce & ADFa	Economic development resources and financing tools.
Arkansas Department of Agriculture	Supports rural development and environmental projects.
FOUNDATIONS/ NON-PROFITS	
Bush Foundation – Community Innovation Grants	Funds community innovation, systems change, and capacity-building projects.
National Endowment for the Arts – Our Town Grant	Supports creative placemaking and arts-based community development.
AARP – Community Challenge Grant	Small, fast-action grants that improve public spaces, housing, and livability for all ages.

1.h. Use of Existing Infrastructure:

This grant will facilitate the use of existing infrastructure (e.g., utilities, roads, buildings, etc.) at the Priority Sites and/or within the Target Areas wherever possible. Properties within the Target Areas are served by roads, water, wastewater, sewer, utilities, lighting, natural gas, and other public infrastructure. DC’s goal is to prioritize redevelopment strategies that cause the least strain on city budgets while providing the best opportunity for infrastructure reuse. When/if building demolition is necessary, DC will work with the municipality to use strategies to minimize materials sent to landfills and keep valuable materials in the local economy where repurposing creates local jobs. Although any additional upgrades at the Priority Sites are unknown at this time, if significant upgrades arise, the funding opportunities described in 1.g. will be reviewed for additional funding.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT: Community Need:

2.a. The Community’s Need for Funding: The Target Areas are presented with reuse challenges due to the small populations and/or low incomes and have the inability to draw on other sources of funding for revitalization. Many of the Region’s most economically impoverished/disproportionately impacted residents live in the Target Areas, with **46.6% of the Washington County Target Area in poverty, the median home value in the Eudora Target Area \$54,500, and 23.2% of the Leland Target Area having less than a high school diploma.**²⁷ These factors plus small populations, make it harder for Target Area residents to qualify for good paying jobs, increasing the households earning less than \$50,000 which is greater than that of DC Area, MS, AR, and the U.S for all 3 Target Areas.

Demographic Indicators	Washington County TA	Leland TA	Eudora TA	Delta Compass Area	MS	AR	U.S.
	CT 28151001000	CT 28151001700	CT 05017080400				
Population	1,136	2,116	1,950	2,280	175,990	2,951,438	3,032,651
Poverty rate	46.6%	21.7%	25.9%	28.9%	19.1%	16.0%	12.4%
Civilian unemployment rate	3.7%	6.3%	9.2%	10.2%	6.0%	5.1%	5.2%
Median household income	\$32,891	\$37,885	\$27,197	\$36,341	\$54,915	\$58,773	\$78,538
Household income <\$50,000	71.0%	67.4%	71.2%	60.9%	46.3%	43.3%	32.3%
Less than HS diploma	27.0%	23.2%	24.4%	20.9%	13.4%	11.4%	10.6%
Per capita income	\$17,971	\$27,769	\$22,524	\$22,266	\$30,529	\$33,147	\$43,289
Median home value	\$58,900	\$106,100	\$54,500	\$95,836	\$161,400	\$175,300	\$303,400

Note: All data was downloaded from www.policymap.com on 1/10/26 from the 2019 – 2023 American Community Survey (ACS) Estimates. **Bold** = data lower/higher than Delta Compass; **Red Font** = data lower/higher than the state; **Highlights** = data lower/higher than U.S.

2.b. Health or Welfare of Sensitive Populations: The population under 18 for the Washington County Target Area is 40.4% with 52.6% in poverty, **more than triple the U.S. average. With more than half of housing in the Target Areas built before 1980,** children are more likely to be exposed to high levels of hazardous materials including LBP. Of the 3 Target Areas, the **Washington County Target Area** has the highest percentages of this sensitive population being impacted with 52.6% of children under 18 in poverty; 56.1% of female head households with children under 18 in poverty; and 90.1% of housing built before 1980. The redevelopment of the **323–333 Washington Avenue Priority Site** into a mixed-use development will offer new, healthy housing options and job opportunities will reduce the higher than U.S. percentage, 30.4% of SNAP benefit users.

The population over 65 in the Eudora Target Area is 1.5 times greater than the U.S. with a **poverty rate is almost triple** that of the U.S. The Eudora Target Area also has a **disabled population almost triple that of the U.S. with a disabled poverty rate more than double the U.S.** The Target Areas include many of the Region’s most economically impoverished/disproportionately impacted populations including children, the elderly, and those with disabilities. Redevelopment of the Priority Sites provides a clear pathway to reducing exposure risks, improving environmental conditions, and strengthening the Target Areas. By assessing and planning for the cleanup at these Priority Sites, the Coalition will directly address threats that contribute to chronic disease, unsafe housing, and elevated health vulnerabilities. Reuse of the sites will further support healthier living environments and improved access to services, jobs, and safe housing, breaking the cycle of environmental and health disparities that have persisted for decades.

