



Application Information Sheet – Ekklesia Missionary Baptist Church, Alabama

1. **Applicant Identification:** Ekklesia Missionary Baptist Church, d.ba. Ekklesia Ministries, is a religious entity, exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Ekklesia Missionary Baptist is located at 3007 Hatch Boulevard, Sheffield, Colbert County, Alabama 35660, requests consideration of the following EPA Brownfield Cleanup Grant proposal.
2. **Website URL:** <https://iamekklesia.org/>
3. **Funding Requested:**
 - a. **Grant Type:** Single Site Cleanup
 - b. **Federal Funds Requested:** \$3,800,000
4. **Location:** The City of Sheffield, Colbert County, Alabama
5. **Property Information:**
 - a. Tennessee Valley Authority (TVA) Environmental Research Center is located at 146 Arthur E. Morgan Loop, Sheffield, Colbert County, Alabama 35660.
 - b. A map of proposed site is attached.
6. **Contacts**

Project Director: Mrs. Katenia Fitzgerald, Ekklesia Missionary Baptist’s Vice President and Pastor will serve as the Project Director for this proposal. Mrs. Fitzgerald’s contact information is as follows: Phone: (256) 314-1700, Email: kateniafitzgerald@iamekklesia.org, mailing address: 3007 Hatch Boulevard, Sheffield, Alabama 35660

 - a. **Chief Executive:** Mr. Kobee Fitzgerald, Ekklesia Missionary Baptist’s President and Pastor is the highest-ranking executive official. Mr. Kobee Fitzgerald’s contact information is as follows: Phone: (256) 314-1700, Email: bishopkobee7@aol.com, mailing address: 3007 Hatch Boulevard, Sheffield, Alabama 35660
7. **Population:**
 - a. The City of Sheffield’s Population: 9,334 (2023: American Community Survey (ACS) 5-Year Estimates)
8. **Other Factors:**

Other Factors	Page #
Community population is 15,000 or less.	1



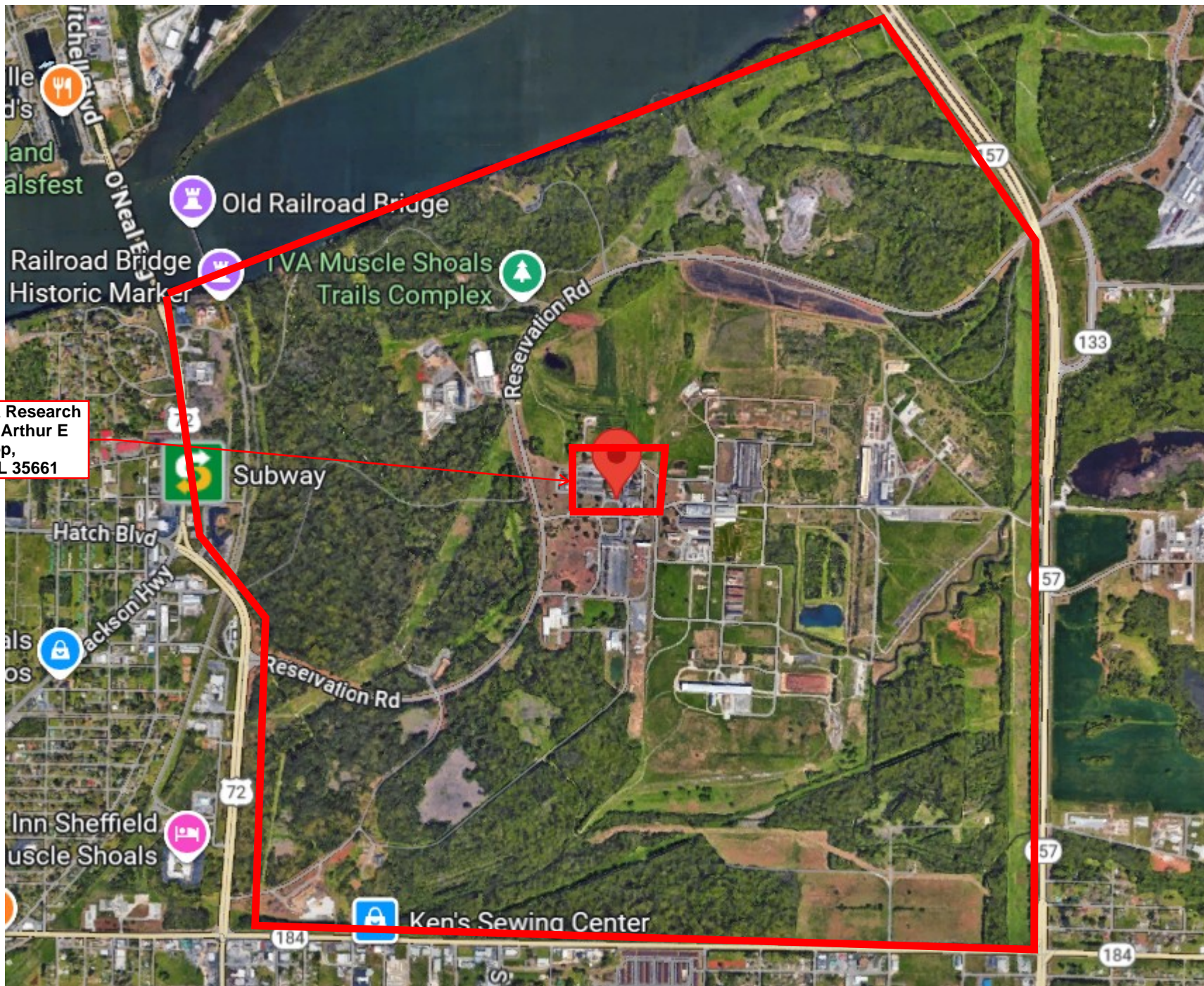
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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).	NA
The proposed site(s) is in a federally designated flood plain.	NA
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
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.	2,3
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	1

9. **Releasing Copies of Applications:**

Not applicable; no portions of the application are confidential.

Former TVA Research Center: Reservation Road Target Area: Sheffield, Colbert County, AL

Former TVA Research Center: 146 Arthur E Morgan Loop, Sheffield, AL 35661



EDWARD F. POOLOS
DIRECTOR

JEFFERY W. KITCHENS
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GOVERNOR

Alabama Department of Environmental Management
adem.alabama.gov

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January 6, 2026

Katenia Fitzgerald
Executive Administrator
Ekklesia Preschool & Child Development Center
Ekklesia Ministries
3007 Hatch Boulevard
Sheffield, Alabama 35660

RE: Support for FY2026 EPA Cleanup Grant – Tennessee Valley Authority (TVA)

Dear Ms. Fitzgerald:

The Alabama Department of Environmental Management (ADEM) is pleased to express its support for Ekklesia Ministries application for a FY26 Environmental Protection Agency (EPA) Brownfield Cleanup Grant.

Ekklesia Ministries has developed an application requesting site-specific federal Brownfields Cleanup funding for the former Tennessee Valley Authority (TVA) Environmental Research Center site located at 146 Arthur E. Morgan Loop, Sheffield, Colbert County, Alabama 35660.

