



DOWNTOWN DEVELOPMENT AUTHORITY of SOCIAL CIRCLE
PO BOX 310
SOCIAL CIRCLE, GA 30025

1. Applicant Identification
Downtown Development Authority of Social Circle
PO Box 310
166 N Cherokee Road
Social Circle, Georgia 30025
2. Website URL: <https://www.socialcirclega.gov/>
3. Funding Requested
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$4,000,000
4. Location
 - a) City of Social Circle, b) Walton County, c) Georgia
5. Property Information
Social Circle Cotton Mill
148 Cannon Drive, Social Circle, GA 30025
6. Contacts
 - a. Project Director
Mike Owens, Chairman
770-464-2380
mowens.ddasc@socialcirclega.gov
PO Box 310
166 N Cherokee Road
Social Circle, Georgia 30025
 - b. Chief Executive/Highest Ranking Elected Official
David Keener, Mayor
404-719-1279
dkeener@socialcirclega.gov
PO Box 310
166 N Cherokee Road
Social Circle, Georgia 30025
7. Population
Social Circle, GA: 5,113 (US Census: 2019–2023 American Community Survey)



DOWNTOWN DEVELOPMENT AUTHORITY of SOCIAL CIRCLE
PO BOX 310
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8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	1, 3
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed site(s) is impacted by mine-scarred land.	N/A
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.	2
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).	N/A
The proposed site(s) is in a federally designated flood plain.	N/A
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
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Releasing Copies of Applications

Not Applicable.

FY26 EPA BROWNFIELD CLEANUP GRANT

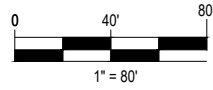
Social Circle Downtown Development Authority
Social Circle Cotton Mill



EXPLANATION

- SUBJECT SITE BOUNDARY
- ADJACENT PARCEL BOUNDARY

Note:
Map elements were graphically estimated from Bing Maps aerial imagery, Chatham County tax maps, and on-site observations. Parcel boundaries are approximate. Not intended for construction purposes.





Downtown Development Authority of Social Circle, GA

FY26 Brownfield Cleanup Grant

Narrative



**Downtown Development Authority of Social Circle, Georgia
FY2026 US EPA Brownfields Cleanup Grant**

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields. a. Overview of Brownfield Challenges and Description of Target Area: The City of Social Circle (City) (population 5,113) is located in Walton County in north-central Georgia, approximately 50 miles east of Atlanta.¹ Social Circle was incorporated as a village in 1832, and in 1845 the Georgia Railroad’s westward advance created a rail hub in Social Circle, the county’s first. Social Circle was incorporated as a town in 1869 and designated as a city in 1904. Industry flourished when the Social Circle Cotton Mill (the Mill) opened in 1901 and became the cornerstone of manufacturing and economic growth. The Mill was the southern anchor of the downtown area for nearly 80 years. During its peak operation, the mill employed 225 workers and produced large cotton sheets. The adjacent mill village, consisting of approximately 30 single-family and duplex dwellings, is a historical neighborhood developed in the 1910s to house mill workers. Mill operations ceased in the early 1980s, and the mill was severely damaged by a fire in 1994, which led to job loss, decades of economic decline, and legacy ***brownfield challenges*** within the City. The brownfield challenges became even more apparent during the FY22 Assessment grant site inventory process, which identified 44 potential sites to address.

The geographic boundary and target area for this cleanup project is the city limits of Social Circle. The Mill closure coupled with the Great Recession in 2007 resulted in abandoned businesses and buildings left to decay, which caused long-term economic and environmental harm for the sensitive populations (youth 27%) residing in the City.¹ Due to the closure of the Mill in the early 1980s and the economic issues that resulted, in 1984 the City created the Downtown Development Authority (DDA) of Social Circle to address the City’s revitalization and redevelopment needs to promote trade, commerce, industry, and public welfare. The DDA, City, and other community groups are working together to restore the target area by attracting new businesses to create an environment for economic success. A FY22 EPA Brownfields Assessment Grant award has made it possible for the DDA to assess many sites within the city limits, including the Mill. With Cleanup funding from the EPA, the planned redevelopment of the Mill will be completed, bringing vibrancy, new jobs and affordable housing to the community.