Demographic Indicators	Washington County TA	Leland TA	Eudora TA	Delta Compass Region	MS	AR	US
	CT 28151001000	CT 28151001700	CT 05017080400				
Population under 18	40.4%	14.3%	17.1%	22.1%	23.5%	23.3%	22.2%
Poverty rate for children <18 yrs	52.6%	26.7%	23.8%	38.1%	26.4%	21.4%	16.3%
Aging (65+)	12.5%	19.3%	25.1%	18.0%	16.8%	17.3%	16.8%
Poverty rate >65	39.7%	21.1%	27.2%	20.4%	14.3%	34.9%	10.4%
Disabled population	23.7%	30.6%	35.8%	21.5%	17.4%	17.8%	13.0%
Disabled population in poverty	29.1%	26.3%	55.6%	28.3%	23.6%	26.4%	21.4%
SNAP Benefits	30.4%	30.4%	20.3%	25.2%	13.9%	8.9%	NA
Female headed households w/children <18 yrs, in poverty	56.1%	40.2%	22.6%	49.2%	45.0%	38.9%	32.6%
Housing built before 1980	90.1%	73.6%	51.2%	58.0%	42.3%	40.5%	50.5%

Note: All data was downloaded from www.policymap.com on 1/10/26 from the 2019 – 2023 ACS Bold = data lower/higher than Delta Compass; Red Font = data lower/higher than the state; **Highlights** = data lower/higher than U.S.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Residents of the Delta region face staggering challenges that people in other parts of the country simply do not encounter. Chronic disease rates in the region are some of the highest in the country. The Washington County Target Area and the Leland Target Areas are in Washington County, Mississippi. The Eudora Target Area is in Chicot County, Arkansas. **Residents of southeast Arkansas, including the Eudora Target Area, have a life expectancy rate 10 years less than their neighbors living in northeast Arkansas. Chicot County ranks #69 in health outcomes and #70 in health factors** out of 75 counties in Arkansas.¹⁰ The Mississippi Delta faces some of the most severe health challenges in the U.S., driven by a complex interplay of extreme poverty, rural isolation, and a legacy of systemic inequality. As of early 2026, while Mississippi has slightly improved its national health ranking to 48th, the Delta region continues to struggle with high rates of preventable death and limited access to care. In 2024, more people died (35,245) in Mississippi than were born (33,471).¹¹

The proposed grant and reuse strategies directly address the elevated rates of cancer, asthma, birth defects, and other adverse health conditions documented across the Target Areas by removing exposure linked to hazardous substances, pollutants, and petroleum contamination at the Priority Sites. Environmental assessments, RBM surveys, and reuse planning will identify and quantify specific threats such as ACM, LBP, mold, heavy metals, PCBs, and petroleum impacts that contribute to higher-than-average disease incidence in these communities. These actions will help identify, mitigate, and ultimately reduce the environmental health threats that have contributed to disproportionately high rates of chronic disease and adverse health conditions in the Target Areas. The table below demonstrates cancer rates within the counties the Target Areas are within.

Cancer	Washington County, MS	Chicot County, AR	Mississippi	Arkansas	US
All cancer	480.9	430.7	469.5	454.9	444.4
Breast (female)	143.1	136.5	124.6	123.9	129.8
Esophagus	5.7	*	4.6	4.5	4.5

¹⁰ <https://chicotmemorial.com/wp-content/uploads/2024/04/CHNA-2022.pdf>

¹¹ <https://msdh.ms.gov/reportCard>

Cancer	Washington County, MS	Chicot County, AR	Mississippi	Arkansas	US
Kidney and renal	19	*	21.9	21.2	17.3
Lung	57.4	73.3	68.9	68.2	53.1
Pancreas	18.3	27.3	13.9	12.8	13.5
Prostate	178.4	142.0	135.2	103.4	113.2
Stomach	7.5	*	6.8	5.9	6.3

Data was downloaded from <https://statecancerprofiles.cancer.gov/> on 1/25/2026. **Bold Font** = data higher than the state; **Highlights** = data higher than U.S. * Data not released due to privacy concerns.

Environmental causes of breast cancer include exposure to PCBs, vehicle exhaust (PAHs), and heavy metals (lead, mercury, cadmium). Environmental causes of esophagus cancer include exposure to ACMs, PAHs, and air pollution. Environmental causes of kidney and renal cancer include exposure to heavy metals (cadmium, arsenic, lead, uranium), industrial solvents (TCE, benzene, vinyl chloride) and air pollution. Environmental causes of lung cancer include exposure to outdoor air pollution and carcinogens like ACMs and chromium. Environmental causes of pancreas cancer include exposure to pesticides, benzene, ACMs, TCE, PCE and heavy metals. Environmental causes of prostate cancer include exposure to pesticides, cadmium and PAHs. Environmental causes of stomach cancer include exposure to asbestos, solvents and chromium.¹²

BIRTH DEFECTS: Mississippi ranks 49th in maternal mortality and last in the US in infant mortality. Mississippi’s 2024 infant mortality rate has risen to **9.7 deaths per 1,000 live births, the highest in more than a decade**. Major contributors include congenital anomalies and preterm birth.¹³ In Arkansas, approximately 1 in every 25 to 33 babies is born with a major birth defect, roughly 1,300 to 1,400 cases annually. The most common are congenital heart defects (40%), genitourinary defects (22%) and neural tube defects (11.2%) causing an **infant mortality rate 2.3 higher than the U.S. average**.¹⁴ Environmental factors that can cause preterm births include lead, mercury, cadmium, arsenic and PCB exposures. Exposures to air pollution, heavy metals (lead, mercury), pesticides and organic solvents can cause birth defects by disrupting fetal development, leading to issues like heart defects, neural tube defects and limb malformations.

