



Narrative Information Sheet – LD Carroll Family Farms, Autauga County, Alabama

Applicant Identification: LD Carroll Family Farms Foundation, 902 County Rd 45 North Autaugaville, AL 36003

Funding Requested:

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$935,635.00

Location: City of Autaugaville, Autauga County, Alabama

Property Information: Old Autaugaville School, 2248 Blossman Street Autaugaville, Autauga County, Alabama 36003

Contacts:

- a. Project Director: Schandra James, 902 County Rd 45 North, Autaugaville, AL 36603, Idcarrollfamilyfarms@gmail.com, (334) 549-3076
- b. Highest Ranking Executive Official: Schandra James

Population: 795 City of Autaugaville, AL (2022 5-year ACS)

Other Factors Checklist:

Other Factors	Page number
Community population is 15,000 or less.	1
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.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secure resources are identified in the Narrative and substantiated in the attached documentation.	
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.	2
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.	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	



Letter from the State or Tribal Environmental Authority:

See Attached.

Releasing Copies of Application:

Not a problem; no portion of the application is confidential.

1. Project Area Description and Plans for Revitalization

1.a. Overview of Brownfields Challenges and Description of Target Area:

This rural central Alabama area is distinctive in its development due largely to geography, including the confluence of several rivers and creeks that were once used as transportation, including: Alabama, Coosa and Tallapoosa Rivers, and overland trails that are now state and federal highways (US 65 & 85). Indian settlements existed along strategic points in these river locations and became the cities that exist today, many retaining the original Indian names. Autaugaville has its origin story in the Autauga tribe of Creek Indians living in the area. After the Indian Removal Act, the region saw a proliferation of cotton farms and lumber processing. This region is at the fall line of the “black belt” region, so called due to its highly productive dark soil – and its corresponding history of cotton fields and slavery. The Town was founded in 1829 and incorporated in 1907. A sawmill and a cotton mill opened along a tributary to the Alabama River, and worker housing was built in Autaugaville. At one time, nearby (13 miles away) County Seat, City of Prattville, was the largest maker of cotton gins in the United States. Cotton fields, cotton mills and lumber processing dominated the landscape. The Civil War effectively ended manufacturing in Autaugaville when the government seized operations under Reconstruction. Lumber mills operated on and off into the 1930’s. Following the Civil War blacks became tenant farmers, which was followed by Jim Crow laws, KKK racial crimes, and racial disparities can still be seen in residual “redlining” real estate practices which sees blacks bundled into neighborhoods separate from whites – and sometimes nearly separate towns. Autaugaville is one such town. It is 17% White and 83% Black¹. Neglect and abandonment have erased the Town’s manufacturing history and those structures raised. Existing commercial businesses are typically Black owned and serve very nominal community needs such as churches, restaurants, a pharmacy, a bait & tackle shop, and Dollar General. This Town is a designated food desert as is the surrounding census tracts². Downtown buildings are shuttered, abandoned and interspersed among residential homes. 25% of the population is over 65³. Not surprisingly, the Town’s remaining major employers are those related to government functions – the health clinic, the school system and the U.S. Department of Agriculture’s County Extension Service, located in Autaugaville.

The specific site for the cleanup grant is The Autaugaville Training School, 3.52 acres at 2284 Blossman Street in Autaugaville. According to research done by Joseph D. Caver⁴, local historian, the Autaugaville Training School is a product of Reconstruction after the Civil War. While Alabama institutionalized Jim Crow laws by state statues, the value of education for both black and white was still commonly recognized and funded. While the state funded white schools, philanthrope funded black schools. The Autaugaville Training School was funding by several sources, including the “Rosenwald” foundation⁵. As funds became available, new buildings were built on the property. The original schoolhouse was built in 1919, other additions included teacher housing and a vocational agricultural building (neither remain). The school was called a “Training” school to not offend the whites by educating blacks; and colloquially referred to as the “Taming” school, referring to black pupils. Teachers were routinely brought in from the north as there were insufficient black teachers in the south. As a training school, it was expected to prepare students for industrial and agricultural jobs. The original buildings were built of wood but after at least two fires of “unknown” origin destroyed them, buildings were built of brick. In 1932, the Boiler house was added to finally heat the school in winter. From the 1940’s-1960’s, many blacks left the area for jobs in the north. Wilson Picket, soul music legend, went to the Autaugaville school until his family moved to Detroit.

From 1919 until 1969, The Autaugaville Training School was the segregated black school serving all blacks in the western portion of the county. It served grades K-12. The school serving only white students was the Hicks Memorial School. During mandated desegregation in 1970-1971, it became the Autaugaville Elementary School and served K-6 from Autaugaville (which had both

¹ ACS 2023 5-year

² Data Source: US Department of Agriculture, Economic Research Service, USDA - Food Access Research Atlas. 2019. Source geography: Tract

³ ACS 2021

⁴ The Autauga County Training School 1919-1969 and the Education of Blacks in West Central Autauga County by Joseph D. Caver, August 1, 2022

⁵ https://en.wikipedia.org/wiki/Rosenwald_School

black and white population), while the older students were integrated into the Hicks Memorial High School which now served only grades 7-12. The school closed in 2005 when all the elementary students were consolidated into a new county school. The school was purchased by the City from the County around 2020 to facilitate the operation of small business in the viable buildings on the property. It housed a Head Start program for about 30 kids from 1970-1980. That function was moved to one of the Prattville locations in 1980. Most recently, it was sold to a non-profit, LD Carroll Family Farms Foundation (LDCFFF) with both an education and agricultural mission.

In 2015, the National Trust declared Rosenwald schools as National Treasures. In many communities, including Autaugaville, the empowerment that came with an education means that the community and the students who attended continue to have strong emotional ties to the property, its storied history, and its contribution to their quality of life.

1.b. Description of the Proposed Brownfield Site:

The classroom, gym, cafeteria, boiler room building and offices are all separate buildings. All structures are one story brick façade over cement cinderblocks. Hurricane Ivan came through the area in 2004 with Lee following in 2011, which decimated two of the buildings, while leaving the other buildings unharmed. The classroom and cafeteria buildings lost their roofs with structural damage sufficient to render the buildings unsalvageable. The boiler room stored coal as the heat source and coal storage extended outside the building. Two ballfields backup property that remain in current use today, drawing the town population to the property frequently. In addition, the office and gym buildings are in current use for several small businesses including a barbershop, a secondhand clothing store, and a bar and grill.