It is ADEM's understanding that the cleanup funding relates only to hazardous substances specifically asbestos-containing materials and lead-based paint-contained within building materials that have not been released and do not pose a threat of release, into the outdoor environment (i.e., air, groundwater, land surface, etc.). ADEM affirms the following:

- The ADEM Redevelopment Unit administers the Alabama Land Recycling and Redevelopment Act Voluntary Cleanup Program (VCP).
- The ADEM Redevelopment Unit does not provide technical oversight for cleanups that relate only to hazardous substances contained in building materials that have not been released to the outdoor environment.
- No voluntary equivalent oversight program exists within ADEM for cleanups that relate only to hazardous substances contained in building materials that have not been released to the outdoor environment; and
- Therefore, the former TVA Environmental Research Center is not eligible to be enrolled in the VCP for cleanup oversight that relates only to hazardous substances contained in building materials.

ADEM wishes Ekklesia Ministries success in its pursuit of this grant and looks forward to continued collaboration. If you have any questions regarding this letter, please contact Crystal Collins by email at ccollins@adem.alabama.gov or by phone at (334) 279-3067.

Sincerely,

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

Crystal L. Collins, Chief
Redevelopment Unit
Land Division



Birmingham Office
110 Vulcan Road
Birmingham, AL 35209-4702
(205) 942-6168
(205) 941-1603 (FAX)

Decatur Office
2715 Sandlin Road, S.W.
Decatur, AL 35603-1333
(256) 353-1713
(256) 340-9359 (FAX)

Coastal Office
1615 South Broad Street
Mobile, AL 36605
(251) 450-3400
(251) 479-2593 (FAX)

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

Sheffield, a city of 9,403 residents, is situated in Colbert County within Northwestern Alabama's Shoals Region (American Community Survey (ACS)). The region gets its name from the mussel-rich shallows of the Tennessee River, which historically provided food for Native American groups living nearby. Located 70 miles west of Huntsville, 115 miles north of Birmingham, and 125 miles southwest of Nashville, the area became well-known for its commerce and logistics potential due to its strategic position along the river. In the 1850s, railroads were built to move cotton, timber, and metal for processing both within the Shoals and beyond. Later, dams submerged the hazardous rocks of the Tennessee River, creating safer passage for transporting goods. Today, over 28,000 barges carry between 45 and 50 million tons of freight along the river each year. Still, the absence of a nearby interstate (the closest is over 50 miles from Sheffield) remains a logistical challenge.

Although the Shoals region experienced significant prosperity driven by its agriculture, manufacturing, and transportation industries, economic development has diminished in recent decades as these sectors have gradually relocated both within the United States and abroad. This decline was exacerbated in 1996 when the Tennessee Valley Authority (TVA) moved its headquarters from the area. TVA, a federally-owned electric utility corporation, served as the largest regional employer from the 1930s through the 1980s, with a workforce that at its height reached approximately 10,000 employees. Established by Congress in 1933 during the Great Depression as part of President Franklin D. Roosevelt's New Deal, the TVA's initial goal was to "modernize" and alleviate poverty in the Tennessee Valley region, which includes the Southeastern states of Alabama, Mississippi, Tennessee, Kentucky, Georgia, North Carolina, and Virginia. TVA oversees a wide range of responsibilities, mainly including navigation and flood control, generating electricity, and promoting economic growth and regional planning. Today, TVA is the nation's largest public power provider, delivering electricity to over 10 million people through diverse energy sources such as nuclear, hydroelectricity, renewables, natural gas, and coal. Coal has been slowly phased out of usage due to reduced supply and increasingly stringent environmental regulations. As a result, TVA closed the coal-fired Colbert Fossil Plant in 2016, causing 325 jobs to be lost. Currently, local employment by TVA has decreased to fewer than 1,700 individuals. Consequently, from 1960 to 2020, Sheffield's population declined by 33%, a trend attributed to reduced commercial activity, shifting transportation patterns, and the loss of this major employer (Census).

The former TVA headquarters, referred to as the Muscle Shoals TVA Reservation, encompassed 2,600 acres, spanning portions of present-day Muscle Shoals, Sheffield, and unincorporated Colbert County. The Reservation contained more than 40 significant structures, several of which exceeded hundreds of thousands of square feet. Upon relocating its headquarters, TVA completed an Environmental Impact Statement (EIS) addressing the sale of approximately 1,400 acres within the Reservation. A comprehensive master plan was developed for the area concurrently with the EIS, in collaboration with the public and local authorities, including the City of Sheffield. Much of the property sold by TVA now presents brownfield redevelopment challenges for the respective communities. Consequently, the **Reservation Road Target Area** has been identified as the focal point for this grant application.

Diminished tax bases and environmental risks associated with abandoned properties continue to impede growth in Sheffield, shifting economic activity to newer nearby communities and suburbs. In response, the City of Sheffield and the Sheffield Redevelopment Authority have implemented a comprehensive brownfield program. Notable local EPA brownfield achievements include FY2013 and FY2018 Assessment Grants and a FY2017 Cleanup Grant, amounting to \$900,000 in federal funding. Additional support was secured through a state revolving loan fund managed by the Alabama Department of Environmental Management (ADEM) for the remediation of properties assessed under EPA grants. These initiatives have collectively generated approximately 590 jobs and facilitated \$130 million in redevelopment. Furthermore, previous grants enabled the establishment of a brownfield inventory encompassing around 45 sites, utilizing EPA data and community feedback.

A primary site identified in the inventory is the **Tennessee Valley Authority (TVA) Environmental Research Center (ERC)**, situated at the heart of the Reservation Road Target Area and the Priority Site for this application. Located within Census Tract 01033020705, the Priority Site and Target Area lie east of Downtown Sheffield and north of Muscle Shoals. The geographic boundaries of the Target Area are defined by the Tennessee River to the north, Highway 157 to the east, Highway 184 to the south, and O'Neal Bridge/Highway 72 to the west. Covering approximately 3.6 square miles, the area is notably underdeveloped relative to surrounding land uses. Hiking trails traverse wooded sections along the broad Tennessee River, while cultivated fields and numerous abandoned industrial and TVA facilities interrupt the predominantly forested terrain. These underutilized structures pose substantial obstacles to successful redevelopment, necessitating significant

environmental remediation. Presently, there is a marked gap between available financial resources and the investment required for comprehensive redevelopment of this expansive area.

Demographic analysis at the Census Tract level underscores these challenges. Unemployment in Census Tract 01033020705 stands at approximately 20.5%, which is about 4.5 times higher than the national average of 4.3% (ACS). Moreover, the median household income in the area is \$43,047, one of the lowest in Colbert County and approximately 60% less than the national average (ACS).