ASTHMA: The University of Arkansas for Medical Sciences is working with Chicot County, AR, to determine why there’s a high prevalence of respiratory disease and other health issues in the area including respiratory allergies, asthma, and even lung cancer in nonsmokers. The University is investigating if **windborne soil particles containing arsenic, pesticides and herbicides** are adding to the region’s respiratory problems.¹⁵ As there are only 24 air miles between the Target Areas, they share regional air characteristics. **The adult and child asthma rates and asthma deaths for both states are greater than the U.S. average.**

Indicator	Mississippi	Arkansas	US
Adult Current Asthma	9.4	10.5	9.8
Adult Hospitalization Rate	12.9	2.6	14.4
Child Asthma	6.7	7.4	6.5
Child Asthma Hospitalization Rate	15.1	3	3.6
Asthma Deaths	15.3	11.2	10.6

Data downloaded from <https://www.cdc.gov/asthma-data/about/most-recent-asthma-data.html> on 1/28/2026. **Bold Font** = data higher than the US

2.d. Economically Impoverished/Disproportionately Impacted Populations:

The Target Areas contain a high percentage of economically impoverished/disproportionately impacted residents, as discussed in 2.a and 2b. These sensitive populations (impoverished [**up to 4 times the U.S. rate**], elderly, disabled [**2-3 times the U.S. rate**], and children) disproportionately face elevated exposure risks from nearby brownfield sites. Lower income households (**per capita incomes 2 to 3 times less than the U.S.**) and under-resourced communities experience persistent barriers to educational attainment, stable employment, and healthy living environments, increasing their vulnerability to pollution related health concerns and long-term economic hardships. Through assessments, community engagement, and strategic reuse planning, DC is committed to addressing the environmental, economic, and health burdens from brownfield sites that have plagued the Target Areas for decades. Redevelopment of the Priority Sites will reduce exposure to contaminants while creating opportunities to support workforce development, youth training, safe housing, and community amenities—improving school readiness, job access, neighborhood stability, and long-term economic viability.

¹² <https://www.atsdr.cdc.gov/toxicological-profiles/about/index.html>

¹³ <https://msdhl.ms.gov/reportCard>

¹⁴ <https://www.archildrens.org>

¹⁵ <https://news.uams.edu/2024/04/05/uams-research-team-works-with-chicot-county-residents-to-find-reasons-behind-respiratory-issues/>

Community Engagement: 2.e.& f. Project Involvement & Roles: DC will form a BAC with representation from the non-lead coalition members and regional organizations/entities/groups. The BAC will be actively engaged throughout the project and have input on key decisions including site prioritization, assessment activities, and site reuse planning. DC will convene the BAC on a quarterly basis with in-person and virtual options as well as providing a Quarterly Project Update via email for those who cannot attend.

Table 4: List of Organizations/Entities/Groups & Roles

Name	Entity's Mission	Point of Contact	Specific Involvement
Mississippi Delta National Heritage Area	To preserve, perpetuate, and celebrate the Mississippi Delta's rich and complex heritage	Stephanie Patton: [REDACTED]	Provide input on preservation-focused reuse and redevelopment strategies especially relevant for historically significant sites.
Campbell Delong	To provide the highest quality legal service for its clients.	Brad Hathaway: bhathaway@campbelldelongllp.com	Publicize the brownfield program to those seeking new or expanded opportunities and assist with site selection, as well as site assessment and cleanup guidance
Greater Greenville Housing and Revitalization Association	To develop, provide and promote safe, affordable, and decent housing	Daniel Boggs daniel@greatergreenville.org	Assist with site selection, assessment and cleanup, and reuse planning pertaining to housing opportunities. and inform regarding potential housing opportunities.
South Delta Planning and Development	Aimed at enhancing the lives of Delta Area residents and boosting the local economy.	Mitzi Woods mwoods@sdpdd.com	Provide technical assistance for economic development and reuse , publicize the brownfield program to those seeking new or expanded opportunities, and assist with site selection

DC will work with county health departments for assistance with community outreach and advice on health-related issues. DC will also offer engagement opportunities to additional city and county staff throughout the Region not listed in this application. DC will also work with community colleges, schools, and non-profits within the Region to offer engagement opportunities and encourage education unit participation.

2.g. Incorporating Community Input: DC will implement a clear communication and engagement strategy to ensure residents, community organizations, and project partners remain fully informed and meaningfully involved throughout the grant period. Project updates will be shared regularly using multiple communication methods. With nearly 20% of residents in 2 of the Target Areas with no access to a vehicle, options will meet the needs of the diverse and historically underrepresented populations.

DC will provide quarterly project updates through public meetings (offered in both virtual and in-person formats), email notices, fact sheets, and postings on partner websites and social media channels. These updates will include summaries of recent activities, upcoming assessment work, and opportunities for community input. For residents with limited transportation, digital access, or language proficiency, DC will coordinate targeted outreach—such as listening sessions, partnering with trusted local organizations, and participating in existing community events—to ensure participation.

Community input will be actively solicited through surveys, comment forms, interactive online tools, GIS-based StoryMaps, and facilitated discussions. All feedback will be documented, evaluated, and incorporated into decisions related to site selection, cleanup planning, and reuse strategies. DC will maintain a transparent feedback loop by clearly communicating how community input influenced project decisions and by sharing revisions or next steps with stakeholders.