The site lies partially in a floodplain near tributaries to the Alabama River. Old the classroom building on the southeast portion of the property is in the 100-year floodplain, but the other buildings are outside the floodplain.

Based on prior use and age, and sampling data, all properties were assessed for Regulated Building Materials (RBM's – lead, asbestos, Mercury, PCBs). These are contained/encapsulated in the structurally sound buildings but are a clear hazard for the classroom and cafeteria buildings which are structurally damaged beyond repair and open to the elements. However, the RBM contaminants were not found in the soils around the builds above health-based levels. The boiler room and coal storage areas, however, have heavy metals and PAHs at above health-based levels in the soil.

1.c. Reuse Strategy and Alignment with Revitalization Plans:

As part of the EPA Brownfields Assessment grant awarded to CARPDC, a Reuse and Redevelopment Plan⁶ was developed for the school following a town meeting that was convened to explore redevelopment possibilities. The favored option was incremental reuse of cleaned up property. A grocery market was one of the key interests, since the Dollar General⁷ in town is currently the only viable source of grocery items, but provides very little if any fresh food, essentially making Autaugaville a Food Desert.

LDCFFF acquired the property and plans to redevelop it as an open-air farmer's market. This is central to the Town's strategy of supporting existing business retention on-site, job creation, and tax base expansion—as well as addressing the Town's food desert status, encouraging small business development and achieving long-term economic stability.

Autaugaville's Comprehensive Plan,⁸ completed in 2021, identifies brownfield sites as priority opportunities for economic growth and land stewardship particularly considering the floodplain. The goals stated in the plan are very specific and very clear. First is to *"Promote the adaptive reuse of existing buildings and consider offering incentives for the cleanup and redevelopment of brownfield sites"* (page II-10), while focusing on protecting and managing natural resources. In addition, the Town seeks opportunities to *"employ educational programs and recognition of private environmental initiatives to encourage natural resource protection efforts"* (page II-10). Furthermore, *"Autaugaville should consider organizing a farmers' market for the citizens of the community. Farmers' Markets allow citizens to purchase fresh fruits and*

⁶ Autaugaville School Plan: Brownfield Economic Redevelopment Impact Study, November 2025

⁷ Dollar General Investigation: Consumer Diligence Exposes Decades of Fraud, Safety Failures & Overcharging consumerdiligence.org

⁸ Town of Autaugaville, Alabama 2045 Comprehensive Plan prepared by Central Alabama Regional Planning and Development Commission (CAPRDC), December 2021.

vegetables as well as other home grown/homemade items. A market of this kind not only provides fresh produce to a community; it also helps keep local dollars in the community and supports local farmers and small business” (page X-4).

LDCFFF plans to use its 6-acre farm near Autaugaville as a teaching space for students attending the local private school (MRaine River Association). Produce from the farm resulting from student efforts will be sold at the farmers market site along with produce from many other farms.

This grant will facilitate the cleanup up of the two compromised buildings (classroom and cafeteria) and cleanup of the coal residual contamination of soil. Nothing will be built in those spaces and it will be used as green space instead. This open space provides room for the planned farmers market. Residents already come to this property because of the ball fields and the few businesses in the remaining buildings.

1.d. Outcomes and Benefits of Reuse strategy:

The Autaugaville School Brownfields reuse plan aims to support the local agricultural economy by creating a dedicated farmer’s market, providing space for direct-to-consumer sales, and fostering knowledge exchange among growers. This initiative supports job creation, improves community health through access to fresh food, generates tax revenue, serves a critical educational opportunity and expands *greenspace*.

Local farmers receive a direct *economic benefit* by selling their produce, retaining most of the cash generated (80-100%)⁹, which in turn infuses the economy, and is more profitable than selling commercially. Money that is kept within the community circulates exponentially more than when spent at chain stores. Plus, the farmer’s market would be a destination for both people inside and outside the community, which will expand revenue beyond what is possible by shopping at chains. Lastly, the food doesn’t travel as far to get to the consumer, so *transportation costs and carbon footprints are reduced significantly*, which helps economically as well and environmentally.

The family farm has become endangered and has largely transitioned to institutional agribusiness, in the hands of larger corporations.¹⁰ Lost is the family farm as a practice and supplemental income. Knowledge no longer passes from one generation to the next. The LDCFFF seeks to *improve education for youth* on the importance of substance farming, not the typical cash crops or to feed livestock but growing fresh leafy vegetables and greens that will feed the population and create a *sustainable community*. Fishing and aquaculture will also be taught at the 6-acre family farm, providing youth with not only a healthy recreational outlet, but a lifelong skill that can translate to small businesses.

This grant will help stimulate economic development which will serve to alleviate many of the socioeconomic issues related to poverty and food insecurity, expand available greenspace by making the space safer for use while protecting the floodplain.

1.e. Resources Needed for Site Characterization:

No additional resources are required for site characterization.

1.f. Resources Needed for Site Remediation:

The grant, if awarded, will cover all related costs associated with the cleanup of the property.

1.g. Resources Needed for Site Reuse:

Since the site reuse expands greenspace, no resources required for site reuse are anticipated.

1.h. Use of Existing Infrastructure:

Route 14 (known as Blossman St locally) runs in front of the school as do the utilities that provide water, sewer, internet, etc. No upgrades are needed.

2. Community Need and Engagement

2.a. The Community’s Need for Funding:

Autaugaville is within the ONLY census tract (1001021100)¹¹ in the county that has been affected by the *persistent poverty* for decades. According to the Autaugaville School Plan¹², there are only 145 jobs currently in the Town or 1 job for every 7 people, and they are about 50% blue

⁹ 5 Ways Farmers Markets Boost Local Economies That Create Sustainable Growth FarmstandApp

¹⁰ [New Census Shows Alarming Loss of Family Farms | News Release | American Farm Bureau Federation](#)

¹¹ [list-of-census-tracts-in-persistent-poverty.xlsx](#)

¹² *Autaugaville School Plan Brownfield Redevelopment Economic Impact Study*, Town of Autaugaville, Alabama 2025

collar and 50% white collar, with a small percentage of service industry jobs. Jobs are often low wage. A higher employment rate with high poverty means low wage jobs that are not “livable” wages. Taxes are high, which has stagnates growth; including a 4% Alabama State Tax, 4% Autaugaville Sales Tax and 2% Autauga County Tax for a total of 10% sales tax. City funding priorities are infrastructure, including replacement costs for water and sewer lines. These are often funded by grants. **Low population, low income, persistent poverty** and high tax rates prevent the city from funding this cleanup.