Due to population decline and a reduced tax base, local governments lack sufficient funding to remediate and redevelop areas affected by legacy contamination. **Ekklesia Ministries** (Ekklesia) has assumed a leadership role in addressing hazards associated with the Priority Site and supporting services for vulnerable populations residing within the Target Area and Sheffield. Originally established in early 2000 as Ekklesia Missionary Baptist Church, the organization comprises approximately 350 active members, most of whom are African American. Outreach initiatives include weekly services, a preschool program, community food bank, and a community health and fitness initiative. The consistent growth of the congregation has necessitated multiple relocations to larger facilities to meet the needs of the community effectively. To secure a location for their growing list of community services, Ekklesia acquired the former TVA ERC in 2023. Environmental site assessments conducted by ADEM and qualified environmental consulting firms have confirmed that hazardous building materials must be remediated before redevelopment and occupancy. In pursuit of this goal, **Ekklesia is applying for a \$3,800,000 EPA Brownfield Cleanup Grant** to facilitate successful implementation of the redevelopment vision. The scope of work defined in this application has been thoroughly evaluated and is deemed appropriate for the requested funding.

b. Description of the Proposed Brownfield Site

The TVA ERC occupies a 6.3-acre property in the central part of the Reservation Road Target Area, formerly within the Muscle Shoals TVA Reservation. The TVA ERC focused on fertilizer research, which contributed both to the US military's World War II ammunition supply and to advances in agricultural methods. Built before 1949, with additions built in the 50s and 60s, the Center conducted research involving roughly 75% of all synthetic fertilizers used in the US throughout the twentieth century. The imposing, 154,000 square-foot mid-century style tan brick building is composed of a long main hall, flanked by numerous branching wings. The building varies between two and three stories with a basement beneath portions of the structure. The building's blocky form contrasts with its rounded entryways, which curve up through the second story windows. Approximately 20 laboratories occupied the Center, where research was completed between at least 1949 and 2009. The property has been vacant since approximately 2014. Numerous environmental assessments have been conducted on the property and relevant assessments include Limited Lead Based Paint (LBP) and Asbestos Containing Material (ACM) Surveys, completed in August 2016. The surveys included the collection of 198 suspected ACM samples from the TVA Research Center. The separation of multiple layer materials resulted in 389 total samples submitted for analysis. Of those samples, 283 samples were confirmed as ACM, containing up to 65% asbestos fibers. Asbestos was identified in the HVAC duct mastic/insulation, various floor tiles and black flooring mastic, the paint, mastic, wrap, and insulation on piping, TSI elbows/fittings, various adhesives, and roofing materials. The black lab bench tops and the interior panels on the fume hoods were presumed to contain regulated amounts of asbestos. EPA defines ACM as any material or product that contains more than 1.0% asbestos and exposure to friable asbestos increases the risk for lung disease including cancer, mesothelioma, and asbestosis (EPA). ACMs and LBP located in the TVA Research Center present exposure issues for construction workers and future occupants, effectively preventing redevelopment. Removal of the asbestos will be required to ensure the building's safety for renovation and occupancy and is essential to advance Ekklesia's redevelopment vision.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

The reuse strategy for the Former TVA Research Center is outlined in the Master Plan renderings and project proforma, completed in 2024, with funding provided through a capital campaign supported by Ekklesia Ministries' membership. The redevelopment plan transforms the site into a community center featuring 21,243 square feet of renovated space on the entry level. This includes partial demolition of the existing building and the creation of a courtyard that separates the northern wings from the remainder of the structure. The remodeled facility will comprise an auditorium, multipurpose theater, gymnasium, kitchen, restrooms, large group room, play area, lobby, security room, and offices. The existing lower level (12,238 square feet) and upper level (16,310 square feet) will be converted into classrooms designed to support both a K-12 academy and an adult job training center. The separated northern building will contain a mental health counseling facility and allow for the expansion of the Ekklesia community food bank. Additionally, a storm shelter will be situated in the basement of the main building.

The redevelopment plans for the priority site are in alignment with Northwest Alabama Council of Local Governments’ (NACOLG) 2022-2026 Comprehensive Economic Development Strategy (CEDS). The Regional planning district encompasses northwest Alabama counties, including Colbert County. Goals from the CEDS include A) guiding the development and redevelopment of sustainable infrastructure and investments in community services to create attractive, safe communities that sustain and support local and regional economies, B) providing support for local and regional coordination, planning, and capacity building, and C) supporting new and existing businesses and industries. Redeveloped as an academy, job training center, and counseling center, the Ekklesia Community Center will meet all three of the CEDS goals: Reuse of the building prioritizes sustainable infrastructure (goal A), it’s location in the heart of the Shoals area will support local and regional community service coordination and capacities (goal B), and the planned services will provide invaluable social and economic benefits to the surrounding vulnerable populations through food security, child education services, job training programs, and employment opportunities (goals C and A). Additional goals and outcomes are further described in section 1d, below.

d. Outcomes and Benefits of Reuse Strategy

The planned reuse of the TVA Research Center will facilitate the expansion of Ekklesia’s community facilities, provide workforce training, support young families through child enrichment, eliminate harmful contamination, place a vacant building back in productive use, and improve surrounding property values, thereby stimulating additional redevelopment. It is estimated that approximately **51 new jobs will be created** following cleanup and redevelopment. New employment positions will include facility operations, community services, education, event programming, and licensed counselors. Additional favorable impacts resulting from reuse of the building are widely tied to Ekklesia’s social programming that supports the livelihoods of the disadvantaged community through a food pantry, full-time childcare, job training, and specialized weekly ministries for all stages and walks of life. Such ministries include sponsored Health and Fitness, At-Risk After School Program, Boys to Men Mentoring Fellowship, and the Men of Valor Legacy Scholarship. Furthermore, reuse plans will incorporate climate-conscious WaterSense® and water-efficient products (faucet aerators and dual-flush toilets). Reuse plans will also incorporate energy efficient building features including roofing systems, windows, insulation, LED lighting, HVAC, electrical, plumbing, and mechanical systems, while the installation of a community storm shelter in the basement will address severe weather threats and strong wind, the greatest natural hazard in Colbert County according the FEMA National Risk Index (NRI). These expanded ministries, in combination with the creation of new jobs, incorporation of energy-efficient features, and a built-in storm shelter will directly address high poverty and unemployment rates while building sustainably.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

Site characterization has been completed for the Former TVA Research Center, including a Sitewide Polycyclic Aromatic Hydrocarbons (PAH) Study, a Phase I ESA, a Phase II ESA, and ACM and LBP Surveys. Resources for further site characterization for the purpose of this grant application are not necessary.

f. Resources Needed for Site Remediation

Previous site characterization efforts noted the presence of ACMs and LBPs. Ekklesia anticipates that the EPA funding requested in this application will be sufficient to fully remediate these environmental issues. Detailed cost estimates and proformas were prepared with input from an environmental professional with extensive experience in brownfield cleanup projects. The costs associated with the proposed cleanup were presented in a draft version of an Analysis of Brownfields Cleanup Alternatives (ABCA) that was prepared prior to the submission of this grant application.

g. Resources Needed for Site Reuse

A detailed proforma for the Former TVA Research Center has been completed utilizing a capital campaign supported by the membership of Ekklesia Ministries. The proforma indicates total redevelopment construction and sitework costs following cleanup to cost approximately \$1.2 million. The following monetary funding sources are either committed or available to help guarantee successful completion of the project. Since ACM and LBP Surveys have already been completed and full funding for remediation will be covered with this EPA Brownfield Cleanup Grant, each source below is for reuse/rehabilitation costs, not assessment or remediation. In addition to the below sources, secured sources include ongoing grants listed in section 4e.