Through this multifaceted engagement approach, traditional, targeted, innovative, and virtual—DC ensures that residents directly affected by brownfield activities have ongoing, meaningful opportunities to shape assessment priorities and guide long-term redevelopment outcomes.



3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS:

Description of Tasks/Activities & Outputs: 3.a-d. Project Implementation; Anticipated Project Schedule; Task/Activity Lead; and Outputs:

<p>Task 1: Cooperative Agreement (CA) Management, Reporting, & Other Eligible Activities</p> <p>a. Implementation: DC will manage all aspects of the project, including coordination with the EPA and QEP. Reporting will include Quarterly Progress Reports (QPRs); ACRES Updates; Annual/Final Federal Financial Reports (FFRs); and a Final Performance Report documenting accomplishments, outputs, outcomes, and success stories. DC has procured a QEP Firm in accordance with (2) CFR Part 200 requirements and will oversee the QEP Firm and other contractors. 2 DC staff will also attend state/regional workshops/conference(s) and/or 2 National Brownfield Conferences. Any proposed changes to the Task will be discussed with and approved by EPA.</p> <p>b. Schedule: Management & reporting will be ongoing throughout the 4-year implementation period. QPRs will be submitted within 30 days after quarters end. DC intends to attend the 2027 National Brownfield Conference in Salt Lake City, UT as well as other local/state/regional workshop/conference(s) and another National Brownfield Conference(s).</p> <p>c. Leads: DC will lead this task including management, execution, and compliance with the terms and conditions of the CA. The QEP will assist with reporting activities.</p> <p>d. Outputs: 16 QPRs; 3 annual & 1 final SF-425 FFR Reports; 1 Final Performance Report; ACRES Updates (ongoing upon completion of outputs); and two DC staff to attend local, regional, state, and/or 2 EPA National Brownfield Conferences.</p>
<p>Task 2: Brownfield Inventory and Site Prioritization/Selection</p> <p>a. Implementation: DC will work with the QEP, non-lead coalition members, and the BAC to develop site and to prioritize sites. Environmental database information will be utilized as well as information from FIM, city directory records, tax delinquencies, and building code violations. The inventory will be in a GIS format such that it can be a future resource for DC with each site catalogued using the parcel tax ID numbers. DC will acquire historical FIM and georeference and mosaic them into seamless coverages for each year acquired. A detailed map analysis will identify features from each FIM for each year acquired that identify industrial, commercial, and other uses that potentially generated or used hazardous materials during their operations. This will include features like gas stations, dry cleaners, factories, machine shops, in addition to specific features such as USTs and aboveground storage tanks, materials storage, asbestos uses, etc. Each feature will be digitized using GIS and a database of features will be created that can be used for any spatial analysis such as land use planning, remediation, utility work, and brownfield identification. As part of the site selection process, DC will survey the BAC, local developers, real estate brokers, and other stakeholders for information on potential sites, conduct desktop studies and windshield surveys to verify existing site conditions.</p> <p>b. Schedule: BAC Meetings will be held each quarter through the lifecycle of the grant; Brownfield Inventory/Site Prioritization will be initiated in Q1 '27 and will continue throughout the lifecycle of the grant; GIS Data Mapping will initiate during Q4 '26 and continue through Q3 '30.</p> <p>c. Leads: DC, QEP, non-lead coalition members, and BAC will continue developing a brownfield inventory including prioritization and selection of sites for ESAs and planning.</p> <p>d. Outputs: Inventory – GIS files and FIM Georeferenced</p>
<p>Task 3: Phase I & II ESAs, Regulated Building Material (RBM) Surveys, Section 106 Reviews, Analysis of Brownfield Cleanup Alternatives (ABCAs)</p> <p>a. Project Implementation: Under the direction of DC, the QEP will complete Property Eligibility Determination (PED) request forms to be submitted to the EPA (hazardous substances) and/or MDEQ or ADEE. Upon confirmation of eligibility, Phase I ESAs will be completed in accordance with 40 CFR Part 312, the All-Appropriate Inquiries Final Rule, and the standards set forth in the ASTM E1527-21 Phase I ESA process. All reports will be provided electronically (e.g., Adobe Acrobat) to DC by the QEP. Reports will also be linked to DC's GIS database. The QEP under the direction of DC will perform Phase II ESAs, RBM surveys, 1 Section 106 Review (Priority Site #2), and ABCAs on Priority Sites that meet eligibility requirements. A Quality Assurance Project Plan (QAPP) will be prepared and approved by EPA as part of this grant award prior to conducting any Phase II ESAs or other sampling activities. Prior to initiating any Phase II ESA field work, Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) will be prepared for each site and submitted to EPA. Phase II ESAs will follow standards set forth in the ASTM E1903-19 Phase II ESA process.</p> <p>b. Schedule: Task 3 activities will be completed throughout the life of the grant. EPA/MDEQ/ADEQ PEDs, Site Access Agreements, conduct Phase I ESAs: Q1 '27–Q3 '30. Preparation and submittal of QAPP: Q4 '26; ACM/hazardous building material surveys: Q1 '27–Q3 '30; Conduct Phase II ESAs: Q1 '27–Q3 '30; Section 106 Review (Priority Site #2): Q4 '27; Prepare ABCAs: Q3 '27–Q3 '30.</p> <p>c. Lead: Under the direction of DC, the QEP will complete Phase I & II ESA activities and reporting, supplemental assessment activities, RBM surveys, Section 106 Review (Priority Site #2) and ABCAs that meet the eligibility requirements.</p> <p>d. Outputs: 1 QAPP & 3 Annual Updates; 15 PEDs, 15 Phase I ESAs, 9 HASPs/SAPs; 9 RBM surveys; 9 Phase II ESAs; 6 ABCAs; 1 Section 106 Review (Priority Site #2).</p>
<p>Task 4: Reuse Planning and Community Outreach*</p>