Poverty especially hits hardest on the most vulnerable of the population, children, the elderly, and minorities. If you add just children and seniors together, they comprise 45% of Autaugaville’s population,

meaning nearly half of the entire town’s population consists of these sensitive groups. This cleanup grant will help meet the needs of this low-income community by reducing exposure to harmful contaminants, addressing historic environmental inequities, and ensuring that Autaugaville’s most vulnerable residents benefit from a cleaner, safer, and more resilient community.

Data Type	Autaugaville ⁽¹⁾	Census Tract 211 ^(2,4)	Autauga County	Alabama	U.S.
Population	999	3,185	58,239	5.1M	326.6M
Elderly >65	24.8%	28.48%	15.1%	18.0%	16.0%
Children <5	11.1%		5.7%	5.6%	5.5%
Minority	76%		25%	31%	25%
1-yr Unemployment Rate ⁽⁵⁾	24.8%	4.6%	2.8%	4.3%	4.3%
Median Household Income	\$34,375	\$37,457	\$62,660	\$63,477	\$75,755
Poverty Rate	20.6%	23.1%	13.6%	16.2%	12.8%
Receiving SNAP benefits ⁽²⁾	41.7%	20.4%	13.5%	15.2%	12.6%

⁽¹⁾ Some are ACS 2021&2023 estimates. ⁽²⁾ ACS 5 yr 2023 5-year estimates. ⁽³⁾ National Center for Education Statistics ⁽⁴⁾2020: DEC Demographic Profile ⁽⁵⁾ 2024: ACS-1-Year Estimates ⁽⁶⁾ Public School Review. **Bold** indicates above; shaded above State/national averages.

2.b. Health and Welfare of Sensitive Populations:

Cancer, Heart Disease, Asthma and Birth Defect incidences are significantly more common when compared to State and National data. For Cancer, by race, whites in Autauga County have higher diagnoses of cancer at a shocking 4-fold increase based on race.⁸ This disparity in diagnoses is related to access to healthcare, and reflects poverty, not actual health. The statistics also bear out the same assertions statewide and across the county as noted here:

This grant will help reduce the disproportionate burden of disease in Autaugaville by removing exposure pathways linked to cancer, respiratory illness, and adverse birth outcomes, while addressing the community’s extremely high social vulnerability. By mitigating environmental hazards on the site, the project directly supports improved health, safety, and resilience for the residents most affected by poverty, limited healthcare access, and longstanding environmental inequities.

Cancer Statistic ⁽¹⁾	Autauga Cty	Alabama	United States
Total pop Incidences	459.5	431.4	444.4
Incidences White/Black	443.6/519.0	433/430.6	463.1/447.9
Diagnoses White/Black	250/61	20,095/6,147	1.3M/ 191,594
Low Birth Weight ⁽²⁾ White/Black	8.1%/16.7%	8.0%/16.3%	7.0%/14.3%

(1) State Cancer Profiles. 2017-21 per 100,000 population. (2) University of Wisconsin Population Health Institute, County Health Rankings. 2017-2023.

2.c. Greater than Normal Incidence of Disease and Adverse Health Conditions:

Comprehensive health data are only available at the county level in Alabama. Alabama, like several southern states, ranks among the lowest in the nation in most health measures – 47th overall out of 51 States/Territories nationally. Alabama ranks 40th for health care access & affordability; 45th in Income Disparity; 39th in racial health equity; and 38th in infant mortality¹³.

Autauga County, Alabama, ranks poorly for health outcomes within the State. According to the Alabama Community Health Resource Guide¹⁴, the county faces significant challenges, including high rates of heart disease and limited access to healthcare. The population health assessment indicates that factors such as economic instability and low educational attainment contribute to these poor health outcomes.

¹³ <https://www.commonwealthfund.org/publications/scorecard/2025/jun/2025-scorecard-state-health-system-performance>

¹⁴ <https://www.countyhealthrankings.org/>

Although a function of rural poverty, site conditions, contaminants and exposure pathways can contribute to these adverse health data. Older housing built before the mid-1970's and commercial/ industrial buildings are known for lead, asbestos and sometimes PCBs.

Regulated Building Materials (RBM) such as lead, asbestos & PCBs at sites such as the Autaugaville School are known to contribute to asthma and cancer, especially lung. Exposure can be exacerbated by releases from damaged buildings caused by hurricanes destruction or extreme weather, as is the case with the school. Any prolonged exposure to these contaminants can also cause cancer and non-cancer health effects such as liver disorders, neurological impacts, immune system impacts and skin rashes or other impacts. Sensitive populations, such as the very young and old, minority and the low-income populations in Autaugaville would likely be disproportionately impacted.

Health Condition ⁽¹⁾	Autauga County	Alabama	United States
Total Cancers	459.8	432.6	442.3
Colorectal Cancer	41.8	40.1	36.4
Lung Cancer	61.6	58.4	53.1
Heart Disease	38%	26%	21%
Asthma (% of pop) ⁽²⁾	9.1%	5.0%	5.0%
Birth Defects (Low Birth Weight/Infant Death Rates per 1,000)	10.8%/10.1⁽³⁾	10.4%/6.7	8.2%/5.7

⁽¹⁾ Per 100,000 Population ⁽²⁾ County Health Profiles Alabama Department of Public Health ⁽³⁾ Urban-Rural Classification of Counties with Corresponding Current Asthma Prevalence Among Adults in Alabama, 2019–2021 (CDC)

This grant will facilitate cleanup and expanded reuse of these sites and mitigate contributing factors to these cancer and non-cancer endpoints. Mitigating RBMs and contaminated soil will meaningfully reduce contaminated dust and fine particles from inhalation and ingestion.

2.d. Economically Impoverished/Disproportionally Impacted Population:

The Autaugaville area is rated near the maximum score for Social Vulnerability Index (SoVI), at 0.90 with 1 being the maximum¹⁵. Social vulnerability refers to the demographic and socioeconomic factors (such as poverty, lack of access to transportation, and crowded housing) that adversely affect communities that encounter hazards and other community-level stressors. These stressors can include natural or human-caused disasters (such as tornadoes or chemical spills) or disease outbreaks (such as COVID-19)¹⁶. Other conditions like poor education, unemployment, lack of health insurance, predominantly young and old populations, limited access to recreational parks, poor walkability, and predominance of mobile homes, have a large impact on this rating and they are all conditions present in Autaugaville. As noted in the data above, poor economic conditions result in poor health; lack of access to healthcare and nutrition are two sides of the same coin. Social issues such as poverty, lack of education, and inequality of opportunity can have a significant impact on the environment, as is the case with the Training School property which should have been addressed decades ago. Environmental concerns can heighten social issues by limiting access to resources and opportunities for sustainable development. This institutional neglect is a vicious cycle that continuously feeds upon itself.