Source	Role
Congregation of Ekklesia Ministries	Donations pooled from the congregation of Ekklesia Ministries funded site renderings, which were completed in 2024. The renderings are valued at \$13,500. (Secured – Reuse Activities)

<p>USDA: Community Facilities Direct Loan & Grant Program</p>	<p>The USDA offers grants and loans to develop essential community facilities in rural areas. Ekklesia will utilize funds to improve the TVA Research Center and purchase equipment and pay related project expenses. Due to Sheffield’s small population (under 12,000), grant assistance is limited to 55% of eligible project costs. Low interest, fixed rate, direct loans are also available. Interest rates are determined by Rural Development. Ekklesia is eligible for both programs as a non-profit entity. (Unsecured – Reuse Activities)</p>
<p>Southface Institute GoodUse Grant</p>	<p>Southface Institute is a national non-profit headquartered in Atlanta, GA which administers the GoodUse Grant, providing eligible non-profits with energy efficiency audits and funding for energy efficiency upgrades. Ekklesia is eligible as they own and operate the building. Eligible upgrades include installation of LED lighting, high-efficiency HVAC system replacements, building envelope improvements (insulation, air sealing, ENERGY STAR windows/doors), ENERGY STAR appliances, heat pump water heaters, and tankless gas water heaters. A 50% funding match is required. (Unsecured – Reuse Activities)</p>
<p>Build it with KaBOOM! Grant</p>	<p>A Build it with KaBOOM! grant would provide Ekklesia’s future facility with new and customizable playground equipment. With direction from a KaBOOM! expert, volunteers help assemble the playground during a 6-hour workday. (Unsecured – Reuse Activities)</p>

h. Use of Existing Infrastructure

Existing infrastructure, including electricity, natural gas, water service, municipal sewer, and sidewalks are available at the Former TVA Research Center. Utility infrastructure simply needs to be turned on. Any additional site infrastructure improvements will be made through the leveraging resources mentioned in section 1g, above.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding

The City of Sheffield has a poverty rate of 25.7%; which increases to 33.7% within Census Tract 01033020705 where the priority site is located. This poverty rate is 66% greater than Colbert County’s and 91% greater than the US average (ACS). The unemployment rate with Census Tract 01033020705 is 20.5%, 4 times that of the US average of 4.3% (ACS). Elevated poverty and unemployment rates have led to a decrease in income and sales tax revenues for the City, resulting in lower property values and minimal ad valorem tax revenue. The City is barely meeting their allocated budget, and without tax growth, there is no capacity to take on a remediation project like what is proposed in this application. As for Ekklesia, the ministry operates as a nonprofit, dependent on congregational and community donations to support the operating budget. Despite these constraints, Ekklesia is moving forward with remediation and subsequent reuse plans, with hopes of receiving support of this proposed EPA grant in combination with other leveraging sources referenced in this application. This grant is vital for the completion of the redevelopment project, as remediation costs associated with the TVA Research Center are not economically feasible within the City’s, nor Ekklesia’s existing budget.

b. Health or Welfare of Sensitive Populations

Youth, disabled, minority, low-income, and unemployed individuals have been identified as sensitive populations living within the Target Area. Specifically, within Census Tract 01033020705, 67.5% of children under the age of 18 experience poverty (ACS). This poverty rate is more than 4 times greater than the national average (ACS). Additionally, between 2018 and 2022, 17.3% of all children in Colbert County experienced extreme poverty; 75.7% more than the national rate (Kids Count). Data for Sheffield shows 42.1% of the population has less education than a high school diploma, causing income and employment rates to suffer (ACS). As a result, within Census Tract 01033020705, the median household income is only \$43,047, \$34,000 less than the national average of \$77,719 (ACS). Additionally, 40.6% of households earn less than \$25,000 annually and the poverty rate is 33.7%, with poverty affecting 1 in 3 individuals (ACS). At 20.5%, the unemployment rate is 4.5 times greater than the national average (ACS). Furthermore, minorities make up 33.9% of the Census Tract population and nearly 100% of the Church’s congregation. According to the Commonwealth Fund 2024 State Health Disparities Report, on average, Blacks and Hispanics are twice as likely than Whites to experience profound racial and ethnic inequities in health and health care across Alabama. Furthermore, according to FEMA’s Resilience Analysis and Planning Tool, the top 3 indicators that are most affecting the Community Resilience Challenges Index (CRCI) score for Colbert County, Alabama are Single-Parent Household, Household Income, and Disability. Census Tract 01033020705 has a “very high” social vulnerability rating (FEMA). The Census Tract also ranks 88th percentile in the FEMA

Community Resilience Challenges Index with individual hazards stemming from “relatively high” risk ratings from tornados and strong winds. Cleanup of the priority site will eliminate the associated environmental threats and following redevelopment, the facility will provide a tornado shelter, job training education and childcare, thus protecting human life, strengthening the local employment workforce, and alleviating exorbitant childcare costs on already economically burdened families.

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

As childhood health is a good indicator for a community’s general well-being, consider the March of Dimes 2024 State Report Card graded the State of Alabama an “F” with a premature birth rate of 12.9%. However, the news is worse for Colbert County where the premature birth rate is 13.6% (Kids Count). Although the infant mortality rate for all races within Colbert County is less than the US rate, this measure is of particular significance when evaluating health outcomes by race, with care attention provided to minorities. For instance, the infant mortality rate for all Colbert County Hispanic mothers is 57.1, 167.8% greater than the average national rate of 5 (Kids Count). Infant mortality can be tied to lead exposure which is prevalently found as LBP in older residential and commercial buildings alike, including the TVA Research Center (Mayo Clinic).

Furthermore, the rate of all causes of death (per 100,000) in Colbert County is 40% greater than the national average (CDC Wonder). Of specific relevance is the respiratory causes of death (per 100,000) in Colbert County, which is 56.7% greater than the US average (rate of 144.4 vs 80.6) (CDC Wonder). University of Washington’s Institute for Health Metrics and Evaluation (IHME), the incidence rate for tracheal, bronchus, and lung cancer is 44% higher for Colbert County residents than the national average (IHME County Profiles). Additionally, the lung cancer incidence rate for female Colbert County residents is on the rise; at 55.8 per 100,000 people, the rate has increased 83.1% between 1980 and 2014 (IHME). Known asbestos contamination associated with the priority site and others like it may be contributing to the high incidence rates of lung cancer. Lung cancer is one of three major health effects associated with asbestos exposure (Federal National Emission Standards for Hazardous Air Pollutants (NESHAP)). These health disparities ultimately lead to a lower life expectancy for local residents. This claim is backed by data from CHR; the years of potential life lost before age 75 per 100,000 population (age-adjusted) in Colbert County is 12,200 years, which is 40% greater than the national rate. The hazards identified at the priority site are a threat to human health through exposure to airborne particulates. An environmental cleanup of the TVA Research Center will reduce exposure of LBP, lead-contaminated dust, and friable asbestos for sensitive populations, thus reducing illnesses and injuries for the target population.

d. Economically Impoverished/Disproportionately Impacted Populations

As illustrated by the above statistics, sensitive populations within the Target Area are disproportionately impacted by health, welfare, and environmental outcomes across the board. The populations living within Census Tract 01033020705 are among the most economically impoverished in Colbert County, with **large disabled (19.4%), low-income (40.6%), poverty (33.7%) and unemployed (20.5%) populations**, which are disproportionately affected by the priority site (ACS). Within Census Tract 01033020705, the mean per capita income is a mere \$24,690, **approximately half the national average** (ACS). The redevelopment of the TVA Research Center will directly address the economically impoverished and disproportionately impacted, sensitive populations by expanding access to essential community resources. Such **resources will include childcare, nutrition services, and job training**. Furthermore, it is estimated that approximately **51 new jobs will be created** following cleanup and redevelopment. New employment positions will span across facility operations, community services, education, and event programming. These expanded ministries, in combination with the creation of new jobs will directly address high poverty and unemployment rates in Census Tract 01033020705.

