



City of Montgomery

FY26 Brownfields Cleanup Grant

Narrative Information Sheet

R04-26-C-003

Applicant Identification

Name: City of Montgomery

Address: 103 N Perry St, Montgomery, AL 36104

UEI: SLRGWVZYDR97

Website URL

Website: <https://www.montgomeryal.gov/home>

Funding Requested

Grant Type: Multiple Site Cleanup

Federal Funds Requested: \$4,000,000

Location

City: Montgomery

County: Montgomery

State: Alabama

Property Information

The specific properties included in this cleanup effort are located at 605 Day Street (parcel #11-06-13-2-020-001-000), 582 Grady Street (parcel #11-06-13-2-012-010-000), 533 Mobile Street (parcel #11-06-13-02-011-003.000), and a group of 11 parcels along Mobile Street, bordered by Mildred Street to the north and Vandiver Alley to the south – 515 Mildred Street (11-06-13-2-012-002.000), 609 Mobile Street (11-06-13-2-012-003.000), 615 Mobile Street (11-06-13-2-012-004.000), 621 Mobile Street (11-06-13-2-012-005.000), 625 Mobile Street (11-06-13-2-012-006.000), 653 Mobile Street (11-06-13-2-012-007.000), 673 Mobile Street (11-06-13-2-012-008.000), (11-06-13-2-012-037.000, 11-06-13-2-012-036.000, 11-06-13-2-012-035.000, and 11-06-13-2-012-033.000). The last four parcels have no known addresses.

Contacts

Project Director: Doshia Harris, Grants Administrator, 334-625-3205, dmharris@montgomeryal.gov 103 North Perry Street Montgomery, AL 36104

Chief Executive: Mayor Steven L. Reed, 334-625-2000, mayor@montgomeryal.gov, 103 North Perry Street Montgomery, AL 36104

Population/Target Area Data

Population: 195,826

Target Area: City of Montgomery, Alabama

Census Tract: 2 (11-digit census tract GEOID: 01101000200)



| Other Factors | Page # |
|--|---------------|
| The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | 3 |
| The reuse of the proposed site(s) will incorporate energy efficiency measures. | 3 |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters. | 3 |

Releasing Copies of Applications

Permission to Release Copies: Yes

Conditions for Release: None

Releasing Copies of Applications

Permission to Release Copies: Yes

Conditions for Release: None

Approximate locations of the sites to be cleaned are indicated in red on the map on page 3.



Mildred Street

Rosa L Parks Ave

Mobile Street

Day Street

Grady Street

EDWARD F. POOLOS
DIRECTOR

JEFFERY W. KITCHENS
DEPUTY DIRECTOR



KAY IVEY
GOVERNOR

Alabama Department of Environmental Management
adem.alabama.gov

1400 Coliseum Blvd. 36110-2400 ■ Post Office Box 301463
Montgomery, Alabama 36130-1463
(334) 271-7700 ■ FAX (334) 271-7950

December 18, 2025

Lee Zeldin
USEPA William Jefferson Clinton Building South (WJC South)
1200 Pennsylvania Avenue N.W.
Washington, DC 20004

Dear EPA Administrator Lee Zeldin:

The Alabama Department of Environmental Management (ADEM) acknowledges that the City of Montgomery plans to conduct the cleanup of multiple brownfield sites and is applying for an FY26 EPA Brownfields Cleanup Grant.

The City of Montgomery has developed an application requesting site-specific federal Brownfields Cleanup funding for the following 14, city-owned parcels in Montgomery:

ADEM Site: 428-101-22009 (parcel #11-06-13-2-020-001-000) located at 605 Day Street,
ADEM Site: 428-101-22008 (parcel #11-06-13-2-012-010-000) located at 582 Grady Street,
ADEM Site: 428-101-22010 (parcel #11-06-13-02-011-002.000) located at 533 Mobile Street, &
ADEM Site: 428-101-2204 (parcel #s 11-06-13-2-012-002.000, 11-06-13-2-012-003.000, 11-06-13-2-012-004.000, 11-06-13-2-012-005.000, 11-06-13-2-012-006.000, 11-06-13-2-012-007.000, 11-06-13-2-012-008.000, 11-06-13-2-012-037.000, 11-06-13-2-012-036.000, 11-06-13-2-012-035.000, and 11-06-13-2-012-033.000) identified as a group of 11 parcels along Mobile Street, bordered by Mildred Street to the north and Vindiver Alley to the south.

ADEM affirms:

- i. The City of Montgomery will request ADEM oversight for the sites. These sites have been assessed utilizing appropriation funds provided to ADEM by EPA;
- ii. The sites are eligible to be overseen by ADEM; and
- iii. Based upon the environmental site assessments performed to date and information provided by the applicant, the ADEM oversight program concurs that the sites have had a sufficient level of site characterization for the remediation work to begin.