This grant will address the long-overdue environmental conditions that have compounded poverty, poor health, and limited access to opportunity, creating safer conditions and supporting the community's path toward improved physical health, expanded nutrition access, and long-term economic wellbeing.

2.e-f. Project Involvement and Project Role:

Partnerships are critical to the strategy. First, the Extension Service will assist with teaching at the LDCFFF farm, as an active partner, as well as use the market as an opportunity to reach farmers with Dept of Agriculture programs that may assist them. In addition, through a partnership with MRaine River Association, students at the new private school will work at the farm as educational opportunity and bring their produce to the market. MRaine River Association has stepped in when the "new" county school (replacing both Autaugaville and Hicks Memorial Schools) was ranked 1146th out of 1,275 and scored an "F" for academic achievement by the State and subsequently closed. Scholarships to MRaine River Assoc. of \$1,000 per student have once again been provided by private foundations to support education in Autaugaville.

¹⁵ Environmental Justice Index (EJI) 2024 of 11/2/2024 Geospatial Research, Analysis & Services Program (GRASP), Agency for Toxic Substances and Disease Registry (ATSDR), Centers for Disease Control and Prevention (CDC)

¹⁶ ATSDR Place and Health – Geospatial Research, Analysis, and Services Program (GRASP) – CDC July 22, 2024

Name of Organization/ Entity/ Group	Entity's Mission	Point of Contact (name & email)	Specific Involvement in the project/assistance provided
City of Autaugaville	City functions	Keith Chappell Email: keith.chappell@autaugavilleal.com	<u>Involvement</u> : Support for redevelopment; <u>Assistance</u> : Permitting, Planning
MRaine River Association	New Christian Private School (owns and operates Autaugaville Christian School)	Marquis R. Forge Email: marquis.forge@elevan86water.com	<u>Involvement</u> : Planning, Site Use; <u>Assistance</u> : Using site and non-profit farm in teaching
Central Alabama Regional Planning and Development Commission (CARPDC)	Regional Planning Organization who routinely applies for and manages grants	Broxton Sanders email: bsanders@carpdc.com	<u>Involvement</u> : all planning and reuse activities; <u>Assistance</u> : sub awardee/ management of grant & contractors on behalf of awardee
State Agricultural Extension Service	Support to farmers; educational training to students	Kacey Powell Email: klp0053@aces.edu	<u>Involvement</u> : Advisory for planning and site reuse; <u>Assistance</u> : Planning and teaching students about agricultural practices
Autauga County	County functions	Kristi Pieper email: Kristi.pieper@autauga.com	<u>Involvement</u> : Support for Redevelopment; <u>Assistance</u> : outreach

2.g. Incorporating Community Input:

Autaugaville is no stranger to community input. Community Input will be the cornerstone of this project because in small rural communities like Autaugaville, people engage more and feel more vested in outcomes for their future. Messaging will be easily transmitted through school, churches or gathering places like restaurants and store fronts. Communication methods will include announcements at community events, Autaugaville and CARPDC websites, social media posts, flyers and other means of communication that are known to reach residents of these communities. The City of Autaugaville and CARPDC staff have successfully used these methods recently to engage in the City's 2045 Comprehensive Plan development, and again during the Economic Development work completed for the Autaugaville school under the CARPDC Brownfields grant. At least 2 in-person public meetings are planned, once at the beginning before site cleanup and at the end to report accomplishments and explore next steps. LCDFFF and CARPDC's Project Managers will collaborate on response to comments and respond to all comments through their respective websites within 1 week. Communications will be a 2-way street in which comments are not just taken in, but response will include how the comments will be incorporated into the planning process. If members of the public are not comfortable with in-person participation, or Covid-19 restrictions are reinstated, on-line participation in the meeting will be available through a commercial video conferencing platform.

3. Tasks, Cost Estimates, and Measuring Progress

3.a. Proposed Cleanup Plan:

The best and preferred option for remediation of the RBMs (regulated building materials including lead, asbestos, mercury and PCBs) in the classroom and cafeteria buildings is Abatement by Demolition (25,500 sq ft), as the buildings have been found to be in such disrepair and have been deemed structurally unsafe for personal access. Asbestos-containing materials were documented in buildings of concern, and therefore regulations under the Toxic Substances Control Act (TSCA), Clean Air Act (CAA), US EPA National Emissions Standards for Hazardous Air Pollutants (NESHAP), Asbestos Hazard Emergency Response Act (AHERA), and Alabama state regulations will apply. Asbestos-containing materials must be handled and disposed of in an approved manner according to USA EPA 2006a, Asbestos/NESHAP regulated Asbestos-Containing Materials Guidance. Soil remediation for the coal storage area around the boiler building will be conducted in accordance with the Alabama Environmental Investigation and Remediation Guidance, February 2017 (AEIRG Guidance) and Alabama Land Recycling and Economic Redevelopment Act (ALRERA). Removal of the documented soil and residual coal materials (13,000 CY, depth of 2 ft) from the property, by excavation and stockpiling for testing before they are transported to an appropriately licensed landfill disposal facility.

Cleanup activities will be conducted in accordance with the State of Alabama regulations, and Davis-Bacon and local permits as well as OSHA regulations for asbestos and lead abatement at 29 CFR, Part 1926.1101 and 29 CFR 1926.62. Waste samples will be tested for Toxicity Characteristic Leaching Procedure (TCLP) prior to disposal. PCBs would be light ballasts, mercury, e-waste would possibly be recycled through BulbCycle, an Alabama based organization that recycles this waste. If not, testing would be completed and disposed according to receiving facility permits and/or ADEM standards.

LDCFF lacks experience with grant funding organizations (a mandatory loss of 7 points in Programmatic Capability section 4f!). However, it will subaward all of the grant (except for \$2,740 for travel to Brownfields workshops and registration fees) of the grant to the local federal funding expert, Central Alabama Regional Planning & Development Commission (CARPDC). CARPDC has a current Brownfields grant and will perform all tasks needed to complete the work including procuring the QEP and construction firm.