Community Engagement

e. and f. Project Involvement and Project Roles

A table for organizations that are willing to provide commitment to this grant is provided below.

Organization and Contact	Entity’s Mission	Role & Commitments
Sheffield Redevelopment Authority (SRA) Steve Stanley, Board Member and former Sheffield Mayor [REDACTED] [REDACTED]	The mission of SRA is to promote the redevelopment of Sheffield with the primary goal of enhancing the quality of life. SRA functions as a catalyst, partner, and/or advisor in a variety of efforts to foster sustainable growth. SRA also successfully implemented an EPA Brownfield Cleanup Grant in FY2017.	SRA will support Ekklesia by providing sound advice on the intricacies of completing a successful redevelopment utilizing EPA funding. Additionally, SRA will be involved in public meetings to provide input on upcoming decisions for the site’s cleanup activities, schedule, and future reuse.

<p>Help Me Grow (HMG) Alabama Lindsey DeMarco, Alabama Partnership for Children (833) 939-0336 ldemarco@apcteam.org</p>	<p>HMG Alabama is an affiliate of the HMG National Network and connects families to health and developmental resources so children can start school healthy and ready to succeed.</p>	<p>HMG provides free technical assistance in the form of a care coordinator, providing Ekklesia with expertise regarding child development, and connecting them to local services for additional support.</p>
<p>Sheffield City Schools Carlos Nelson, Superintendent (256)383-0400 cnelson@scs.k12.al.us</p>	<p>The mission of Sheffield City Schools (SCS) is to collaborate with families and community resources to produce graduates prepared for success through the implementation of accountability, collaboration, and proven instructional practices.</p>	<p>SCS will continue to assist Ekklesia’s Preschool Program, and their proposed job training center through collaborative coordination, referral support, and alignment with curriculum and career readiness goals. By sharing best practices regarding developmental expectations, SCS will support family engagement efforts to ensure a successful transition from preschool through graduation and career preparedness.</p>
<p>Alabama Department of Human Resources (DHR) Candice Keller, Assistant Division Director (334) 242-1425 candice.keller@dhr.alabama.gov</p>	<p>DHR’s mission is to help families receive support services in order to maintain safe, stable homes where children thrive. DHR oversees the Job Opportunities and Basic Skills (JOBS) Program, which is designed to assist individuals in developing job skills, gaining work experience, and securing sustainable employment.</p>	<p>DHR assists Ekklesia’s programs by facilitating workforce participation through JOBS Program which allows eligible individuals to gain hands-on employment experience within Ekklesia’s service programs while developing transferable job skills. As part of this collaboration, DHR reimburses Ekklesia Ministries for wages paid to participating employees, thereby reducing operational costs for the organization.</p>

g. Incorporating Community Input

Following this grant’s award, a project kick-off meeting will be held, which will be followed by routine public meetings to provide updates on the cleanup and redevelopment status of the project. Meetings will be held in-person at Ekklesia’s Sheffield location to ensure proximity to residents living around the Priority Site. Meetings will be held at hours agreeable to most schedules to permit a higher level of attendance and involvement. Additionally, those that cannot be present during the live meeting, can access the recorded meeting and/or meeting minutes online at the Ekklesia website, or utilize a call-in number for the meeting. Meetings will provide a platform for public comment and concerns from residents regarding health, safety, and community disruption posed by the project. Commentary will be collected through comment cards and/or sent via email to the project manager so that affected parties’ input can be captured and documented. Input will be considered during public meetings in an open manner that embraces the diversity of the community and focuses on a constructive, forward-looking vision for Ekklesia.

Sensitive populations have been identified including youth, disabled, minority, low-income, and unemployed individuals living in the vicinity of the Former TVA Research Center. Cleanup will be conducted in a manner that safeguards these populations through ongoing air monitoring during abatement activities and ensuring that the site is secure and inaccessible to nearby residents. Residents of the target Census Tract are key stakeholders and have been proactively involved in the planning process of this grant and redevelopment concepts for the Priority Site. Established community engagement methods include announcements during worship services, outreach through local TV, radio, and newspapers, and community meetings. All project related communication will be conducted in a variety of methods to ensure all stakeholders are involved in planning and implementation. These methods will include progress updates at Ekklesia ministry events, Sheffield City Hall meetings, press releases with The Times Daily and the Colbert County Reporter newspapers (online and in print), announcements on the local news stations, and online at Ekklesia’s and the City of Sheffield’s websites. Relevant project announcements will be distributed through flyers distributed by local businesses and community organizations, noted in section 2.e. and 2.f.. Additionally, updates will be posted on the following Facebook pages: “Ekklesia

Ministries”, “City of Sheffield, Alabama - Government”, and “What’s happening in Sheffield (Center of the Shoals),” reaching a combined total of approximately 16,900 followers.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

Two proposed cleanup alternatives (one for ACM and one for LBP) for the site were selected from a total of five remedial options presented in the draft ABCA dated January 21, 2026. The selected cleanup plan involves abating ACMs in accordance with ADEM regulations and the EPA’s Asbestos Hazardous Emergency Response Act (AHERA), followed by proper disposal of the hazardous material debris in a landfill that meets minimum standards under the NESHAP guidelines. The complete abatement and removal of ACM will eliminate or adequately mitigate the future human health risk. This plan requires all contractors exposed to the ACM to be licensed abatement firms as regulated by ADEM. The physical removal of ACM is very effective since it completely removes hazards for the long term, eliminating the potential for human exposure. This cleanup will eliminate health and safety hazards associated with the building. ACM abatement will be conducted in a manner to protect these populations through ongoing air monitoring during abatement activities and ensuring that the site is secure and cannot be accessed by nearby residents or other passers-by.

Description of Tasks and Outputs

Task 1: Cooperative Agreement Oversight

b. Project Implementation: EPA-funded tasks: General grant management; develop Brownfield Advisory Committee (BAC); Qualified Environmental Consultant (QEC) selection based on a competitive bid process (per 40 CFR 30)*; meeting facilitation with the BAC, ADEM, and EPA; required reporting; budget reconciliation.

Non-EPA grant resources: None

* Ekklesia’s contractor was selected in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500. Ekklesia conducted their procurement in accordance with the six good faith efforts discussed in 40 CFR Part 33, Subpart C. Additionally, as required by 2 CFR 200.320(b)(2)(iii), price reasonableness for the grant implementation work was a selection factor in the evaluation of proposals. Ekklesia’s contractor was selected under a “dual procurement process”.

c. Schedule: Quarters 1-16: The QEC has already been selected. The BAC will be developed within 1 month of funding and meetings will be held at regular intervals throughout the project. Quarterly reports will be submitted on a quarterly basis and Federal Financial Reports (SF-425) will be submitted once, annually. ACRES will be updated throughout the grant period.

d. Task Lead: Ekklesia staff will oversee this task, with assistance from the BAC and selected QEC.

e. Outputs: BAC development, 1 Work Plan, 16 Quarterly Reports, 1 Close-Out Report, regular ACRES reporting, and 4 submissions (once annually) of Federal Financial Reports SF-425.