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



Birmingham Office
110 Vulcan Road
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(205) 942-6168
(205) 941-1603 (FAX)

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1615 South Broad Street
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(251) 450-3400
(251) 479-2593 (FAX)



City of Montgomery

FY26 Brownfields Cleanup Grant Narrative

1. Project Area Description and Plans for Revitalization

Target Area and Brownfields

A. Overview of Brownfield Challenges and Description of Target Area

The sites identified in this application are part of Montgomery’s “Peacock Tract,” a traditionally Black neighborhood in Montgomery, with deep ties to the historic Civil Rights Movement.¹ It shaped leaders and institutions pivotal to the struggle for racial justice, hosted mass meetings and strategy sessions during the Bus Boycott and other key events of the 1950s and 1960s. Among these remarkable individuals, Dr. Martin Luther King Jr., United States Senator John Lewis, and Rosa Parks stand out for their invincible spirit and significant contributions. However, the neighborhood suffered retaliatory destruction, including the construction of Interstates 65 and 85, which physically divided and economically isolated the community.² These highways were strategically routed to “punish” West Montgomery for its role in the Civil Rights Movement, causing isolated areas that were difficult to reach and resulted in abandonment of business and residential property.³

This area of West Montgomery has endured decades of disinvestment, leading to widespread blight, substandard housing, and environmental degradation. The interstate construction displaced thousands of residents, shuttered businesses, and severed access to essential services. In addition to significant levels of poverty (36.2% vs national avg of 12.4%),⁴ residents in the target census tract face higher instances of unemployment (9.4% vs national avg of 5.2%),⁵ food assistance (28.4% vs national avg of 11.8%),⁶ housing insecurity,⁷ utility services threats,⁸ and transportation barriers.⁹

B. Description of the Proposed Brownfield Site(s)

The targeted cleanup parcels for this application are located along Mobile Street, which is located less than a mile from Downtown, and was part of the final leg of the historic 1965 Selma to Montgomery March. In the 1960s, the area was densely developed with commercial and residential structures, including retail and grocery

¹ The Rebirth of Peacock Tract, <https://peacocktractmgm.org/>.

² *Cleaved by concrete: The legacy of Montgomery's interstates and the neighborhoods they destroyed*, Andrew J. Yawn, Montgomery Advertiser, Feb. 1, 2022, <https://www.montgomeryadvertiser.com/story/news/2018/03/07/cleaved-concrete/395087002/>.

³ *How a Montgomery Highway Sought To Disrupt the Heart of the Civil Rights Movement*, Rice University – Kinder Institute for Urban Research, Jan. 25, 2019, <https://kinder.rice.edu/urbanedge/how-montgomery-highway-sought-disrupt-heart-civil-rights-movement>.

⁴ S1701 – Poverty Status in the Past 12 Months, 2023: ACS 5-Year Estimates Subject Tables, United States Census Bureau, <https://data.census.gov/table/ACSST5Y2023.S1701?q=s1701&g=1400000US01101000200>.

⁵ S2301 – Employment Status, 2023: ACS 5-Year Estimates Subject Tables, United States Census Bureau, <https://data.census.gov/table?q=s2301&g=1400000US01101000200>.

⁶ S2201 – Food Stamps/SNAP, 2023: ACS 5-Year Estimates Subject Tables, United States Census Bureau, <https://data.census.gov/table?q=s2201&g=1400000US01101000200>.

⁷ Housing Insecurity, CDC Places, <https://arcg.is/0uHLOa0>.

⁸ Utility Services Threat, CDC Places, <https://arcg.is/04Dmu41>.

⁹ Transportation Barriers, CDC Places, <https://arcg.is/1e94K82>.



stores, restaurants, a theater, upholsterer, undertaker, filling stations, and a post office. The majority of the parcels along this corridor today are vacant and severely blighted.

The Alabama Department of Environmental Management (ADEM) conducted Phase 2 assessments on 14 parcels in this area. The assessment results indicate high levels of arsenic, chromium, thallium, benzo (a) pyrene, lead, mercury, ethylbenzene, and xylene. Additionally, the assessments revealed “Surface water runoff from the site will quickly drain into the Alabama River which is less than a half mile away,” and concluded these unmitigated pollutants “could potentially move from the site via surface runoff into the Alabama River and associated flood plains or infiltrate the soil and affect groundwater in the underlying aquifer.”¹⁰

The specific properties included in this cleanup effort are located at 605 Day Street (parcel #11-06-13-2-020-001-000), 582 Grady Street (parcel #11-06-13-2-012-010-000), 533 Mobile Street (parcel #11-06-13-02-011-003.000), and a group of 11 parcels along Mobile Street, bordered by Mildred Street to the north and Vandiver Alley to the south – 515 Mildred Street (11-06-13-2-012-002.000), 609 Mobile Street (11-06-13-2-012-003.000), 615 Mobile Street (11-06-13-2-012-004.000), 621 Mobile Street (11-06-13-2-012-005.000), 625 Mobile Street (11-06-13-2-012-006.000), 653 Mobile Street (11-06-13-2-012-007.000), 673 Mobile Street (11-06-13-2-012-008.000), (11-06-13-2-012-037.000, 11-06-13-2-012-036.000, 11-06-13-2-012-035.000, and 11-06-13-2-012-033.000). The latter four parcels have no known addresses.

Revitalization of the Target Area

C. Reuse Strategy and Alignment with Revitalization Plans

Of the “14-state region” of recognized Civil Rights Trail sites, “Only Washington, D.C., generates more visitor spending at U.S. Civil Rights Trails Sites than Alabama.”¹¹ Downtown Montgomery is an especially vital tourist destination to Alabama with longstanding institutions and sites celebrating its history as the birthplace of the Civil Rights Movement. The National Memorial to Peace and Justice and The Legacy Museum build off the existing infrastructure and help play important roles in revealing America’s untold history of racial terror, slavery, and mass incarceration, bringing national attention to Montgomery. Since opening in 2018, the National Memorial to Peace and Justice—just 0.3 miles from the targeted sites—has welcomed over half a million visitors annually and continues to drive interest in Montgomery’s revitalization.

Primary gateways to these historic destinations are lined with vacant lots and dilapidated buildings, creating a poor first impression of Montgomery. Community meetings and charrettes with city leaders and neighborhood committees have shaped a vision to revitalize the area by reestablishing a commercial center along Mobile Street and adding infill housing. The target area is predominantly residential with a mixed-use corridor, all within walking distance of key historic sites.