3.b.- e. Project Implementation, Anticipated Project Schedule, Activity Leads and Outputs by task (the local health agency is not needed for monitoring).

Task 1 – Project Management & Reporting
3b. Project Implementation: LDCFFF, with the assistance of CARPDC will competitively procure a QEP, then prepare bid specifications to competitively hire a construction contractor and manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement (CA) with EPA. At LDCFFF/CARPDC direction, the QEP will assist with compliance reporting (quarterly and final reports, ACRES updates, annual Disadvantaged Business Enterprise [DBE] and Financial Reports, etc.) and other eligible project activities identified in the CA Work Plan. LCDFFF/CARPDC will also conduct inspections as needed to ensure Davis-Bacon compliance. Finalize ABCA. No other sources of funding are needed for this task.
3c. Anticipated Project Schedule: Activities will be ongoing throughout the project period. The project is anticipated to require less than 1 year, mostly awaiting cleanup bid response and ADEM’s approval steps.
3d. Task/Activity Lead(s): LDCFF/CARPDC, with support from the QEP.
3e. Output(s): 4 Quarterly Reports; 1 Final Report; 1 DBE/WBE and 1 Federal Financial Reports (FFRs); quarterly, completion of ACRES updates; and monthly meetings, or as long as warranted for completing the grant work. 1 Conference and 1 workshop attendance over the project period. Davis-Bacon timesheet report inspections and any other reports summarizing compliance with Davis-Bacon. Final ABCA for community review.
Task 2 – Community Engagement
3b. Project Implementation: The community engagement program will be completed by LDCFF/CARPDC. They will work with on-site businesses/owners located on the property. They will also host community meetings at the beginning and end of the project. Outreach will be primarily to the most impacted onsite businesses owners and then to the broader community nearby. The City will be actively engaged from several perspectives, first as a permitting authority and the city leadership will be engaged with site decision making. CARPDC is highly experienced in outreach and plans to conduct the activities in-house. Such meetings will also allow for on-line or remote participation. Two (2) community meetings are anticipated: 1 at the beginning and 1 at the end for next steps. QEP will develop CIP, facilitate public meetings, if needed. No other sources of funding are needed for this task.
3c. Anticipated Project Schedule: Q1 CIP will be completed by QEP, community meeting will be hosted by LDCFF/CARPDC. LDCFF and CARPDC will update both their website in 1Q and as progress warrants. Community meetings in the neighborhood will be prior to work beginning, and at the completion of cleanup to discuss next steps.
3d. Task/Activity Lead: LDCFF/CARPDC will complete outreach to residents of the neighborhood with support from the QEP if needed. The QEP will develop the CIP.
3e. Output(s): 1 CIP, Updated project webpage as work progresses (may be weekly), 2 public community meetings.
Task 3 – Cleanup Planning
3b. Project Implementation: This task includes working with ADEM on a final cleanup plan and submitting for approval, developing a QAPP for confirmation sampling, Health & Safety Plan, securing necessary permits, preparing bid documents for the soil remediation and contractor selection. No other sources of funding are needed for this task.
3c. Anticipated Project Schedule: Providing final planning documents to ADEM Q1; developing a QAPP Q2 (after ADEM approval); preparation of the contractor specification bid documents Q2; bid the work and select the construction contractor Q2.
3d. Task/Activity Lead: LDCFF/CARPDC, QEP will prepare documents for ADEM and bid specification for construction contractors. QEP will also develop QAPP.

3e. Output(s): 1 Site-specific QAPP; 2 meetings with ADEM/minutes; 1 bid specification document; 1 Corrective Action Plan for ADEM VCP.
Task 4 – Cleanup Activities
3b. Project Implementation: This task includes site preparation, including RBM abatement through demolition for the cafeteria and classroom buildings 25,500 SF, soil and coal residual removal near the coal storage area 1,100 CY, regrading of the area upon completion. Work is expected to take 5 weeks total: 4 for demolition, 1 for soil removal. No other sources of funding are needed for this task.
3c. Anticipated Project Schedule: Contractor on-site and site preparation Q3; demolition and soil removal Q3-4; cleanup report for ADEM approval Q4; followed by final reports and ACRES completion.
3d. Task/Activity Lead(s): QEP and Construction contractor under direction of LDCFF/CARPDC.
3e. Output(s): removal amts etc. 25,500 SF building material, 25,500 concrete slab removal, 1,3 ST of sidewalk, canopy structure removal, 1,100 CY soil removal.

3.f. Cost Estimates – According to EPA subaward policy [Grants Policy Issuance \(GPI\) 16-01: EPA Subaward Policy for EPA Assistance Agreement Recipients | US EPA](#), all subaward costs are to be shown under “other” category. Budget detail still provided. CARPDC oversight costs only 5%.

Budget Categories		Task 1 Project Management	Task 2 Community Engagement	Task 3 Cleanup Preparation	Task 4 Cleanup	Total
Direct Costs	Personnel					
	Fringe Benefits					
	Travel	\$2,540				\$2,540
	Equipment					
	Supplies					
	Contractual					
	Construction					
	Other (subaward CARPDC Personnel)	\$11,000	\$12,600	\$12,000	\$9,345	44,945
	Other (subaward QEP Contractual)	8,766	\$6,000	\$50,912	Lab analysis: \$23,526 QEP oversight: \$122,330	211,534
	Other (subaward Construction)				676,416	676,416
	Other (conference fees)	200				200
Total Direct Costs		22,506	\$18,600	\$62,912	831,617	935,635
Total Budget		22,506	18,600	62,912	831,617	935,635