b. Description of the Proposed Brownfield Site(s): The cleanup site for this grant application is the 3.84-acre property called the **Social Circle Cotton Mill (the Mill) that has been vacant for over 15 years.** The site was developed as a textile mill in 1901 and included a warehouse and a three-story, 60,000-square-foot main mill building where weaving, bailing, carding, roving, spinning, spooling, and cleaning were completed during production of cotton and polyester sheets. Several additional mill-related structures were constructed through the 1950s. Today, the remaining structures include the main mill building, warehouses, storage sheds, a water tower, and a cooling and power station building. Mill operations ceased in the early 1980s, and in 1994 over half of the primary mill building was destroyed by a fire. Following the Mill’s closure, the site was leased for various business purposes, most notably for the storage of several thousand containers of mixed hazardous substances procured from the Department of Defense. This triggered EPA Time Critical Removal Action to removal all hazardous material ensuring there are no hazardous materials currently stored on-site. In 2021, the primary mill caught fire for a second time and sustained further damage. The remnants of the fire-damaged buildings remain on site. The other site structures are also in various states of disrepair, with broken windows, collapsed roofs, water intrusion, mold, rotted timbers, peeling paint, and overgrown vegetation. Leftover mill equipment and piles of burnt building debris are scattered throughout the site. To properly assess this site, the DDA hired a local “sheepsiting” business to clear invasive vines from an otherwise inaccessible priority site.

¹ US Census 2019–2023 American Community Survey



**Downtown Development Authority of Social Circle, Georgia
FY2026 US EPA Brownfields Cleanup Grant**

During the sheep's stay, the local high school Future Farmers of America club was engaged to feed, water, and name the sheep; the project was an overwhelmingly successful community outreach tool for the FY22 Assessment Grant. Redevelopment of the site has been hindered by contamination from historical mill operations. A Phase II Environmental Site Assessment (ESA) completed during the FY22 Assessment Grant confirmed on-site arsenic concentrations as high as 188 milligrams per kilogram (mg/kg) in the soil (Georgia Residential Type 1 Risk Reduction Standard is 20 mg/kg). Polycyclic aromatic hydrocarbon (PAH) chemicals, such as benzo[a]pyrene, are also present at concentrations more than 40 times the residential risk reduction standard. Further, asbestos and lead-based paint have been identified in various building materials in the Mill, warehouses, power station, and water tower.

Revitalization of the Target Area. c. Reuse Strategy and Alignment with Revitalization Plans: The City updated its Comprehensive Plan in 2017 (amended February 18, 2020) to outline current objectives and goals established for addressing the needs of the community. The residents were directly involved in the update of the Plan and made clear their preferred reuse of the Mill site: a place for living, gathering, and working. As part of the Comprehensive Plan, the City envisions the **redevelopment at the Mill** as the heart of the historic downtown community, with wide sidewalks, a public square, greenspace, shops, restaurants, office spaces, and a variety of affordable housing options. DDA and City leadership recognize that the remediation and redevelopment of the Mill is vital to the success of the Comprehensive Plan. **The DDA has a local developer ready to redevelop the cleanup site.** The DDA has used the FY22 Assessment Grant award to complete eligible planning activities, such as a Site Reuse Assessment with architectural renderings of the site and a structural assessment to determine the final planned redevelopment of the site. **The Mill** will be redeveloped into **mixed-use commercial and residential units, including an adjacent large greenspace with springs (located at the Walton and Spring Property Priority Sites from the FY22 Grant Application)** to provide pleasing water features and native landscaping in the shadow of downtown. Sidewalks and multiuse recreation trails will allow for connectivity throughout the target area. Redevelopment will create jobs, encourage the reopening of storefronts within the downtown, create commercial opportunities for residents, and fulfill the demand for housing while increasing the desirability of downtown living and fulfilling the current City and DDA revitalization plans. This cleanup site is not located in a federally designated flood plain.