In 2020, the City of Montgomery developed its first Comprehensive Plan since 1963. The arduous, 18-month task to complete this plan involved hundreds of residents,

¹⁰ ADEM Site No.: 428-101-2204 Phase 2 Assessment, September 27, 2022, <http://lf.adem.alabama.gov/weblink/DocView.aspx?id=105036276&dbid=0>.

¹¹ *Civil rights sites, 'purposeful tourism' pour millions into Alabama economy each year*, Sarah Clifton, Montgomery Advertiser, Dec. 2, 2025, <https://www.montgomeryadvertiser.com/story/news/local/alabama/2025/12/02/purposeful-tourism-means-millions-in-revenue-for-alabama/86943382007/>.



business-owners, and community leaders. Ultimately, the product this team developed, [Montgomery Envision 2040](#), hopes to propel Montgomery on a bright new course centered on the people of Montgomery, with their hopes and values at the forefront. Community redevelopment in this area has already begun with the implementation of the Tuskegee University Urban Agriculture Innovation Center, which has been touted as a potential “cornerstone for affordable housing, public art,” and hopes to help to develop significant “changes along the historic Mobile Street.”¹²

D. Outcomes and Benefits of Reuse Strategy

The revitalization plan will implement dramatic blight reduction through the removal and/or redevelopment of derelict structures, overgrown lots, and streetscapes, which can significantly advance “the ability for economic development” to thrive.¹³ The proposed improvements will create a walkable, historic neighborhood with community significance and contemporary appeal that provides access to the Alabama River, downtown, schools, public transit, urban farm and recreational opportunities.

The City’s initial design concepts envision a neighborhood revitalization plan based on common gardens and shared public landscapes. It tests new types of housing, live-work spaces, mixed use developments including neighborhood supporting businesses such as restaurants, day care facilities, bakeries, and other creative manufacturing and retail. The redevelopment area’s largest buildings will likely create new civic institutions such as a public library or school.

To improve resilience to the impacts of extreme weather events and natural disasters, some of the build planning options currently being considered are:

- elevated and flood-resistant construction that will use permeable surfaces, bioswales, and raised foundations in flood-prone areas;
- heat-resilient designs that incorporate trees, reflective materials, and cool roofs;¹⁴
- a multi-use community hub that can serve as a shelter, resource center, or emergency coordination point during disasters; and
- decentralized energy and water systems to promote solar microgrids and rainwater harvesting to reduce dependency on centralized infrastructure.

Mobile Street’s conceptual designs emphasize sustainable outdoor spaces, blending ornamental flora and shade trees with civic features like an amphitheater, pedestrian plaza, and memorial wall to encourage community engagement. These “green” design concepts could transform the Peacock Tract into an Eco District model for other cities to emulate. Reuse of these proposed sites can facilitate renewable and/or incorporate energy efficiency measures by use of:

- solar-ready infrastructure - rooftops and parking structures to support solar panels and include conduit and wiring during construction for future solar installs;
- geothermal integration; and
- smart building technologies with sensors and automation for lighting, HVAC, and water use to enable demand response and peak load management.

¹² *Tuskegee University, Montgomery plan agriculture center*, Associated Press, Feb. 19, 2020, <https://apnews.com/general-news-a297b9b2a902ef4d8e8143595dcaeabe>.

¹³ *More dilapidated Montgomery properties set to be demolished*, WFSB, Feb. 19, 2025, <https://www.wfsb.com/2025/02/20/more-dilapidated-montgomery-properties-set-be-demolished/>.

¹⁴ *Planning for Urban Heat Resilience*, American Planning Association, <https://www.planning.org/publications/report/9245695/>.



Strategy for Leveraging Resources

E. Resources Needed for Site Characterization

If additional site characterization is required, the City will seek assistance through the EPA Targeted Brownfields Assessment (TBA) program. The City plans to leverage ADEM's Voluntary Cleanup Program (VCP) for supplemental oversight. These resources will ensure timely and cost-effective completion of any further investigative work needed to advance remediation.

F. Resources Needed for Site Remediation

The funding requested in this application should satisfy the remediation of the proposed sites. In the event of unforeseen cost overruns, the City can coordinate efforts with the local Metropolitan Planning Organization (MPO) to identify needs and prioritize recommendations tied to projected funding sources for implementation.

G. Resources Needed for Site Reuse

The sites are currently vacant and except for contaminated soil removal and replacement with clean soil, major demolition activities are not expected to be required to market and reuse the properties. The sites are of relatively level terrain with access to basic utilities. The City has been selected for a grant award from the Department of Transportation to fund design and engineering proposals for pedestrian and vehicle roadways along this portion of the historic Selma to Montgomery trail. The City's Community and Economic Development Departments will lead the charge to solicit any remaining development proposals for re-use in accordance with the strategic plan.

H. Use of Existing Infrastructure

The project will reuse existing water, sewer, and electrical systems along Mobile Street, reducing the need for new utility installations. Leveraging the established road network allows cleanup and redevelopment to proceed efficiently without added transportation costs, minimizing environmental impact and aligning with Montgomery's smart growth goals. Modest roadway improvements will enhance access to historic sites, while vegetated buffers, curb extensions, and street trees can assist in stormwater management and improve water quality.

2. Community Need and Community Engagement

Community Need

The City of Montgomery is actively striving to revitalize the historic downtown area and other key sites around the city. Funding assistance is urgently required as environmentally contaminated sites present significant challenges to improve, sell, and/or lease properties within the affected areas, especially in the absence of cleanup funds.