Task 2: Community Involvement and Outreach

b. Project Implementation: EPA-funded tasks: Develop marketing materials, which will be available online and in hard copy; notify the community of public information meetings and cleanup schedules; advertise for public meetings through online and in-person methods; hold public meetings to solicit input, inform, educate, and update the community regarding cleanup and redevelopment activities; provide updates as necessary, utilizing methods described in section 2g. Ekklesia will also attend various brownfield conferences. Non-EPA grant resources: None

c. Schedule: Quarters 1-16: Community outreach will be performed for the duration of the grant period. The 1st public meeting (Kick-Off Meeting) will be held within the first quarter of the grant window; the 2nd public meeting will be held after the cleanup has been completed; and the 3rd public meeting will be held at grant closeout. Additionally, national and local brownfield training conferences will be attended at dates to be determined.

d. Task Lead: Ekklesia staff will oversee this task, with assistance from the BAC, ADEM, QEC, and community partners.

e. Outputs: Public meeting advertisements; 1 Community Involvement Plan; press releases and project update reports; educational materials to support public meetings (PowerPoint presentations and handouts); Kick-Off Meeting; two additional public meetings; attendance of various brownfield conferences, including two EPA Region 4 Conferences and the National Brownfield Conference.

Task 3: Cleanup Planning

b. Project Implementation: EPA-funded tasks: Meetings with the selected QEC, EPA, and ADEM; finalization of the ABCA; completion of a Quality Assurance Project Plan (QAPP); and QEC assistance in scoping remediation work to be completed. Scoping will include an ACM Management Plan, ACM and LBP abatement design, and a bid package and pre-bid meeting with a site walkover. Non-EPA grant resources: None

c. Schedule: Quarters 2-4

d. Task Lead: Cleanup planning will be a joint effort among Ekklesia’s grant manager and the QEC.

e. Outputs: Outputs will include the bid package, project scope/bid, final ABCA, QAPP, ACM and LBP Management Plan, and abatement design; ensuring compliance with the terms of the cooperative agreement.

Task 4: Cleanup Activities

b. Project Implementation: Abatement will include the removal and disposal of ACMs in floor tile, pipe insulation, HVAC dust insulation, Transite wall panels, Transite flue pipes, fume hood interior panels, black bench tops, wallboard joint compound, ceiling and wall panel adhesive, roof core, and roof flashing; third-party oversight of ACM abatement; and clearance sampling (where appropriate). Oversight air monitoring will take place during abatement activities which will be performed by the environmental consultant, which involves collecting area, personal, and clearance samples (where appropriate) and monitoring contractor activities to ensure compliance with project specifications and/or regulatory requirements. Partial removal and disposal of accessible LBP in poor condition combined with the thorough cleaning and encapsulation of intact surfaces containing lead. Non-EPA grant resources: None

c. Schedule: Quarters 3-8

d. Task Lead: Cleanup activities will be conducted by the selected QEC and subcontractors. The QEC will also conduct third party oversight, clearance, and verification sampling, ADEM reporting, closeout reporting, and project management.

e. Outputs: Outputs will include asbestos abatement and disposal and lead based paint abatement and encapsulation, oversight air monitoring, associated ADEM reporting, and project management.

f. Cost Estimates

Task 1: Cooperative Oversight Agreement: \$41,000

- **Personnel:** 125 hours at a rate of \$100/hour (\$12,500) for administrative tasks associated with grant management; 125 hours at a rate of \$100/hour (\$12,500) for programmatic tasks such as financial and performance reporting for the duration of the grant = \$25,000*
- **Supplies:** Office supplies will include report copies, maps, and other expenses associated with programmatic implementation = \$1,000
- **Contractual:** 125 hours at a rate of \$120/hour = \$15,000 to assist in programmatic and reporting needs throughout the grant's lifecycle.

Task 2: Community Involvement and Outreach: \$47,720

- **Personnel:** 250 hours at a rate of \$100/hour = \$25,000 for outreach coordination, meeting attendance, and community/local government interface.
- **Travel:** Estimating one staff member traveling for two national conferences averaging three days each; \$400 registration, \$900/round trip flight, \$200/hotel room per night (assuming 3 nights each), and \$60/day per diem (totaling \$4,160). Additionally, one staff member traveling for two local conferences averaging three days each; \$400 registration, \$100 in gas for travel, \$200/hotel room per night (assuming 3 nights each), and \$60/day per diem (totaling \$2,560) = \$6,720
- **Supplies:** Office supplies will include copies, maps, and handouts and other expenses related to outreach meetings = \$1,000
- **Contractual:** 125 hours at an average rate of \$120/hour = \$15,000 to assist in both information gathering, discussions with stakeholders, meeting attendance, and community engagement presentations.

Task 3: Planning & Specification Design: \$38,000

- **Personnel:** 50 hours at a rate of \$100/hour = \$5,000 for contractor oversight and on-site meeting attendance.
- **Contractual:** 50 hours at an average rate of \$180/hour for professional scientific services and specification writing (totaling \$9,000); 200 hours at an average rate of \$120/hour for report preparation, regulatory interface, and task management related to submittals required by the State of Alabama and for completion of a Quality Assurance Project Plan (totaling \$24,000) = \$33,000

Task 4: Cleanup Activities: \$3,673,280

- **Personnel:** 250 hours at a rate of \$100/hour = \$25,000 for contractor/subcontractor oversight and on-site security during construction activities (estimated at 12-18 months).
- **Construction:** \$3,240,000 for subcontractor labor, materials, and expenses related to the removal and disposal of ACM identified in the on-site building; \$355,960 for subcontractor labor, materials, and expenses related to the removal and encapsulation of LBP identified in the on-site building; 400 hours at an average rate of \$125/hour for third-party oversight and clearance sampling related to the ACM abatement and LBP abatement (totaling \$50,000); \$2,320 for mileage (3,200 miles at \$0.725/mile) associated with the ACM abatement oversight (52 trips over 12 months); and 100 hours at an average rate of \$180/hour for specification quality assurance, task management, field oversight, and reporting associated with the ACM abatement (totaling \$18,000) = \$3,648,280

*Administrative and programmatic personnel time and expenses have been developed based on prior experience of similar scope. Total administrative costs for all tasks = \$67,500 (1.8% of requested funding).

Budget Categories		Project Tasks				
		Task 1: Cooperative Agreement Oversight	Task 2: Community Involvement & Outreach	Task 3: Planning & Spec Design	Task 4: Cleanup Activities	TOTAL
Direct Costs	Personnel	\$ 25,000	\$ 25,000	\$ 5,000	\$ 25,000	\$ 80,000
	Fringe Benefits	\$ -	\$ -	\$ -	\$ -	\$ -
	Travel	\$ -	\$ 6,720	\$ -	\$ -	\$ 6,720
	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
	Supplies	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 2,000
	Contractual	\$ 15,000	\$ 15,000	\$ 33,000	\$ -	\$ 63,000
	Construction	\$ -	\$ -	\$ -	\$ 3,648,280	\$ 3,648,280
Total Direct Costs		\$ 41,000	\$ 47,720	\$ 38,000	\$ 3,673,280	\$ 3,800,000
Indirect Costs						
Total Budget (Direct + Indirect)		\$ 41,000	\$ 47,720	\$ 38,000	\$ 3,673,280	\$ 3,800,000

g. Plan to Measure and Evaluate Environmental Progress and Results

Per the requirements of the EPA Assessment Grant, Ekklesia will submit quarterly reports to their EPA Project Officer. These reports will cover work progress and status, as well as any difficulties that were encountered, a record of financial expenditures, data results, and anticipated further action. Quarterly reports will also document information regarding a plan to resolve progress if Ekklesia ever finds itself off track financially or schedule-wise. Ekklesia will also complete reporting in the ACRES database for the cleanup of the site, noting specific accomplishments, amounts of hazardous materials (ACM) abated, amount of LBP materials abated and or encapsulated and other resources that have been leveraged to complete the redevelopment of the site. The ACRES database will also be utilized to track job creation and acres of land cleaned up as part of this grant, the amount of funds expended by project, and increased tax revenue; essentially acting as a tool for both the EPA and Ekklesia to track and measure the grant’s progress in achieving the outputs and eventual outcomes. At the end of the four-year grant period, a final report similar to quarterly reports will be produced. Additional outcomes will include the cleanup of a contaminated property.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. and b. Organizational Structure and Description of Key Staff