d. **Outcomes and Benefits of Reuse Strategy: The DDA has a local developer ready to redevelop the Mill** into mixed-use residential and commercial units with a large greenspace that **will provide both economic and noneconomic benefits** to the sensitive populations living in the target area. Redevelopment of the Mill will improve property values within the downtown; support locally owned businesses; enable new dining, shopping, and lifestyle experiences; provide higher quality affordable housing opportunities; catalyze economic growth; create new jobs; attract new residents and businesses to the downtown; and create an ongoing source of funding for an expandable list of projects within the area. Further, the rebuilding of dilapidated structures will prevent risk of exposure to unsafe materials during extreme weather events or natural disasters, improving local resilience. The redevelopment into mixed-use residential and commercial units with a large greenspace will also eliminate public hazards and the eyesore of derelict and overgrown vacant buildings. Existing contamination on the cleanup site will be remediated to levels that are protective of human health and the environment.

Preserving the historical significance of the Mill is central to the site's redevelopment. The primary mill structure, along with its warehouses and water tower, will be repurposed to honor the



Downtown Development Authority of Social Circle, Georgia FY2026 US EPA Brownfields Cleanup Grant

past while supporting future use. Further, salvageable building materials, such as bricks and concrete from buildings that will be taken down, will be recycled for use on-site. This approach not only reduces landfill waste and greenhouse gas emissions but also creates opportunities to integrate **renewable energy and energy-efficient strategies** throughout the renovation. Cleanup and renovation efforts will prioritize **energy-efficient field equipment** wherever possible, while the redeveloped buildings—both restored and newly constructed—will feature efficient lighting, appliances, and windows. The cleanup contractor will follow idle-reduction policies, and the number of mobilizations will be minimized. In addition, the adjacent greenspace will play a vital role in stormwater design and management throughout stormwater controls, **strengthening local resilience against extreme weather events and natural disasters**.

Strategy for Leveraging Resources. e. Resources Needed for Site Characterization: The DDA has an open FY22 Assessment Brownfield Grant that was used to fund site characterization. The site is considered fully characterized and does not require additional investigation prior to beginning cleanup activities. The Georgia Environmental Protection Division (GEPD) has funding available for site investigation and cleanup costs incurred while a participant is enrolled in the state Brownfield Program; these costs can be recouped through the abatement of property taxes for up to 10 years. Since the site is fully delineated, these funds will be sufficient to complete any necessary additional site characterization.

f. Resources Needed for Site Remediation: The entire remediation of the project will be funded by this EPA Brownfield Cleanup Grant application in the amount of \$4,000,000. If additional funding is needed for remediation, the DDA can access funding through the GEPD Brownfield Program mentioned above.

g. Resources Needed for Site Reuse: The redevelopment of the site will commence upon completion of this EPA Brownfield Cleanup grant. Local developer, Madison Development Co., LLC, has committed to the full redevelopment of the Mill site. The City government has committed to upgrades of the infrastructure as needed at the site which will be paid through their general fund.

See attached commitment letters.

Additional grant funding opportunities that will be pursued to assist in the redevelopment costs of the Mill will be the Georgia Department of Transportation – Transportation Alternative Program grant to provide funding for nontraditional transportation projects such as sidewalks, bike paths, and streetscapes (up to \$1,000,000) and the Georgia Department of Community Affairs Community Development Block Grant to fund demolition of blight as well as new housing, public facilities, and economic development for low-and moderate-income persons (up to \$500,000). The City also has a special-purpose local-option sales tax (SPLOST), which is an optional 1% sales tax levied by the City for funding the construction of public facilities.

h. Use of Existing Infrastructure: The DDA intends to repurpose existing buildings at the site, including the primary mill, warehouses, water tower, and power station building. The site has access to existing water, sewer, and electric infrastructure. Additional funding needed for the installation of other utilities, such as internet, gas, and roadways will be funded through various City programs including the General Fund and the Water & Sewer Fund.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community's Need for Funding: **The population of the City of Social Circle is small with only 5,113 residents, who suffer from low income as indicated by a per capita income of \$30,763 below the national average (\$43,289).**² The percentage of **all families**