a. Project Implementation: DC, with QEP support, will implement comprehensive community outreach using traditional, targeted, innovative, and virtual engagement methods. This will include meetings, forums, outreach with non-lead coalition members and stakeholders, and the development/distribution of informational materials. DC and the QEP will meet with local representatives and host public meetings for property owners interested in participating in the project. The outreach approach will ensure that residents and stakeholders have meaningful opportunities to engage in decision-making throughout the process. Community involvement for individual sites will be tailored and conducted as needed. The BAC will meet once per quarter for 16 quarters. 4 reuse/area-wide planning studies will be completed within the Target Areas with the potential for substantial redevelopment. These plans include existing conditions review; market study; community engagement (2 in-person visioning workshops); 2 preliminary concept designs; final concept design and perspective illustrative renderings; and resource roadmap. 1 site-specific reuse plan (Priority Site #3) which includes existing conditions review; market study; community engagement (1 in-person visioning workshop); a preliminary concept design; final concept design and perspective illustrative renderings; and resource roadmap.

b. Schedule: Task 4 will be ongoing throughout the duration of the grant implementation. Outreach communications: Q4 '26-Q4 '30; Outreach meetings as needed; BAC meetings 1 per quarter for 16 quarters; and reuse area-wide (4) & site-specific (1) planning studies: Q1 '27-Q3 '30.

c. Lead: The QEP will lead the technical elements under the direction of DC with support from non-lead coalition members and BAC.

d. Outputs: 1 Community Involvement Plan; outreach meetings including 16 quarterly BAC meetings; outreach documentation & supplies; online communications; 4 reuse/area-wide planning studies; 1 site-specific reuse plan (Priority Site #3).

* 30% of funding is allocated to reuse/area-wide planning & site-specific planning.

3.e. Cost Estimates:

The table below provides a breakdown of estimated costs by task. An average rate of \$150/hour is used for contractual services, and \$67.65/hour is used for DC personnel/fringe (\$55/hour for personnel + \$12.65/hour for fringe) to administer the grant. **The non-lead coalition members will contribute their own resources as in-kind services to support the activities described herein.**

Table 5 - Budget for Grant Funded Activities

Budget Categories	Task 1	Task 2	Task 3	Task 4**	Total
	Brownfield Inventory & Site Prioritization/Selection	Brownfield Inventory & Site Prioritization/Selection	Phase I & II ESAs; ABCAs & RBM Surveys	Reuse Planning & Community Outreach	
Personnel	\$82,500	\$33,000	\$27,500	\$28,600	\$171,600
Fringe	\$18,975	\$7,590	\$6,325	\$6,578	\$39,468
Travel ¹	\$12,000	\$0	\$0	\$1,392	\$13,392
Supplies	\$0	\$0	\$0	\$980	\$980
Contractual	\$28,950	\$81,000	\$664,100	\$480,350	\$1,254,400
Other	\$3,000	\$0	\$0	\$0	\$3,000
Direct Costs	\$145,425	\$121,590	\$697,925	\$517,900	\$1,482,840
Indirect Costs^{2*}	\$8,250	\$3,300	\$2,750	\$2,860	\$17,160
Total Budget	\$153,675	\$124,890	\$700,675	\$520,760	\$1,500,000

¹ Travel to brownfields-related training conferences is an acceptable use of these grant funds. ² Indirect administrative costs for DC's Coalition Assessment Grant applicant does not exceed 5% of the total EPA-requested funds. ** 30% of funding is allocated to reuse/area-wide planning & site-specific planning.

The following table provides a summary of the estimated costs for project outputs by task and budget category.

Table 6 - Summary of Task Cost Development and Application of Funding

<p>Task 1: Cooperative Agreement (CA) Management, Reporting, & Other Eligible Activities: Total Budget = \$153,675 (\$145,425 direct & \$8,250 indirect)</p> <p>Cost Basis and Assumptions: Personnel & Fringe Costs of \$101,475 is budgeted for 1,500 hours (hrs.) for 3 DC staff (Personnel: 1,500 hrs. x \$55/hr. = \$82,500 & Fringe Benefits: 1,500 hrs. x \$12.65/hr. = \$18,975). Contractual Costs of \$28,950 is budgeted for the QEP at an estimated \$150/hr. This includes budget for grant implementation meetings (48 x \$150 x 2 staff = \$14,400); quarterly reporting (16 x \$300 each = \$4,800), 1 Final Closeout Report (\$4,500); and ACRES reporting (35 hrs. x \$150/hr. = \$5,250). Travel Costs of \$12,000 (\$7,000 for airfare and transportation, \$3,000 (\$200* x 15 nights) for hotel accommodations, \$2,000 for meal expenses (\$50* per meal x 40 meals) are budgeted for expenses for two DC staff members to attend local, regional, and/or state, conferences and/or 2 EPA National Brownfield Conference(s). Other Costs of \$3,000 is budgeted for 2 DC staff registration costs for conferences (\$350* x 2 DC staff x 2 National Brownfield Conferences = \$1,400* and \$1,600* for registrations for local, regional, and/or state conferences). Indirect Costs of \$8,250 for administrative costs (calculated at 10% of personnel costs).</p>
<p>Task 2: Brownfield Inventory and Site Prioritization/Selection: Total Budget = \$124,890 (\$121,590 direct & \$3,300 indirect)</p>