A. The Community's Need for Funding

This initiative embodies environmental justice by providing critical remediation resources to communities that cannot otherwise secure funding due to persistent economic and demographic constraints. Historically, these neighborhoods have faced disproportionate exposure to environmental hazards, compounded by limited access to financial and technical assistance. By funding site cleanup and enabling safe, productive reuse, this grant will correct long-standing disparities, reduce health risks associated with contamination, and create revitalized spaces that foster community pride and economic opportunity. Through these efforts, the project ensures vulnerable populations benefit from equitable investment and sustainable redevelopment.

B. Health or Welfare of Sensitive Populations



The Mobile Street cleanup area and nearby neighborhood include sensitive populations such as children, elderly residents, and low-income households who face disproportionate exposure to environmental hazards. These challenges are compounded by limited access to healthcare and safe housing. This grant will fund remediation of contaminated sites, eliminating harmful substances that threaten groundwater and soil quality. By reducing these risks and prioritizing equitable redevelopment, the project advances environmental justice and safeguards the health of vulnerable residents.

Plans include green space creation to improve air quality, community health resource hubs, and mixed-use redevelopment that provides affordable housing. By leveraging existing infrastructure and prioritizing sustainable design, the project reduces exposure to contaminants, promotes physical activity, and enhances overall quality of life for sensitive populations. This approach ensures cleanup efforts translate into long-term health and economic benefits for the community.

C. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Montgomery County reports an infant mortality rate of 1,116 per 100,000 live births, exceeding both the AL average (943.98) and national average (763.37). Elevated infant mortality often correlates with environmental and socioeconomic stressors, including exposure to contaminants and lack of access to healthcare resources. While county-level birth defect data is limited, these figures underscore a need for interventions to address environmental risks alongside social determinants of health.¹⁵

Hazardous air pollutants such as benzene, formaldehyde, and carbon tetrachloride have been identified in urban areas of Alabama, including Montgomery, at levels exceeding health benchmarks. These substances are known carcinogens and respiratory irritants, contributing to increased cancer risk, asthma prevalence, and adverse birth outcomes. Legacy contamination from petroleum products and industrial chemicals can further compound these risks, particularly in neighborhoods adjacent to brownfield sites and former industrial corridors.

D. Economically Impoverished/Disproportionately Impacted Populations

Poverty is a significant issue in Montgomery. More than a fifth (22.5%) of the city's residents live below the poverty line, a figure that is more than 7% higher than the average for Alabama (15.2%), and is close to double the national average of 12.1%. This high poverty rate is particularly pronounced among African American and Hispanic communities. Contributing factors to poverty include a lack of access to quality education, limited job opportunities, and systemic economic disparities. [Montgomery city, Alabama - Census Bureau Profile](#)

According to the Alabama Department of Environmental Management (ADEM), there are at least 50 sites in Montgomery identified as potential brownfields.¹⁶ Abandoned buildings, vacant lots, and deteriorating infrastructure are common sights in some parts of the City, and efforts are ongoing to identify and assess brownfields sites.

¹⁵ Infant Mortality Alabama 2024, Alabama Department of Public Health, Nov. 13, 2025, <https://www.alabamapublichealth.gov/healthstats/assets/infantmortality2024.pdf>.

¹⁶ Alabama Department of Environmental Management, Cleanup Properties Inventory, <https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fadem.alabama.gov%2Fprograms%2Fland%2Flandforms%2FCleanupPropertiesInventory.xlsx&wdOrigin=BROWSELINK>.



Montgomery's urban decay leads to reduced property values, increased crime rates, and a general sense of neglect within affected communities. Efforts to combat blight include initiatives to demolish or rehabilitate abandoned properties, community clean-up programs, and incentives for businesses to invest in struggling areas. The scale of the problem, however, requires sustained attention and additional resources.

Community Engagement

E. Project Involvement

To ensure the success of this project, the City is engaging a diverse network of local organizations and stakeholders who bring expertise and community connections. Key partners include community-based organizations such as neighborhood associations and business groups that will assist with outreach and public engagement. Environmental consulting firms, which specialize in brownfield assessment and redevelopment planning, will provide technical support and compliance guidance. Local property owners and developers have expressed interest in collaborating on site reuse strategies, while financial institutions and lenders will be consulted to explore funding opportunities for redevelopment. Additionally, community liaisons representing residents directly affected by the project will participate in planning sessions to ensure transparency and responsiveness to community needs.

The City is actively seeking collaboration with the [Equal Justice Initiative](#) (EJI), [Tuskegee University Urban Agriculture & Innovation Center](#) (TUAIC), as well as other community leaders to leverage public and private resources to promote environmental justice, economic revitalization, and sustainable redevelopment. [River Region Trails](#), a 501(c)3 nonprofit organization committed to developing a network of pedestrian greenways, trails, parks and outdoor resources in Montgomery, is already an active partner and has been providing instrumental feedback to the team.

The first community meeting to discuss the project was held on January 7, 2026 at a former fire station within walking distance to the proposed cleanup sites. Turnout was better than expected with more than 30 attendees, including City Council members, ADEM representatives, City of Montgomery employees representing Grants, Economic Development, and Planning Departments, several non-profit organizations, and many local residents. After a brief presentation about the project, a question-and-answer period of about an hour and half took place. Once residents understood the basics of what cleanup activities would take place and the opportunities for reuse, most were very enthusiastic about the project-many interested in how they could volunteer to help!