² US Census: 2019–2023 American Community Survey



**Downtown Development Authority of Social Circle, Georgia
FY2026 US EPA Brownfields Cleanup Grant**

living below the poverty level with children under the age of 5 is 56% within the City, significantly higher than the national (12%) average.²

The City's operations budget is limited due to the small, low-income population and is composed of only five major funds: the General Fund (37%), the Water & Sewer Fund (25%), the Gas Fund (26%), the Solid Waste Fund (2%), and the Special Purpose Local Option Sales Tax (SPLOST) Fund (10%).³ The General Fund primarily consists of Public Safety services (46%), Public Works (20%), and City Council, Administration, Financial services, and Community Development (34%).³ **The DDA Program accounts for 2% of general fund expenditures and depends heavily on volunteers and private funds to support downtown improvements and events.** The City's economy has been significantly impacted by the loss of the textile industry in the 1980s followed by the Great Recession as well as the COVID pandemic. Property tax values have shown a flat trend over the past 10 years. Currently, General Fund expenditures are exceeding revenues, and the gap in funding is being supported by transfers from other funds. Raising taxes or fees to fund additional projects is not feasible in the current state of the local economy. The City needs financial assistance to remediate the Mill, and the funding assistance from an EPA Brownfields Cleanup Grant will pave the way for redevelopment and restoration, create much-needed jobs, and increase revenue for residents.

b. Health or Welfare of Sensitive Populations: The City's **sensitive populations include the youth and the impoverished.** Families with children under the age of 5 living in poverty make up 56% of the population (US 12%).⁴ The youth make up 27% of the population (US 22%).⁴ **Another vulnerable group are the City's Black residents, who constitute 35% of the population, far greater than the national average (12%).⁴**

The City has faced significant economic and social welfare challenges stemming from the decline of textile manufacturing, the Great Recession, the COVID-19 pandemic, and persistently low levels of educational attainment. These factors have contributed to long-term unemployment among residents, which currently stands at 10%, double the national average of 5%.⁴ Only 12% of residents hold a bachelor's degree or higher, compared to 21% nationally.⁴ The resulting poverty, compounded by a lack of community cohesion and the presence of unmanaged, vacant properties, has led to increased crime rates. Blighted, overgrown lots throughout the area not only invite illegal activity but also make residents feel unsafe in their own neighborhoods. The likelihood of experiencing violent crime in the city is 1 in 178, significantly higher than the state average of 1 in 284.⁵ The chance of becoming a victim of either violent or property crime in Social Circle is 1 in 51.⁵ Social Circle has a crime rate higher than 70% of Georgia's cities and towns of all sizes.⁵

Redevelopment of the Mill into a mixed-use space presents a transformative opportunity. It will generate new employment options and introduce affordable housing, which is critically needed. While the area's median home value of \$244,400 is below the national average of \$303,400 this lower cost has arisen from its stock of older, deteriorating homes and not because of true affordability for safe housing.⁴ Revitalizing this blighted site will help reduce crime, foster a stronger sense of community, and encourage residents to engage more fully with local amenities such as downtown businesses, parks, churches, and workplaces. Remediating environmental contaminants will pave the way for broader revitalization, creating jobs and expanding access to safe, affordable housing, empowering vulnerable populations to break the cycle of poverty.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The hazardous substances on the **Mill site** are a cause for concern, especially when potential contaminants could

³ City of Social Circle Program of Services Adopted Budget (July 1, 2025–June 30, 2026)

⁴ US Census 2019–2023 American Community Survey

⁵ Neighborhood Scout Crime – Social Circle, GA



Downtown Development Authority of Social Circle, Georgia FY2026 US EPA Brownfields Cleanup Grant

affect the health of the sensitive populations in the target area (city-level data not available). **Cancer remains the second leading cause of death in Georgia**, accounting for one out of every five deaths. In 2023, approximately 18,435 Georgians died of cancer. According to the Georgia Comprehensive Cancer Registry, the age-adjusted cancer incidence rate for non-Hispanic Black males in Walton County is 657.5 per 100,000, which significantly exceeds the statewide rate for non-Hispanic Black males at 591.6 per 100,000. Additionally, Walton County's overall cancer incidence rates for males (567.9 per 100,000) and females (412.5 per 100,000) are higher than the state averages of 543.9 per 100,000 for males and 410.7 per 100,000 for females.⁶ This is especially troubling as contaminants at the cleanup site are known carcinogens, including PAHs and heavy metals.