Mrs. Katenia Fitzgerald, Ekklesia’s Executive Administrator, will serve as the point of contact and project manager for this grant. As such, Ekklesia will enter into a cooperative agreement with EPA to disperse grant funds and address all the financial requirements of the grant. Aside from directing the environmental consultant, she will serve as the main point of contact for the community. Mrs. Fitzgerald holds multiple leadership roles, which include providing leadership for women’s ministries and managing the Ekklesia Preschool program. Under her role as Executive Administrator, Mrs. Fitzgerald provides continuous operational and administrative leadership, overseeing the finance ministry, administration of budgets, coordination of expenditures, and implementation of internal fiscal controls to ensure accountability and compliance. Mrs. Fitzgerald will be assisted by her husband and Ekklesia lead Pastor, Dr. Kobbie Fitzgerald. Dr. Fitzgerald has also served in this role for 26 years and his duties and responsibilities as such include strategic oversight, overseeing the organization's mission, programs, and ensuring resources are managed effectively and responsibly. The team’s combined experience will ensure the grant’s correct and timely reporting, compliance, and successful completion within the 4-year window.

c. Acquiring Additional Resources

Ekklesia grant administrators have extensive experience managing grant funds. Additionally, Ekklesia has completed the contractor procurement process. The selected consultant is experienced in conducting various types of brownfield cleanup activities specific to those outlined within the draft ABCA, community outreach, and working with state and federal regulators regarding solid waste. Additionally, the consultant will be expected to prepare the Quality Assurance Project Plan (QAPP) within the first 60 days of the grant award so that proposed cleanup activities are not delayed. We affirm that these services have been acquired in accordance with the EPA’s

selection protocol and Ekklesia’s purchasing policies, which included the publishing of a Request for Qualifications (RFQ), response to RFQ questions by interested contractors, and negotiation of a Master Service Agreement with our selected Qualified Environmental Consultant (QEC). Ekklesia staff expertise and our partnership with the contracted QEC will ensure the timely and successful expenditure of funds and completion of all technical administrative, and financial requirements of the project and grant.

Past Performance and Accomplishments

e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments

Source	Role
Alabama Department of Early Childhood Education: Alabama First Class Pre-K Program Grant	Between 2020 and 2025, Ekklesia was awarded a total of \$1,814,586 from the Alabama Department of Early Childhood Education to provide education to 36 preschool children as an Alabama First Class Pre-K provider. The program primarily serves families within the surrounding community and is designed to expand access to high-quality early childhood education for children from diverse and underserved backgrounds, supporting equitable educational outcomes and long-term community stability.
Alabama State Department of Education: Child and Adult Care Food Program	Funded by the USDA Food and Nutrition Service (FNS), the Alabama State Department of Education granted Ekklesia a total of \$637,083.50 between 2020 and 2025 to provide 153 children enrolled in the Ekklesia Preschool & Child Development Center with nutritional meals and snacks during school hours.
Talladega Clay Randolph Child Care Corporation/Alabama Department of Human Resources (DHR): Child Care Workforce Stabilization (CCWS) Grants	The Talladega Clay Randolph Child Care Corporation in collaboration with the Alabama DHR awarded Ekklesia’s Preschool & Child Development Center \$1.5 million between 2021 and 2025. The funds assisted Ekklesia Preschool & Child Development Center in attracting and retaining qualified and skilled childcare workers following the COVID-19 Pandemic. Funding for the CCWS grants is sourced from Child Care Stabilization Funds, allocated by the American Rescue Plan Act.

(2) Compliance with Grant Requirements

Across all grants, reports were submitted **accurately and on time**, and all funds were managed in accordance with applicable state and federal regulations, audit standards, and grant conditions and no corrective measures were necessary. Required reporting for the Alabama Department of Early Childhood Education: Alabama First Class Pre-K Program Grant included regular programmatic performance reports, student enrollment and attendance data, staff credential and compliance documentation, classroom quality and assessment metrics, and financial expenditure reports in accordance with Alabama Department of Early Childhood Education guidelines and state oversight standards. Reporting requirements for the Alabama State Department of Education: Child and Adult Care Food Program included monthly meal count and reimbursement claims, nutrition compliance documentation, menu and meal pattern verification, food safety and sanitation records, onsite monitoring reviews, and annual fiscal and operational reports to ensure compliance with state and federal nutrition program regulations. Reporting for the Talladega Clay Randolph Child Care Corporation/Alabama DHR: CCWS Grants included quarterly financial and expenditure reports, documentation of workforce retention and stabilization outcomes, payroll and staffing records, allowable cost certifications, and program compliance attestations as required by DHR and federal funding guidance.

Threshold Criteria – Ekklesia Missionary Baptist Church: Alabama

1. Applicant Eligibility:

- a. Ekklesia Missionary Baptist Church, d.b.a Ekklesia Ministries (“Ekklesia”) is a religious entity, exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. See attached documentation.
- b. No, Ekklesia is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants:

The proposed site, located at 146 E Arthur E. Morgan Loop, Sheffield, Colbert County, Alabama 35660, has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds:

Not applicable; Ekklesia does not have an existing EPA Brownfields Multipurpose Grant.

4. Site Ownership:

The applicant, Ekklesia Missionary Baptist Church, is the owner of the site.

5. Basic Site Information:

- a. Name of Site: Former Tennessee Valley Authority (TVA) Research Center
- b. Site Address: 146 Arthur E. Morgan Loop, Sheffield, Colbert County, Alabama 35660

6. Status and History of Contamination at the Site:

- a. The site is contaminated by hazardous building materials.
- b. The TVA Research Center was originally used to develop improved fertilizer processes and build ammunition for World War II. The building consisted of about 20 laboratories, where research projects were conducted between 1979 and 2009. The site has been vacant since 2009.
- c. Environmental concerns at the site include asbestos containing materials (ACMs) and lead based paints (LBPs). Following Phase I and Phase II ESAs conducted and/or directed by ADEM, no additional remediation is recommended for the property, outside the scope of this EPA Cleanup Grant.
- d. The site became contaminated by incorporating ACMs and LBPs into building materials during construction. Tables detailing the extent of contamination are included below.