Task 1: travel: 1 State Brownfields conf hotel 2 days @\$130 + per diem @\$60/day x2 = \$380; 1 national conf (unknown location) air fare @\$800, hotel @\$150 x 4 days, per diem @\$60/day = \$1,640; 1 regional brownfields workshop hotel @\$150 x 2 days, per diem @\$60/day x2, gas mileage @(.725/mi) + gas = \$2,540; **Other (conf registration fees):** \$200
Subaward Budget category work by task:
Task 1: Other (contractual CARPDC personnel): \$75.00/hr (incl salary & 22% fringe) x 12 weeks (5 before, 5 during, 2 after cleanup) x 10 hours/ wk = \$9,000, meetings with QEP/material review/meetings with LDCFF/grantee to train on federal grant management 10 hrs/wk x 12 weeks x2 people @\$75/hr = \$3,000, CARPDC total: **\$11,000**; **Other (Contractual QEP):** reporting 3 hr/mo @\$238/hr x 6 mos (2 qtrs) = \$4,284; meetings 3 hr/mo @\$249 x 6 mos = \$4,482; total **\$8,766**, **task total = \$22,506**.
Task 2: Other (contractual CARPDC personnel): CARPDC attendance at meetings, \$75/hr. x 5hr/x 4 (2 community, 2 other) meetings = \$1,500 x 3 staff = \$4,500, website updates, frequent briefings for community leadership, work with LDCFF, = 9 hr/wk @\$75.00/hr x 2 people x 6 weeks = \$8,100, total CARPDC = **\$12,600**; **Other (contractual QEP)** develops CIP \$5,000, materials prep & meeting attendance @\$500 x 2 meetings = **\$6,000**; **task total: 18,600**. **Task 3: Other (contractual CARPDC personnel):** meetings with city, etc for permits, utility clearance, prep work with contractor, QEP, etc. 10 hrs/wk @\$75 x 2staff x 2 mos = **\$12,000**; **Other (Contractual QEP):** finalize ABCA @\$6,500, update Cleanup Workplan for ADEM if needed @\$10,000. Bid document prep and D-B compliance forms, SOPs, 40 hrs @\$228/hr = \$9,120. permits (city/state) \$5,000; contract

execution (3%) \$20,292, total QEP = \$50,912; **task total: \$37,250. Task 4: Other (Contractual personnel):** CARPDC 5 hr/wk/10 wks x2 people (oversight before, during, after cleanup) @\$75/hr=\$7,500; local travel @ 0.665/mi + gas = \$1,845, total for CARPDC = \$9,345; **Other (contractual QEP):** field oversight including D-B reporting, sampling: per diem @\$210/day (\$150 hotel + 60 per diem) x 5 weeks x 2 people = \$12,600; salary @\$228/hr x 8 hr x 6 weeks (2 days before for site prep, 3 days after for cleanup) x2 people = \$109,440; travel to/from lab x2 trips @0.725/mi=\$290; QEP total \$122,330. Laboratory Analysis: Asbestos Air samples (H&S) \$134ea x 4 before/4after = \$1,072, Asbestos TEM, bulk \$83ea 4 before/4after = \$664, lead \$40ea x 80 = \$3,200, PCBs \$94ea x 15 = \$1,410, Mercury \$65ea 15 = \$910, TCLP metals \$368ea x 20 = \$7,360, TCLP all parameters \$891ea x 10 = \$8,910. (TCLP waste characterization for disposal) lab total: \$23,526. Total for Contractual: \$154,066. **Other (Construction): subtask 1.** Abating the RBM (regulated building materials asbestos/lead/PCBs/Hg) via wet demolition and appropriate landfill disposal, includes: demo of 20,000 square feet (SF) classroom, 5,500 SF cafeteria bldgs. (detail include removal of flooring mastic, window glazing, door gaskets, fluorescent bulbs, lamp ballasts, e-waste, mercury switches/thermostats, lead paint), 1,300 SF sidewalk, canopy structure and remove 25,500 SF building slabs = \$482,560. **subtask 2.** Excavation and landfill disposal of soil around coal storage 13,000 cubic yards (CY) (2 ft depth) = \$108,680. **Subtask 3:** Other demolition costs: security fencing, erosion and sedimentation measures, import backfill soils, and grass seed final conditions \$85,176. Total for construction: **\$ 676,416.**

3.g. Plan to Measure and Evaluate Environmental Progress and Results:

Standard quarterly and annual reports to EPA and ADEM noted in tasks will keep the project on schedule and allow accomplishments during the 1 year to be recorded in ACRES. Output Metrics to be reported to the communities, Metrics important to the State will also be reported including site enrollment and certificate of completion. ACRES completed and updated after cleanup complete with green space created.

4. Programmatic Capability and Past Performance

4a-b. Organizational Structure and Description of Key Staff: LD Carroll Family Farms Foundation (CDCFFF), established in December 2024. Organizational Governance is provided by an active Board of Directors responsible for fiscal oversight, policy approval, and regulatory compliance. Daily operations are managed by experienced staff with defined roles in program delivery, financial management, and reporting, ensuring accountability, and internal controls. No previous grants awarded. Privately funded by donations as of the date. The organization is led by Program Director, Ms. Schandra James, who has three years' experience in nonprofit leadership, over 10 years of administration and supervision, and knowledge of community-based agricultural initiatives, ensuring effective oversight of all funded activities. Ms. James has a Bachelor of Science in Nursing with over 10 years of management experience. Mr. Shandra James will serve as project manager for this grant. Mr. Deuhn Carroll brings over three years of hands-on experience in farm operations, education, and volunteer coordination, supporting program implementation and measurable outcomes. The last three years He has worked with other nonprofits such as, Greensky Gives & Help A Brother Out, as Farm Manager and Program Coordinator. Mr. Carroll will serve as Assistant Project Manager and will step in to Project Manager if needed. Financial oversight is provided by a Finance & Administrative Manager, Jeanetta Carroll, with over seven years of experience in accounting, budgeting, and compliance, ensuring accurate record tracking, reporting, and appropriate use of funds. Ms. Carroll will serve as the independent financial controller and be responsible for drawing the funds under the ASAP system.

4.c. Acquiring Additional Resources:

LDCFF will subaward the grant to the experienced hands of the local planning district office - the Central Alabama Regional Planning and Development Commission (CARPDC). CARPDC will execute all tasks as if the grant was awarded to them. The CARPDC has a team of staff experienced in federal grant management. CARPDC's executive director, Mr. Greg Clark, with more than 3 decades of experience, will serve as Project Director for this grant. Mr. Clark has degrees in Urban Planning, Psychology and Sociology. He has served as Executive Director for CARPDC since 2004. Serving as back-up for this grant will be Senior Planner, Mr. Broxton Sanders. Mr. Sanders has a BA in Political Science and an MPA with over two years of public service experience and a combined 3 years of additional management experience from the private sector. Mr. Sanders

currently oversees the EPA Brownfields Assessment grant. Ms. Jeannie Ward, with over 25 years of experience, is the Accounting/Finance Clerk for CARPDC and will ensure all the financial and administrative responsibilities including all documentation for and completion of the ASAP draws. CARPDC will assist LDCFF in procuring a QEP and project remediation contractor in separate actions. All outside procurements will be subject to open and fair competition pursuant to 2 CFR Part 200 and 2 CFR Part 1500. Competition will be open for a minimum of 30 days.