Cost Basis and Assumptions: Personnel & Fringe Costs of \$40,590 is budgeted for 600 hrs. for 2 DC staff (Personnel: 600 hrs. x \$55/hr. = \$33,000 & Fringe Benefits: 600 hrs. x \$12.65/hr. = \$7,590) **Contractual Costs** of \$81,000 is budgeted for the QEP to continue updating the brownfield inventory. This includes records research (100 hrs.), GIS data entry and mapping (100 hours), windshield survey (40 hours), interviews with residents (40 hrs.), presentations/meetings (60 hrs.) (340 hrs. x \$150/hr. = \$51,000) and \$30,000 for georeferencing FIMs, City Directories, and web map preparation. **Indirect Costs** of \$3,300 for administrative costs (calculated at 10% of personnel costs).

Task 3: Phase I & II ESAs; ABCAs, & RBM Surveys: Total Budget = \$700,675 (\$697,925 direct & \$2,750 indirect)

Cost Basis and Assumptions: Personnel & Fringe Costs \$33,825 budgeted for 500 hrs. for 1 DC staff (Personnel: 500 hrs. x \$55/hr. = \$27,500 & Fringe Benefits: 500 hrs. x \$12.65/hr. = \$6,325). **Contractual Costs** \$664,100 budgeted for the QEP to complete a QAPP (\$7,500); 3 Annual QAPP Updates (\$2,500 each = \$7,500); 15 PEDs (\$750 each x 15 = \$11,250); 15 Phase I ESAs (\$5,000 each x 15 = \$75,000); 9 HASP/SAPs (\$4,500 each x 9 = \$40,500); 9 Phase II ESAs (\$45,000 each x 9 = \$405,000); 9 RBM surveys (\$7,500 each x 9 = \$67,500); 6 ABCAs (\$5,000 each x 6 = \$30,000); 1 Section 106 Review (Priority Site #2 [\$19,850]). **Indirect Costs** \$2,750 for administrative costs (calculated at 10% of personnel costs).

Task 4: Reuse Planning Studies and Community Outreach:**

Total Budget = \$520,760 (\$517,900 direct & \$2,860 indirect)

Cost Basis and Assumptions: Personnel & Fringe Costs of \$35,178 is budgeted for 520 hrs. for 3 DC staff (Personnel: 520 hrs. x \$55/hr. = \$28,600 & Fringe Benefits: 520 hrs. x \$12.65/hr. = \$ 6,578). **Travel Costs** of \$1,392 is budgeted for 120 miles per quarter to attend outreach events (120 x 16 x \$0.725). **Contractual Costs** of \$480,350 is budgeted for the QEP to complete: 4 Reuse/Area-Wide Plans including: existing conditions reviews; market study; community engagement with 2 in person visioning workshops; preliminary concept designs; final concept design and perspective illustrative renderings; and resource roadmap (\$90,000 x 4 = \$360,000); 1 Site-Specific Reuse Plan (Priority Site #3) existing conditions review; market study; community engagement with 1 in person visioning workshops; preliminary concept design; final concept design and perspective illustrative rendering; and resource roadmap (\$100,000). \$20,350 for Community Outreach activities with the following cost breakdowns: \$5,350 for Community Involvement Plan; \$4,500 for Outreach Documents (30 hrs. x \$150/hr. = \$4,500); \$3,000 for Online Communications (20 hrs. x \$150/hr. = \$3,000); \$7,500 for Outreach Meetings including 16 quarterly BAC meetings (50 hrs. x \$150/hr. = \$7,500). **Supply Costs** of \$980 includes \$800 for boards needed at community outreach events and \$180 for printing of brochures/handouts. **Indirect Costs** of \$2,860 for administrative costs (calculated at 10% of personnel costs).

* Costs are approximate and may be subject to change based on inflation rates and location. ** 30% of funding is allocated to reuse/area-wide planning & site-specific planning.

3.f. Plan to Measure and Evaluate Environmental Progress and Results: DC will use a clear, structured system to track, measure, and report all project outputs and outcomes throughout the 4 year performance period. Progress will be documented through quarterly progress reports (QPRs), ACRES updates, annual reporting, and a final closeout report. Each QPR will summarize completed activities, upcoming tasks, and any schedule deviations; corrective actions will be developed with EPA, if needed.

Outputs Tracked: Potential brownfields identified and prioritized; Phase I and Phase II ESAs completed; Regulated Building Material (RBM) surveys; ABCAs; Community meetings and success stories

All assessed sites will be linked to parcel-level GIS data to support efficient tracking and analysis.