Lead-paint and asbestos exposure associated with aging mill structures also poses increased health risks to the residents. **The City ranks in the 74th percentile in the state for lead paint indicators.**⁷ According to the Centers for Disease Control, children six years and younger are the most susceptible to the effects of lead, which include **birth defects**, reduced IQ, developmental problems, and behavioral problems—a significant concern with the concentration of impoverished young residents in the area. Each year in Georgia, approximately 4,000 babies are **born with a birth defect**, making birth defects the leading cause of infant death statewide—accounting for 1 in 6 infant deaths (county- and city-level data not available; US 1 in 5).⁸ In terms of **infant mortality, Georgia's statewide rate was 7.2 deaths per 1,000 live births** (US 5.6 per 1,000), with significant racial disparities: Black, non-Hispanic infants experienced a mortality rate of 12.2 per 1,000 (US 10.9), more than double that of White, non-Hispanic infants at 5.4 per 1,000 (US 4.5).⁸ Over half of these deaths occurred within the first six days of life, underscoring the need for targeted maternal and infant health interventions in communities like Walton County.⁸

Asbestos exposure increases the risk of developing lung disease (asbestosis) and cancer (mesothelioma). **The City ranks in the 98th percentile in the state for Toxic Releases to Air.**⁷ High levels of toxins in the air are associated with lung disease (including **asthma**), heart disease, and premature death. Between 2018 and 2020, the adult asthma prevalence rate in Georgia was approximately 8.9% (US 8%), with significantly higher rates among females (11.6%; US 10%), individuals with less than a high school education (13.2%; US unavailable), and those with annual household incomes below \$15,000 (15.3%; US 14.8%).⁹ Among children aged 0–17, the asthma prevalence rate was 9.1% (US 5.8%), with non-Hispanic Black children experiencing a notably higher rate of 14.5% (US 10%), compared to 3.4% among non-Hispanic White children (US 5%).⁹ Children from families earning less than \$25,000 annually had an asthma prevalence of 12.8% (US 11%), more than double the rate of children from families earning over \$75,000 (5.9%; US 4%).⁹ While Walton-County-specific data is not publicly available, it is part of Georgia's District 10, where asthma surveillance is ongoing. Exposure to particulate matter continues to be associated with increased symptoms of respiratory distress, reduced lung function, and increased use of asthma medications, particularly among sensitive populations. PAHs are common contaminants found in the soil and groundwater at textile mill sites. These vapor-forming chemicals have the potential to migrate and accumulate into overlying buildings, which can cause both acute and chronic health issues for sensitive populations, especially the target-area residents living in the mill village adjacent to the cleanup site. Remediating the Mill with EPA Brownfields funding will reduce exposure to contaminants such as heavy metals, PAHs, lead paint, asbestos,

⁶ Georgia Department of Public Health (DPH) – Cancer Reports - <https://dph.georgia.gov/cancer-reports>

⁷ <https://pedp-ejscreen.azurewebsites.net/>

⁸ Georgia DPH – Infant Mortality – <https://dph.georgia.gov/infant-mortality>

⁹ Georgia DPH – Asthma <https://dph.georgia.gov/Asthma>



**Downtown Development Authority of Social Circle, Georgia
FY2026 US EPA Brownfields Cleanup Grant**

and particulate matter, while mitigating vapor intrusion risks. These improvements will help lower rates of cancer, lung disease, and other health issues among sensitive populations in the City.