Past Performance and Accomplishments

4.f. Has Never Received Any Type of Federal or Non-Federal Financial Assistance Agreements: LDCFF has never received any type of financial assistance grants or awards. Noted below is the very extensive experience of CARPDC as an organization who serves all communities in its 3-county jurisdiction with grant management expertise, specifically for small communities.

(1) Purpose & Accomplishments for CARPDC: as noted in table.

Awarding Org	Purpose of award	Amount of award	Purpose & Accomplishments (Outputs / outcomes); reporting
American Rescue Plan Act	Support housing rehabilitation/ energy efficient	\$3 million	On-going: 225 homes repaired / makes warmer, safer, dryer. <u>reporting:</u> quarterly/annual
Dept Of Energy	Home weatherization (annual)	3.8 M (5 years)	4,000 low, moderate income family homes made more energy efficient; <u>reporting:</u> quarterly/annual
Economic Dev Agency	Sewer Improvements & treatment works construction (2019)	\$2.4 million	Sewer lagoon system rebuilt for an industrial park; <u>reporting:</u> quarterly/annual
Environmental Protection Agency	Brownfields Program for 3 county area	\$1.5 million	Assessment grant, awarded 2024, assessed 4 properties to date, including Autaugaville school; <u>reporting:</u> quarterly/annual

(2). Compliance with Grant Requirements: LDCFF will comply with all grant requirements. CARPDC has successfully met all grant compliance requirements including workplan Terms & Conditions, project schedules, reporting and final reports. No adverse findings have ever occurred.



Threshold Criteria – LD Carroll Family Farms Foundation, Autauga County, AL

1. **Applicant Eligibility:** (see page 5 of guidelines)
 - a. LD Carroll Family Farms Foundation is an Alabama 501(c)(3) non-profit Corporation. Articles of Incorporation and IRS designation letter are attached, and therefore is an eligible entity to receive a Brownfields Cleanup grant.
 - b. LD Carroll Family Farms Foundation is tax exempt from federal taxes and does not lobby the federal government.

2. **Previously Awarded Cleanup Grants:**

LD Carroll Family Farms Foundation has never received an EPA Brownfields Cleanup grant. The Old Autaugaville School has not received a prior Brownfields cleanup Grant.

3. **Expenditure of Existing Multipurpose Grant Funds:** Not applicable.

4. **Site Ownership:** LD Carroll Family Farms Foundation is the current, sole deed owner of the Old Autaugaville School under fee simple title.

5. **Basic Site Information:**
 - a. Site Name: Old Autaugaville School
 - b. 2248 Blossman Street Autaugaville, Autauga County, Alabama 36003

6. **Status and History of Contamination at the Site:**
 - a. Type of Contamination: The site is contaminated by hazardous substances, specifically arsenic and lead in soil, and lead and asbestos in soil and building materials associated with two buildings.
 - b. Operational History and Current Use: the site was used as a school from (dates), until it closed sometime in the 1970's. This school has different buildings for different functions. The offices, the gym, the cafeteria, classrooms were all separate buildings. The buildings were heated via coal powered boilers. The coal was stored near the boilers. Over time, only the gym and office buildings were reused for local businesses, while the cafeteria and classroom buildings unused. These buildings were particularly hard hit by Hurricane Ivan in 2004 and to a less degree Hurricane Lee in 2011. The roofs of both the cafeteria and classroom buildings were collapsed. The buildings are no longer structurally sound.
 - c. Environmental Concerns: Sampling has shown that consistent with the age of the buildings, many building materials had lead and asbestos contamination. There is no exposure of these materials in any school currently in use. Without a roof, the cafeteria and classroom buildings however have released lead and asbestos materials. Soil sampling near these buildings did not show these contaminants above health based levels and contamination is confined to the building materials. In addition, sampling within the coal storage area also shows lead and arsenic above health based levels in the soil and require remediation to safe levels.



d. How Site Became Contaminated, Nature and Extent of Contamination: Building degradation from various storms note above resulted in destruction of the roof and building structures resulting in the release of lead and asbestos to the environment. The soil contamination near the boilers was a result of coal storage practices at the time.

7. Brownfields Site Definition:

- a. The site is not listed or proposed for listing on the National Priorities List.
- b. The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- c. The property is not subject to the jurisdiction, custody, or control of the United States government.

8. Environmental Assessment Required for Cleanup Grant Proposals:

- i. Previously Conducted Environmental Assessments: The following is a list of reports that were completed to determine environmental conditions at the site:
 - 1. Stan Eller, Asbestos Inspector, Deatsville AL, Asbestos Visual Inspection Report, December 10, 2019 – Identifies asbestos fibers in most areas of the school
 - 2. Safety Environmental laboratory & Consulting, Pelham, AL, (SELC) Limited Asbestos Containing Building Material & Lead Based Paint Survey, September, 2022 – confirms with data that most buildings have lead and asbestos however, except for the subject buildings, other locations are intact.
 - 3. ADEM Phase I, March 27, 2025 – identifies three RECs, including the two degraded buildings and the coal storage in the boiler room.
 - 4. United Consulting, Phase II sampling September 26, 2025 – confirms soil contamination above health-based levels in coal area, completes additional lead and asbestos sampling for building materials and soil adjacent to degraded buildings.
 - 5. United Consulting, Updated phase I for Prospective Purchaser LD Carroll Family Farms September 30, 2025 – resets the liability protection clock, affirms prior conclusions.
 - 6. United Consulting, ABCA November 4, 2025 – evaluates cost of remediation of buildings and soil.

9. Site Characterization:

- b. The site has not been enrolled in the Alabama Voluntary Cleanup Program (VCP). Attached is a letter from ADEM indicating that the information is for the FY24 Cleanup Grant application and includes the following information:
 - i. The site is eligible to be enrolled in the ADEM VCP Program.
 - ii. The site owner has not enrolled the site in the ADEM VCP Program.



iii. ADEM support letter affirms that there is a sufficient level of site characterization from the environmental site assessment performed for the remediation work to begin on the site.

10. Enforcement or Other Actions:

There are no known, ongoing, or anticipated environmental enforcement or other actions related to this site.

11. Sites Requiring a Property-Specific Determination:

A property-specific determination is not required.