Positive ACMs

Material	Functional Space	Quantity ¹	Type & Percent Asbestos
Floor Tiles Flooring Mastic	Throughout Building	Approx. 146,400 sqft	3% - 12% Chrysotile
Pipe Insulation	Throughout Building	Approx. 21,150 lnft	5% - 65% Amosite and Chrysotile
HVAC Duct Insulation	Throughout Building	Approx. 44,600 sqft	5% - 40% Chrysotile
Transite® Wall Panels	Auditorium	Approx. 5,000 sqft	30% - 35% Chrysotile
Transite® Flue Pipes	Penthouse and Pipe Chases	Approx. 420 lnft	25% - 35% Chrysotile
Fume Hood Interior Panels	Lab Areas	Approx. 2,000 sqft	25% - 35% Chrysotile
Black Bench Tops	Lab Areas	Approx. 2,800 sqft	25% - 35% Chrysotile
Wallboard Joint Compound	Basement	Approx. 6,300 sqft	<1% - 3% Chrysotile
Ceiling and Wall Panel Adhesive	Basement and 1st Floor	Approx. 9,000 sqft	5% - 10% Chrysotile

Core and Flashing	Roof	Approx. 60,000 sqft	20% - 25% Chrysotile
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LPBs

Material	Lead Detected	Quantity ¹	Condition
Paint applied to interior metal balusters, north staircase	0.00 to 10.1 mg/cm ²	~ 600 ln ft	Intact
Paint applied to interior metal door frames	0.00 to 6.20 mg/cm ²	~ 140 (~3'x 8'; ~1,400 sq ft)	Intact
Paint applied to metal elevator door framing	3.60 to 17.7 mg/cm ²	7 frames, ~175 sq ft)	Intact
Paint applied to interior metal handrails, behind auditorium	0.50 to 1.30 mg/cm ²	Handrails along ~ 30 ln ft	Intact
Paint/glaze applied to large porcelain sinks	0.00 to 7.60 mg/cm ²	~ 5 sinks	Intact
Glazing applied to porcelain sinks	0.00 to 35.0 mg/cm ²	~ 15 sinks	Intact
Paint applied to metal fire sprinkler piping	0.00 to 1.20 mg/cm ²	Throughout ~69,000 sq ft structure / ~ 250,000 to 300,000 ln ft	Intact
Paint applied to metal stairs, behind auditorium	8.50 to 10.1 mg/cm ²	30 ln ft	Intact
Paint applied to concrete stringers, north staircase	0.00 to 8.50 mg/cm ²	~ 60 ln ft	Intact
Glazing applied to ceramic wall tiles	0.01 to 1.00 mg/cm ²	~ 200 sq ft	Intact
Glazing applied to clay tile walls	0.00 to 4.60 mg/cm ²	~ 36,000 sq ft	Intact
Paint applied to exterior metal column protectors	2.20 to 6.70 mg/cm ²	2 columns, ~ 80 to 100 sq ft	Poor
Paint applied to exterior face of metal doors (including roof)	0.00 to 5.50 mg/cm ²	9 doors, ~ 250 sq ft	Poor
Paint applied to exterior face of metal door frames (including roof)	0.01 to 12.4 mg/cm ²	9 door frames, ~100 sq ft	Poor
Paint applied to exterior metal stairs and handrails on northeast side of building	6.30 to 14.5 mg/cm ²	northeast side 1 set,	Poor
Paint applied to exterior face of metal rollup door frames	2.10 to 5.70 mg/cm ²	2 roll-up doorframes, ~120 sq ft	Poor
Paint applied to round concrete columns in basement level lobby	1.40 mg/cm ²	4 columns, each ~ 2' diameter and ~12' tall	Intact

7. Brownfield 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 site is not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications:

A Limited Lead Based Paint Survey was completed on August 15, 2016 for the building located on the property. A Limited Asbestos Containing Building Material Survey was completed on August 16, 2016

for the building located on the property. A Phase I Environmental Assessment was completed for the property on September 25, 2024. A Phase II ESA was completed for the property on November 12, 2025.

9. Site Characterization:

- c. Applicant other than a State or Tribal Environmental Authority proposing a site that is not eligible to be enrolled in a voluntary response program.
 - i. A current letter from the Alabama Department of Environmental Management (ADEM) is attached.
 - ii. An Environmental Professional (as defined in 40 CFR § 312.10) has certified that there is a sufficient level of site characterization from the environmental site assessment performed to date 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 the site for which Brownfields Grant funding is sought.

11. Sites Requiring a Property-Specific Determination:

The site does not require a Property-Specific Determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability:

a. Property Ownership Eligibility – Hazardous Substance Site

iv. Sites with Hazardous Building Material That Is Not Released Into the Environment

(1) The brownfield site has hazardous substances contained in the building materials (e.g., insulation, flooring, caulk, etc.) and the hazardous substances have not been released (and there is no threat of release) into the outdoor environment (i.e., air, groundwater, land surface, etc.) based on the site conditions.

13. Cleanup Authority and Oversight Structure:

- a. Ekklesia will hire a Qualified Environmental Consultant with applicable state asbestos and lead paint certifications to ensure adequate oversight of the cleanup at the site. The appropriate notifications will be filed with ADEM prior to cleanup. The ADEM Redevelopment Unit administers the Alabama Land Recycling and Redevelopment Act Voluntary Cleanup Program (VCP) but does not provide technical oversight for cleanups that relate only to hazardous substances contained in building materials that have not been released to the outdoor environment, and no voluntary equivalent oversight program exists within ADEM for cleanups that relate only to hazardous substances contained in building materials that have not been released to the outdoor environment.
- b. Access to neighboring properties is not necessary to conduct any related cleanup activities.

14. Community Notification:

a. Draft Analysis of Brownfield Cleanup Alternatives (ABCA):

A draft ABCA was made public to the community with an opportunity for the public to comment on the draft application. A copy of the draft ABCA is included as an attachment.

b. Community Notification Ad:

Ekklesia published a community notification ad in the Times Daily newspaper to communicate to the target community on January 14, 2026.

c. Public Meeting:

Ekklesia held a public meeting on January 22, 2026 to discuss the grant application and related cleanup efforts.

d. Submission of Community Notification Documents:

The following documents are attached.

- i. A copy of the draft ABCA.
- ii. A copy of the newspaper ad that demonstrates solicitation for comments on the application and that notification to the public occurred at least 14 calendar days before the application was submitted to EPA.
- iii. A summary of the comments received, the applicant's response to those public comments, and meeting notes from the public meeting
- iv. Meeting sign-in sheet

15. Contractors and Named Subrecipients:

a. Contractors:

Ekklesia's contractor was selected in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500. Ekklesia conducted their procurement in accordance with the six good faith efforts discussed in 40 CFR Part 33, Subpart C. Additionally, as required by 2 CFR 200.320(b)(2)(iii), price reasonableness for the grant implementation work was a selection factor in the evaluation of proposals. Ekklesia's contractor was selected under a "dual procurement process".

- i. Ekklesia published the Request for Qualifications (RFQ) on December 9, 2025. The Alabama Brownfields Association (ALBFA) sent the RFQ to all environmental consultants in their list serve and posted the RFQ to ALBFA's website and social media pages. Furthermore, EPA Region 4's Technical Assistance to Brownfields (TAB) provider, New Jersey Institute of Technology (NJIT), posted the RFQ on their social media pages.
- ii. The Request for Qualifications was advertised for 35 days and responses were due on January 12, 2026.
- iii. Three firms responded with questions to the Request for Qualifications and one offer was received and considered.
- iv. Ekklesia selected Pinchin, LLC as our Qualified Environmental Consultant.
- v. A copy of the solicitation documents are attached. The signed executed contract is also attached.

b. Named Subrecipients:

Not applicable; no subrecipients have been named in the application.