Outcomes Tracked: Sites cleaned up; Sites and acres redeveloped

- Acres of greenspace created
- Leveraged private/public investment
- Jobs created or retained

Delta Compass will review progress quarterly with the BAC and refine milestones as part of the Cooperative Agreement Work Plan to ensure timely completion. ACRES will continue to be updated after the grant period to capture long term redevelopment outcomes.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Organizational Capacity, 4.b. Organizational Structure, 4.c. Description of Key Staff:

DC has the technical and administrative capacity to serve as lead for this grant. As a regional economic development and inclusion intermediary, the organization routinely manages multi-jurisdictional initiatives and provides technical assistance to communities across the Mississippi and Arkansas Delta. DC brings proven brownfield experience including Phase I/II ESAs, cultural resource reviews, wetland delineations, and site-readiness planning, which has advanced redevelopment along key corridors and industrial sites such as Nelson Street, Broadway Linen, and the Delta Menagerie. This expertise is matched by proven fiscal stewardship, successfully administering major federal awards, including the \$1.2M Delta Catalyst Fund, USDA Broadband Technical Assistance, DRA workforce grants, and U.S. Department of Labor investments.

DC will oversee the project to ensure timely completion of key milestones. The core team supporting the grant include: **Brownfields Project Director (BPD), Justin A. Burch**, who currently serves as President & CEO of Delta Compass, is an accomplished leader in national economic development with a track record of directing multi-state programs, workforce initiatives, and regional development collaborations, including managing nationwide portfolios for rural economic development and supporting federal agency alignment. As the BPD, he will provide strategic oversight and partnership development support, helping align regional stakeholders, workforce resources, and economic development opportunities to support successful implementation.; **Brownfields Financial Manager (BFM), Hillary Boggs**, the Chief Operating Officer at Delta Compass, is a financial expert who oversees financial management, operations, program development, and grant administration, supported by nearly two decades of experience managing multimillion-dollar portfolios, leading compliance and audit processes, and directing the financial operations of both public and private sector organizations. As the BFM, she will lead financial tracking, compliance oversight, and reporting to ensure proper documentation, budget adherence, and coordination with external auditors and regulatory bodies.; and **Community Outreach and Engagement Coordinator (COEC), Mary Catherine Brooks**, the Chamber Director at Delta Compass, leads chamber operations and community engagement efforts at Delta Compass, driving member services, communications, and regional outreach initiatives. In her role as COEC, she will lead stakeholder engagement, public communication, and community-facing activities to strengthen awareness and participation in the project.

If Mr. Burch can no longer complete his duties as BPD, Ms. Boggs (BFM) and project staff will ensure the project continues. DC will work closely with the BAC, Board of Directors, Executive Committee, counties, cities, and non-profits to ensure that outputs and outcomes from this grant align with the plans and visions for DC and the Region.

4.d. Acquiring Additional Resources:

DC follows a formal, federally compliant procurement system for all professional services acquired under this grant. Procurement procedures adhere to **2 CFR 200.317–200.326**, including public solicitation, evaluation based on technical qualifications, adherence to competitive thresholds, and documentation of bids, scoring, and selection. All procurements use written scopes of work, clear evaluation criteria, and conflict-of-interest safeguards to ensure transparency and objectivity. DC maintains documentation for all procurements consistent with **2 CFR 200.334** (record retention) and ensures that pricing, qualifications, and past performance are evaluated before award. This system ensures that any additional expertise can be obtained in a timely, compliant, and transparent manner to support successful implementation of the project.

4.f. Past Performance & Accomplishments:

DC has a strong record of successfully securing, administering, and reporting on major federal and non-federal assistance agreements that are closely aligned with the structure, deliverables, and compliance expectations of EPA. To date, DC has announced over \$1.3 billion in economic expansion through these projects. At its core, DC is a capacity builder, working exclusively through Delta-based nonprofits, counties, and municipalities to strengthen local organizations' ability to plan, implement, and manage complex projects. DC provides technical assistance in nonprofit development, economic development strategy, fiduciary management, implementation, and reporting.

Accomplishments: Across its recent portfolio DC has secured a **\$250,000 USDA Broadband Technical Assistance Grant**, a **\$750,000 Delta Regional Authority Workforce Development Grant**, a **\$1.4 million U.S. Department of Labor Aviation Workforce Grant**, and developed a **\$1.2 million philanthropic Delta Catalyst Fund**. For these programs, DC has completed regional feasibility studies, broadband infrastructure assessments, labor market and workforce analyses, site readiness evaluations, and multi-county stakeholder engagement processes. These projects produced implementation plans now guiding broadband deployment, workforce training expansion, and site development across underserved Delta communities, demonstrating DC's capacity to deliver complex, technical, and community-centered work products similar to brownfield assessments and reuse planning.

Compliance: Across all its awards, **DC has consistently met all reporting, documentation, and workplan requirements**, submitting timely quarterly reports, financial statements, and performance metrics to USDA, DRA, and the U.S. Department of Labor. DC follows strong internal controls to ensure expenditures align with approved budgets and deliverables and communicates promptly with funders when adjustments are needed. All grants have been managed in compliance with their respective terms and conditions, and continued reinvestment from federal partners and philanthropic funders reflects clear confidence in DC's fiscal stewardship, transparency, and reliable delivery of expected results.