12. Threshold Criteria Related to CERCLA/Petroleum Liability:

Non-Publicly Owned Sites Acquired Prior to January 11, 2002:

a. LD Carroll Family Farms Foundation meets the requirement for asserting an affirmative defense to CERCLA liability as a bona fide prospective purchaser liability protection per CERCLA § 101(40) when the phase I in compliance with ASTM Standards was completed September 30, 2025. The following requirements below are met:

- i. how the property was acquired? The property was voluntary purchased.
- ii. Date of acquisition: January 21, 2026
- iii. Nature of the ownership: The ownership is fee simple.
- iv. Prior Owner: The Town of Autaugaville was the prior owner.
- v. Relationship to prior owner: There is no relationship between LD Carroll Family Farms Foundation and the Town of Autaugaville.

b. LD Carroll Family Farms, in collaboration with Central Alabama Regional Planning and Development Commission (CARPDC) completed the Phase I Environmental Site Assessment using ASTM E2247-16 within 6 months of the date of property acquisition as noted above.

d. Identify whether all disposal of hazardous substances at the site occurred before you acquired the property: No hazardous substances were identified at the time of site acquisition therefore no disposal was deemed necessary.

e. Affirm that you have not caused or contributed to any release of hazardous substances at the site: LD Carroll Family Farm Foundation affirms they have not contributed to or caused the existing contamination.

f. Affirm that you have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances at the site: LD Carroll Family Farms Foundation affirms that it has not arranged for the disposal or transportation of hazardous substances at the site.

g. Describe in detail the reasonable steps you took with respect to hazardous substances found at the site to:

- i. stop any continuing releases;
- ii. prevent any threatened future releases, and



iii. prevent or limit exposure to any previously released hazardous substances. LD Carroll Family Farms Foundation plans to remove all contaminated soil and building materials at the site which will prevent any continued or future release of hazardous substances through this grant, if awarded.

h. Comply with any land use restrictions and not impede the effectiveness of institutional controls: LD Carroll Family Farms Foundation affirms that should the State of Alabama impose land use restrictions, it will comply with such requirements including attaching such to the property deed.

i. Comply with CERCLA information requests and provide any information related to discovery of release of any hazardous substance at the site: LD Carroll Family Farms Foundation affirms it will comply with any information requests, subpoenas, and provide all legally required notices with respect to the discovery or release of any hazardous substances found at the site.

j. Owner must not impede performance of a response action or natural resource restoration: LD Carroll Family Farms Foundation affirms it will not impede a response action or natural resource restoration.

13. Cleanup Authority and Oversight Structure:

a. The cleanup activities will be overseen by a qualified environmental consultant. In addition, the grant will be subawarded to Central Alabama Regional Planning and Development Commission (CARPDC), who has experience in management of federal grants and will oversee compliance with grant terms & conditions, including compliance with Davis-Bacon and Build American/Buy American. The site will follow State Standards for Asbestos abatement, and EPA standards for confirmation sampling and applicable notification, disposal, permitting and manifest documentation.

b. LD Carroll Family Farms Foundation will work with neighboring property owners and current property renters to notify them of the work being done and provide contact information for questions to ensure understanding and compliance should they need access to their properties.

14. Community Notification:

a. Draft Analysis of Brownfield Cleanup Alternatives: A draft of the ABCA has been made available for review at the Town of Autaugaville Town Hall as well as on the CARPDC website. The local community was able to comment on the draft proposal and ABCA during a called public meeting on January 20, 2026. A copy of the draft ABCA is included as part of the application package.

b. Community Notification Ad: LD Carroll Family farms Foundations, provided notification inviting public comment though public postings at the Town of Autaugaville Town Hall, Town of Autaugaville Post Office, Country Market, Pecan Grove, & Adeline's Restaurant. The notification stated that a copy of the draft proposal and ABCA were made available for review at the Town of Autaugaville Town Hall as well as on the CARPDC website.

c. Public Meeting: A Public meeting was held on January 20, 2026.



d. Submission of Community Notification Documents: All requested documents are attached: a draft ABCA, a copy of the public posting notice, public posting locations, a summary of the comments received, LD Carroll Family Farms Foundation response to the comments, meeting notes from the public meeting, and meeting sign-in sheet.

15. Named Contractors and Subrecipients: Not applicable. Solicitation for contractors and consultants will be conducted after notice of award.

EDWARD F. POOLOS
DIRECTOR

JEFFERY W. KITCHENS
DEPUTY DIRECTOR



KAY IVEY
GOVERNOR

Alabama Department of Environmental Management
adem.alabama.gov

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Montgomery, Alabama 36130-1463
(334) 271-7700 ■ FAX (334) 271-7950

January 7, 2026

LD Carroll Family Farms Foundation
Ms. Schandra James
902 County Road 45 North
Autaugaville, Alabama 36003

Re: U.S. EPA Brownfields Cleanup Grant Application

Dear Ms. James:

The Alabama Department of Environmental Management (ADEM) is pleased to support the LD Carroll Family Farms Foundation in your pursuit of a U.S. EPA Brownfields Cleanup Grant.

ADEM understands that the LD Carroll Family Farms Foundation is seeking support via a cleanup grant to assist with the old Autaugaville School located at 2284 Blossman Street, Autaugaville, Alabama. A Phase 1 Environmental Site Assessment was completed by ADEM in March 2025, and Phase 2 ESA was completed by United Consulting in September 2025. Autaugaville has a population of less than 1000 citizens with 84% of the community being African American. The per capita income is approximately \$41,000 with a poverty rate of 22%. Yet within this small community there is great resilience. LD Carroll Family Farms Foundation uses their six-acre farm to raise food for local consumption and to teach farming at the family and community level. They plan to use the school property as a farm produce market location. Local farmers can sell their goods from this location, once the land is clear and safe. They will be partnering with another local non-profit school and the State Agricultural Extension Service to provide programming for local students to promote farming and agricultural opportunities. This “food dessert” area is in tremendous need of this solution. ADEM recognizes that this grant award would be a significant economic and environmental boost for this community.

The ADEM Redevelopment Unit routinely aids government entities interested in brownfield redevelopment. Upon request, ADEM would be happy to participate in the various outreach activities needed to accomplish your brownfield project goals, entry of sites into the ADEM Voluntary Cleanup Program (VCP), and technical project guidance in accordance with the Alabama Land Recycling and Economic Redevelopment Act (ALRERA). We wish you and the residents of the Autaugaville community success in the pursuit of your grant. Please let us know if we can be of further assistance.

For any questions regarding this letter, please contact Crystal L. Collins at 334-279-3067 or via email at ccollins@adem.alabama.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Crystal L. Collins".

Crystal L. Collins, Chief
Redevelopment Unit
Land Division
Alabama Department of Environmental Management



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