In addition to the questions and comments received at the community meeting, the City received feedback from 16 residents from the online survey. Again, the vast majority of comments were full of excitement and positivity. All of the meeting notes and survey questions are included in the appendices, however, examples of resident feedback are:

“Great Presentation. What an incredible opportunity for the area,”

“I'm eager to see the site developed for best use for the community,”

“Thank you for support of remediation along Mobile Street,”

“crucial to the downtown development and Selma to Montgomery National Historic Trail,”

“Please clean it up,” and “Could be a catalyst for great things in the area.”



F. Project Roles

| Organization | Mission | Point of contact | Role |
|---|--|---|---|
| River Region Trails | Committed to developing a network of pedestrian greenways, parks, and outdoor resources in the River Region. | Ashley Thorne ashley@riverregiontrails.org | Lead public engagement, aide in concept and design, and help form local partnerships. |
| Montgomery Chamber of Commerce | Dedicated to job creation, job preparation and job preservation. | Caleb Goodwyn cgoodwyn@montgomerychamber.com | Attract new businesses, expand existing ones, and foster innovation. |
| Montgomery Metropolitan Planning Organization | Cooperative planning that results in programs and projects to support metropolitan community and economic goals. | Casey Lewis ctlewis@montgomeryal.gov | Provide a forum for cooperative decision-making. |
| Tuskegee University | To serve limited resourced families with research-based educational programs. | Miles Robinson cisc@tuskegee.edu | Providing teaching, and learning opportunities that revolve around sustainability. |
| Equal Justice Initiative | Works with communities that have been marginalized by poverty and discouraged by unequal treatment. | Anne Low contact_us@eji.org | Provides tangible opportunities to participate in restorative truth-telling. |

G. Incorporating Community Input

To ensure transparency and engagement, the City will use a multi-channel communication strategy, including quarterly updates via social media and a dedicated project webpage. Biannual public meetings and virtual town halls will promote participation, while press releases and email notifications will share key milestones. Surveys and open comment periods will gather input, with responses documented and addressed in follow-up communications. This approach helps to ensure community feedback is incorporated into decision-making, fostering trust and collaboration.

3. Task Descriptions, Cost Estimates, and Measuring Progress

A. Proposed Cleanup Plan

This grant will support the following remedial measures:

- (1) excavation and off-site disposal of an estimated 20,000 tons of soil;
- (2) placement of a two-foot-thick clean soil cover in landscaped zones; and
- (3) installation of a vapor barrier and sub-slab ventilation system beneath site structures.

The Table below summarizes the tasks to complete the clean-up of the site.

| |
|---|
| Task/Activity: Grant Management |
| B. Project Implementation: Contracted Environmental Consultant with City and ADEM input <ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: Management and oversight, cooperative agreement completion, and required reporting |
| C. Anticipated Project Schedule: October 2026 – September 2030 |



| |
|---|
| D. Task/Activity Lead: yet to be named Environmental Consultant with City and ADEM input |
| E. Outputs: 16 quarterly reports, 16 financial reports, participation at 2 brownfield conferences |
| Task/Activity: Cleanup Planning |
| B. Project Implementation: Environmental Consultant with City and ADEM input <ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: all site planning short of actual excavation activities |
| C. Anticipated Project Schedule: October 2026 – January 2027 |
| D. Task/Activity Lead: yet to be named Environmental Consultant with City and ADEM input |
| E. Outputs: site sampling and analysis plans, development of a health and safety plans, pre-excavation assessments, preparation of soil management plans, preparation of stormwater pollution prevention plans, and development of dust mitigation plans. |
| Task/Activity: Site Cleanup |
| B. Project Implementation: Environmental Consultant with City and ADEM input <ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: contaminated soil excavation, disposal, sampling, soil replacement, and monitoring |
| C. Anticipated Project Schedule: January 2027 – June 2030 |
| D. Task/Activity Lead: yet to be named Environmental Consultant with City and ADEM input |
| E. Outputs: community meetings, required performance, financial, and closeout reporting, issue ADEM Certificate of Completion |

F. Cost Estimates

Personnel (\$26,660) - City employees (Grants Coordinator 1 hr/wk @ 4 years = \$6,683, Grants Accountant .25 hrs/wk @ 4 years = \$1,247, Program Manager 1.5 hrs/wk @ 4 years = \$17,730; combined total - \$6,683 + \$1,247 + \$17,730 = \$25,660)

Travel (\$14,880) - 4 staff attendance w/airfare to brownfield conferences (4 staff; 2 conferences; \$500/ticket = \$4,000), hotel (4 staff @ 2 conferences; 5 nights; \$200/night = \$8,000), meals (4 staff @ 2 conferences; \$30/day on 4 travel days = \$960; & 6 full days @ \$65/day = \$1,560; total meals = \$2,520), local transportation (1 rental; 8 days; \$45/day = \$360; combined total - \$4,000 + \$8,000 + \$2,520 + \$360 = \$14,880).

Supplies (\$9,000) - printing, mailing, and other expenses associated with public notices and other outreach expenses.

Contractual (\$450,000) - 1) Program management contract (\$100,000/yr @ 4 yrs = \$400,000), 2) Planning (\$50,000); combined total - \$400,000 + \$50,000 = \$450,000.

Construction (\$3,359,000) - 1) Mobilization/pre-work submittals (\$25,000); 2) 32,000 ft² vapor barrier (\$384,000); 3) 20,000 tons excavation of contaminated soil (\$40/ton = \$800,000); 4) Trucking/off-site disposal contaminated soil (\$65/ton = \$1,300,000); 5) Retesting/verification (\$50,000); 6) Clean fill (\$35/ton = \$700,000); 7) 10 yrs quarterly inspections/maintenance (\$2,500 per inspection = \$100,000). Combined construction - \$25,000 + \$384,000 + \$800,000 + \$1,300,000 + \$50,000 + \$700,000 + \$100,000 = \$3,359,000. Cleanup contractor costs assume payment of prevailing wages under the Davis-Bacon Act.