Threshold Criteria

Threshold Criteria for Assessment Coalition Grants

1. APPLICANT ELIGIBILITY:

Lead Coalition Member – Delta Compass

(a) Applicant Type: Nonprofit Organization

(b) Eligibility: Delta Compass is a nonprofit organization with tax exempt status under section 501(c)(3) of the Internal Revenue Code. Documentation of PCUL’s tax exempt status is provided in Attachment A.

Non-Lead Coalition Members:

- City of Leland, Mississippi

(a) Applicant Type: City Government

(b) Eligibility: The City of Leland, MS is a “general purpose unit of local government” as defined in 2 CFR § 200.64 and is therefore eligible to be a non-lead coalition member and an eligible entity for assessment funds.

- City of Eudora, Arkansas

(a) Applicant Type: City Government

(b) Eligibility: The City of Eudora, AR is a “general purpose unit of local government” as defined in 2 CFR § 200.64 and is therefore eligible to be a non-lead coalition member and an eligible entity for assessment funds.

2. TARGET AREAS:

Lead Coalition Member Target Area:

- Washington County, MS; Census Tract (CT) 28151001000 (Delta Compass)

Non-Lead Coalition Member Target Areas:

- City of Leland, MS; CT 28151001700 (Leland)
- City of Eudora, AR; CT 05017080400 (Eudora)

3. NON-LEAD MEMBER(S) THAT NEVER RECEIVED AN EPA MARC GRANT:

City of Leland, MS and City of Eudora, AR have not been recipients of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2015 or later.

4. LEGAL AUTHORITY TO EXPEND GRANT FUNDS ON BEHALF OF NON-LEAD COALITION MEMBERS :

(a) Delta Compass attests that it has legal authority to expend grant funds on behalf of the non-lead members to conduct proposed grant activities.

(b) Delta Compass geographic boundary encompasses the geographic boundaries of all non-lead coalition members.

5. COALITION AGREEMENT:

Signed letters of agreement from each non-lead coalition member: City of Leland, MS and City of Eudora, AR to Delta Compass are provided in **Attachment B**.

6. COMMUNITY INVOLVEMENT:

Delta Compass will implement a clear communication and engagement strategy to ensure residents, community organizations, and project partners remain fully informed and meaningfully involved throughout the grant period. Project updates will be shared regularly using multiple

Threshold Criteria for Assessment Coalition Grants

communication methods. With nearly 20% of residents in 2 of the Target Areas with no access to a vehicle, options will meet the needs of the diverse and historically underrepresented populations. Delta Compass will provide quarterly project updates through public meetings (offered in both virtual and in person formats), email notices, fact sheets, and postings on partner websites and social media channels. These updates will include summaries of recent activities, upcoming assessment work, and opportunities for community input. For residents with limited transportation, digital access, or language proficiency, Delta Compass will coordinate targeted outreach—such as listening sessions, partnering with trusted local organizations, and participating in existing community events—to ensure participation.

Community input will be actively solicited through surveys, comment forms, interactive online tools, GIS based StoryMaps, and facilitated discussions. All feedback will be documented, evaluated, and incorporated into decisions related to site selection, cleanup planning, and reuse strategies. Delta Compass will maintain a transparent feedback loop by clearly communicating how community input influenced project decisions and by sharing revisions or next steps with stakeholders.

Through this multifaceted engagement approach, traditional, targeted, innovative, and virtual—Delta Compass ensures that residents directly affected by brownfield activities have ongoing, meaningful opportunities to shape assessment priorities and guide long term redevelopment outcomes.

7. EXPENDITURE OF EXISTING GRANT FUNDS:

Delta Compass does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

8. CONTRACTORS AND NAMED SUBRECIPIENTS:

Contractors: Delta Compass has selected a firm under a “comprehensive services process” for both grant writing and grant implementation services. Delta Compass’s procurement method used was a Request for Qualifications and Proposals (RFQP). Details regarding Delta Compass’s RFQP process are described in detail below.

- The RFQP and related documents were posted by Delta Compass on their website on October 10, 2025 (<https://wceams.com/compass>)
- The RFQP was solicited in the Delta Democrat Times published on October 10, 2025.
- 1 proposer responded to the RFQP on November 10, 2025.
- On November 10, 2025 respondents’ materials provided to Selection Committee for individual evaluation.
- Selection Committee evaluations returned to Delta Compass for compilation; Finalists contacted to schedule interviews and recommendations of respondents for approval November 14, 2025.
- The chosen QEP Firm, Stantec Consulting Services Inc. (Stantec) was announced on December 15, 2025.

Below is the timeline of the RFQP process as seen in the RFQP released on October 10, 2025.

RFQP TIMELINE SCHEDULE (dates/times subject to change)

Bid Release	October 10, 2025
Questions Due	November 3, 2025
Bids Due	November 10, 2025 (12:00pm CST)

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Intent to Award December 15, 2025

Internal Timelines

Evaluation Commences November 10, 2025

Award Recommendation December 15, 2025

The RFQP, responses, and signed executed contract are available upon request by contacting Justin Burch (jburch@wceams.com)

Subrecipients: Not applicable.