Other (\$31,495) - ADEM oversight of VCP program.



| Budget Categories | | Project Tasks | | | Total |
|--|-----------------------|------------------|------------------|--------------|-------------|
| | | Grant Management | Cleanup Planning | Site Cleanup | |
| Direct Costs | Personnel | \$25,660 | \$0 | \$0 | \$25,660 |
| | Travel | \$14,880 | \$0 | \$0 | \$14,880 |
| | Supplies | \$9,000 | \$0 | \$0 | \$9,000 |
| | Contractual | \$400,000 | \$50,000 | \$0 | \$450,000 |
| | Construction | \$0 | \$0 | \$3,359,000 | \$3,359,000 |
| | Other (VCP oversight) | \$31,495 | \$0 | \$0 | \$31,495 |
| Total Direct Costs | | \$480,935 | \$50,000 | \$3,359,000 | \$3,889,935 |
| Indirect Costs | | \$0 | \$0 | \$0 | \$0 |
| Total Budget (Total Direct Costs + Indirect Costs) | | \$481,035 | \$50,000 | \$3,359,000 | \$3,890,035 |

G. Plan to Measure and Evaluate Environmental Progress and Results

To ensure accountability and measurable success, the City will implement a comprehensive performance management system in partnership with a contracted environmental program management company. This firm will oversee data collection, reporting, and evaluation processes to maintain compliance with EPA standards and optimize project outcomes. The plan begins with establishing baseline data for environmental conditions, economic indicators, and community engagement metrics prior to project initiation. Key Performance Indicators (KPIs) will include acres assessed and remediated, contaminants removed, jobs created, and private investment leveraged. Progress will be tracked through quarterly reports, GIS mapping of remediated areas, before and after imagery, and integrated financial dashboards that link budget utilization to project milestones.

In addition to quantitative metrics, the City will incorporate qualitative feedback to measure community impact. Surveys, public meetings, and engagement logs will provide insight into stakeholder satisfaction and ensure that remediation efforts align with local priorities. Results will be communicated through quarterly updates and a public-facing dashboard, reinforcing transparency and trust among residents and partners. Our evaluation framework uses a logic model to connect activities to short-term outputs and long-term outcomes. Environmental progress will be verified through soil and groundwater testing, while economic revitalization will be assessed through workforce development and investment metrics. Annual reviews, conducted by the program management company, will compare actual results against projected goals and recommend corrective actions as needed. This integrated system helps to facilitate remediation translating into tangible environmental improvements, sustainable redevelopment, and equitable benefits for the community.

4. **Programmatic Capability and Past Performance**

Programmatic Capability

A. Organizational Structure & Description of Key Staff

An Environmental Consulting firm will be contracted to perform the lion's share of the day-to-day planning, and oversight of the grant. However, the City of Montgomery



has a Grants Department, consisting of a Director, Administrator, Accountant, and two (2) Coordinators. While the Department was only officially established a few years ago, the total combined grants management experience for the department is more than 40 years. This well-qualified staff will jointly confirm necessary task completion (ensure compliance, manage partnerships, achieve performance outcomes and grant objectives, compile and submit performance and financial reports, etc.) to successfully operate this program.

The Grants Department utilizes Euna Grants (formerly AmpliFund), a third-party, HTML based software, as the primary tool to centralize grant management, streamline communication and process, monitor for compliance, and track performance in real time.

B. Acquiring Additional Resources

The City of Montgomery uses an eProcurement system called OpenGov for publishing solicitations and receiving vendor responses. The City's eProcurement Portal allows vendors to register to bid and receive notifications of future opportunities, follow updates to open solicitations, submit questions and receive answers for open solicitations, and receive guidance through the electronic submittal process.

Past Performance and Accomplishments

C. Currently Has or Previously Received an EPA Brownfields Grant

The City of Montgomery was one of seven Alabama recipients awarded Brownfields grants for FY24. The \$500,000 Community-wide Assessment grant is being utilized to evaluate locations of historical significance that have become dilapidated, as well as former business sites that may have contributed to the “Capital City Plume” - a large, well-documented chlorinated solvent plume located beneath downtown Montgomery. The City of Montgomery Grants Department selected PPM Consultants through a competitive procurement process to provide program management and technical services throughout the grant life cycle for two former dry cleaning facility locations.

(1) Accomplishments

Phase 1 assessments for both dry cleaner sites have been completed, identifying evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and/or significant data gaps (SDGs). Phase 2 assessments are scheduled to occur within the next quarter. To date, approximately 13% of grant funds have been expended.

(2) Compliance with Grant Requirements

The City of Montgomery, working alongside PPM, remains on track with the Community-wide Assessment grant workplan (start 10/01/2024 to end 09/30/2028). A key accomplishment has been completing the final draft of the Quality Assurance Project Plan (QAPP), with EPA approval anticipated ahead of Phase 2 sampling scheduled for later this quarter.

All reporting in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) remains current with the FY25 Qtr4 report in “Pending Approval” status.



City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Applicant Eligibility

This attachment affirms the City of Montgomery, Alabama, per the FY26 Brownfields Cleanup Grant Notice of Funding Opportunity, qualifies as an entity eligible to apply for this grant. Additionally, the Code of Alabama 810-6-3.69-02 Sections 40-23-4(a)11 and 40-23-62(13) specifically Exempt the State of Alabama, counties, and incorporated municipalities of the state from paying sales and use tax on their purchase of tangible personal property. The City of Montgomery, Alabama is an incorporated municipality in the State of Alabama, and therefore, exempt by law from paying sales tax. The federal tax identification number of the City of Montgomery, Alabama is 63-6001323.



City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Previously Awarded Cleanup Grants

This attachment affirms the City of Montgomery, Alabama, per the FY26 Brownfields Cleanup Grant Notice of Funding Opportunity, **has not** received funding from a previously awarded EPA Brownfields Cleanup Grant.



City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Expenditure of Existing Multipurpose Grant Funds

This attachment affirms the City of Montgomery, Alabama, per the FY26 Brownfields Cleanup Grant Notice of Funding Opportunity, **does not** have an open EPA Brownfields Multipurpose Grant.



Appendix IV(a)

City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Site Ownership (533 Mobile St)

This attachment affirms the City of Montgomery, Alabama, per the FY26 Brownfields Cleanup Grant Notice of Funding Opportunity, is the current owner of the site located at 533 Mobile Street, Montgomery, AL.



Appendix IV(b)

City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Site Ownership (605 Day Street)

This attachment affirms the City of Montgomery, Alabama, per the FY26 Brownfields Cleanup Grant Notice of Funding Opportunity, is the current owner of the site located at 605 Day Street, Montgomery, AL.



Appendix IV(c)

City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Site Ownership (582 Grady Street)

This attachment affirms the City of Montgomery, Alabama, per the FY26 Brownfields Cleanup Grant Notice of Funding Opportunity, is the current owner of the site located at 582 Grady Street, Montgomery, AL (former Smith & Gaston Funeral Home).



City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Site Ownership (11 parcel group)

This attachment affirms the City of Montgomery, Alabama, per the FY26 Brownfields Cleanup Grant Notice of Funding Opportunity, is the current owner of the 11 parcels of the West Montgomery Historic Civil Rights Trail (515 Mildred Street (11-06-13-2-012-002.000), 609 Mobile Street (11-06-13-2-012-003.000), 615 Mobile Street (11-06-13-2-012-004.000), 621 Mobile Street (11-06-13-2-012-005.000), 625 Mobile Street (11-06-13-2-012-006.000), 653 Mobile Street (11-06-13-2-012-007.000), 673 Mobile Street (11-06-13-2-012-008.000), (11-06-13-2-012-037.000, 11-06-13-2-012-036.000, 11-06-13-2-012-035.000, and 11-06-13-2-012-033.000).

Appendix V(a)



City of Montgomery
FY26 Brownfields Cleanup Grant
Basic Site Information

Site Name: Former Jones Radiator Shop
Address: 533 Mobile St Montgomery, AL 36104

Appendix V(b)



City of Montgomery
FY26 Brownfields Cleanup Grant
Basic Site Information

Site Name: Former Gas Station

Address: 605 Day St Montgomery, AL 36108

Appendix V(c)



City of Montgomery
FY26 Brownfields Cleanup Grant
Basic Site Information

Site Name: Former Smith & Gaston Funeral Home
Address: 582 Grady Street Montgomery, AL 36108



City of Montgomery
FY26 Brownfields Cleanup Grant
Basic Site Information

Site Name: 11 parcel group along Mobile St
Address: 515 Mildred St Montgomery, AL 36108 (parcel# 11-06-13-2-012-002.000)
609 Mobile St Montgomery, AL 36108 (parcel# 11-06-13-2-012-003.000)
615 Mobile St Montgomery, AL 36108 (parcel# 11-06-13-2-012-004.000)
621 Mobile St Montgomery, AL 36108 (parcel# 11-06-13-2-012-005.000)
625 Mobile St Montgomery, AL 36108 (parcel# 11-06-13-2-012-006.000)
653 Mobile St Montgomery, AL 36108 (parcel# 11-06-13-2-012-007.000)
673 Mobile St Montgomery, AL 36108 (parcel# 11-06-13-2-012-008.000)
No known address (parcel# 11-06-13-2-012-037.000)
No known address (parcel# 11-06-13-2-012-036.000)
No known address (parcel# 11-06-13-2-012-035.000)
No known address (parcel# 11-06-13-2-012-033.000)



Appendix VI(a)

City of Montgomery
FY26 Brownfields Cleanup Grant
Status and History of Contamination at the Site (533 Mobile St)

This site is contaminated with arsenic, benzo (a) pyrene, chromium, lead, and mercury. The site formerly operated a radiator repair shop and gas station, which are the likely causes of contamination. The site has been vacant since 1999. Environmental concerns include surface water runoff into the Alabama River which is less than a half mile away, further soil infiltration, and potential groundwater impact in the underlying aquifer.



City of Montgomery
FY26 Brownfields Cleanup Grant
Status and History of Contamination at the Site (605 Day Street)

This site is contaminated with arsenic, chromium, ethylbenzene, and xylene. The site formerly operated as a gas station for decades, which is the likely cause of contamination. The site has been vacant since 1990. Environmental concerns include surface water runoff into the Alabama River which is less than a half mile away, further soil infiltration, and potential groundwater impact in the underlying aquifer.



City of Montgomery
FY26 Brownfields Cleanup Grant
Status and History of Contamination at the Site (582 Grady Street)

This site is contaminated with arsenic, benzo (a) pyrene, chromium, lead, and mercury. The site formerly operated as a funeral home and mortuary, which are the likely causes of contamination. The site has been vacant since 1984. Environmental concerns include surface water runoff into the Alabama River which is less than a half mile away, further soil infiltration, and potential groundwater impact in the underlying aquifer.



City of Montgomery
FY26 Brownfields Cleanup Grant
Status and History of Contamination at the Site (11 parcel group)

This site is contaminated with arsenic, chromium, and thallium. The site formerly operated as a gas station, two auto service facilities, printing company, sanitary supply company, dry cleaner, and a tire repair shop, which are the likely causes of contamination. The site is currently composed of several concrete slabs and a gas station canopy. It does not contain fences or gates and is easily accessible from the road. Residential properties are located east of the property. Environmental concerns include surface water runoff into the Alabama River which is less than a half mile away, further soil infiltration, and potential groundwater impact in the underlying aquifer.



Appendix VII(a)

City of Montgomery
FY26 Brownfields Cleanup Grant
Brownfield Site Definition (533 Mobile St)

This attachment affirms the site is: a) not listed or proposed for listing on the National Priorities List; b) 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; and c) not subject to the jurisdiction, custody, or control of the U.S. government.



City of Montgomery
FY26 Brownfields Cleanup Grant
Brownfield Site Definition (605 Day Street)

This attachment affirms the site is: a) not listed or proposed for listing on the National Priorities List; b) 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; and c) not subject to the jurisdiction, custody, or control of the U.S. government.



City of Montgomery
FY26 Brownfields Cleanup Grant
Brownfield Site Definition (582 Grady Street)

This attachment affirms the site is: a) not listed or proposed for listing on the National Priorities List; b) 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; and c) not subject to the jurisdiction, custody, or control of the U.S. government.



Appendix VII(d)

City of Montgomery
FY26 Brownfields Cleanup Grant
Brownfield Site Definition (11 parcel group)

This attachment affirms the site is: a) not listed or proposed for listing on the National Priorities List; b) 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; and c) not subject to the jurisdiction, custody, or control of the U.S. government.



Appendix VIII(a)

City of Montgomery
FY26 Brownfields Cleanup Grant
Environmental Assessment (533 Mobile St)

The Alabama Department of Environmental Management (ADEM) conducted a Phase 2 assessment in 2023. The assessment was comprised of surficial and subsurface soil samples. Air, surface water, and groundwater samples were not taken during the assessment which is dated September 26, 2023.



Appendix VIII(b)

City of Montgomery
FY26 Brownfields Cleanup Grant
Environmental Assessment (605 Day Street)

The Alabama Department of Environmental Management (ADEM) conducted a Phase 2 assessment in 2023. The assessment was comprised of subsurface soil samples. Air, surface water, and groundwater samples were not taken during the assessment which is dated September 26, 2023.



Appendix VIII(c)

City of Montgomery
FY26 Brownfields Cleanup Grant
Environmental Assessment (582 Grady Street)

The Alabama Department of Environmental Management (ADEM) conducted a Phase 2 assessment in 2023. The assessment was comprised of surficial and subsurface soil samples. Air, surface water, and groundwater samples were not taken during the assessment which is dated September 26, 2023.



City of Montgomery
FY26 Brownfields Cleanup Grant
Environmental Assessment (11 parcel group)

The Alabama Department of Environmental Management (ADEM) conducted a Phase 2 assessment in 2022. The assessment was comprised of surficial and subsurface soil samples. Air, surface water, and groundwater samples were not taken during the assessment which is dated September 27, 2022.

Appendix X(a)



City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Enforcement or Other Actions (533 Mobile St)

This attachment affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the site located at 533 Mobile Street, Montgomery, AL.

Appendix X(b)



City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Enforcement or Other Actions (605 Day Street)

This attachment affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the site located at 605 Day Street, Montgomery, AL.

Appendix X(c)



City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Enforcement or Other Actions (582 Grady Street)

This attachment affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the site located at 582 Grady Street, Montgomery, AL (former Smith & Gaston Funeral Home).

Appendix X(d)



City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Enforcement or Other Actions (11 parcel group)

This attachment affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the site located at the 11-parcel group located along Mobile St and Vandiver Ave.



Appendix XI(a)

City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Property-Specific Determination (533 Mobile St)

This attachment affirms the site does not need a Property-Specific Determination.



Appendix XI(b)

City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Property-Specific Determination (605 Day Street)

This attachment affirms the site does not need a Property-Specific Determination.



Appendix XI(c)

City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Property-Specific Determination (582 Grady Street)

This attachment affirms the site does not need a Property-Specific Determination.



Appendix XI(d)

City of Montgomery
FY26 Brownfields Cleanup Grant
Statement of Property-Specific Determination (11 parcel group)

This attachment affirms the site does not need a Property-Specific Determination.



City of Montgomery
FY26 Brownfields Cleanup Grant
Threshold Criteria Related to CERCLA/Petroleum Liability (533 Mobile St)

a. Property Ownership Eligibility – Hazardous Substance Sites

The City of Montgomery is exempt from CERCLA liability. The property was acquired via law enforcement activity on March 2, 2018 (Parcel 26 on Clerk's Deed). All disposal of hazardous substances at the site occurred before the City acquired the property. The City of Montgomery has not caused or contributed to any release of hazardous substances at the site. The City of Montgomery has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.



City of Montgomery
FY26 Brownfields Cleanup Grant
Threshold Criteria Related to CERCLA/Petroleum Liability (605 Day Street)

Property Ownership Eligibility – Petroleum Sites

The City of Montgomery submitted a State determination letter to the Alabama Department of Environmental Management on December 18, 2025.

Please see form “Brownfields Site Eligibility Determination Checklist” for 605 Day Street.