d. Economically Impoverished/Disproportionately Impacted Populations: The proposed cleanup of the Mill site will directly reduce environmental threats that have long affected vulnerable and economically disadvantaged residents in Social Circle. Decades of industrial vacancy have left the property with potential contamination, unsafe structures, and blighted conditions that disproportionately impact nearby households that have limited resources to avoid or mitigate these environmental hazards. EPA Cleanup funding is essential to addressing these risks by enabling the removal or containment of contaminants, the stabilization of deteriorated building materials, and the implementation of measures that prevent further exposure to hazardous substances. The cleanup will lay the foundation for a safe and sustainable reuse of the property by supporting material abatement, waste reduction, and the integration of energy-efficient and renewable-energy systems in future redevelopment phases. These actions will reduce greenhouse gas emissions, improve local air quality, and eliminate environmental conditions that have historically burdened marginalized populations. Planned greenspace and modern stormwater controls will further reduce flooding risks and strengthen resilience for residents most affected by extreme weather events. By remediating a long-neglected industrial site and preparing it for community-serving uses, the project will mitigate longstanding environmental inequities while creating opportunities for economic revitalization, public amenities, and future affordable housing that benefit those who have borne the greatest impacts of industrial decline.

Community Engagement. e. Project Involvement & f. Project Roles The community organizations described below have expressed interest in being a project partner to assist in the process of outreach and education, and cleanup and redevelopment planning at the Mill site.

Name of organization & mission	Point of contact	Specific involvement in the project
Main Street Commission: Local organization focused on the preservation, promotion, and growth of the downtown	Amber McKibben amckibben@socialcirclega.gov	Assistance/Decision Making: reuse planning and grant applications
Social Circle United Methodist Church: Make disciples of Jesus Christ for the transformation of the world	Reverend Janet Balasko janet.balasko@ngumc.net	Assistance/Decision Making: community outreach via meeting location and dissemination of information to residents
Social Circle Historic Preservation Society: Local, volunteer grassroots organization that preserves community heritage through education and conservation of city historic resources	Tim Haney thaney@axisrisk.com	Assistance/Decision Making: cleanup and reuse planning
Social Circle Development Authority: Created to promote and assist with economic and industrial development in the City	Hal Dally, Chair [REDACTED]	Assistance/Decision Making: funding through grant opportunities for site redevelopment

g. Incorporating Community Input: The DDA recognizes the importance of informing and gathering public input when making changes within a community. Target-area residents and local organizations are a knowledgeable resource and will be able to help with information disbursement. The DDA developed a Community Involvement Plan (CIP) during the FY22 Assessment Grant to



**Downtown Development Authority of Social Circle, Georgia
FY2026 US EPA Brownfields Cleanup Grant**

describe planned community engagement activities, scheduling, project background, and key players. The CIP will be updated for this Cleanup Grant award and available for review and comment at City Hall, the City website, and on social media.

On January 12, 2026, the DDA held a public meeting for this cleanup grant application that was open to the public. Future grant outreach public meetings (both in person and online) will also be conducted throughout the duration of this grant to solicit input from and share information with target-area residents, project partners, and stakeholders on project progress, successes, and challenges. The DDA will use the input and information gathered from community meetings and project-partner meetings to inform the DDA’s Brownfield Program oversight and decisions. Comments received from the community will be reviewed during quarterly brownfield project team meetings, and responses will be issued during the next community meeting.

The DDA realizes using multiple forms of communication media is vital to success. The DDA will continue to distribute grant-related information through multiple social media platforms, including Facebook, Instagram, and Twitter. The City’s website will have a dedicated Brownfield Program section with up-to-date information on the cleanup project and community meetings. Grant information and updates will also be included in the “Around the Well” newsletter distributed monthly to all City utility customers. The DDA will continue to conduct virtual meetings (as an alternative to in-person meetings) and has recently moved to larger facilities to accommodate public attendance at meetings for those with limited access to the internet. A brochure explaining the cleanup project will be shared throughout the community and strategically posted at City offices, recreational facilities, and the drive-through window at City Hall. DDA will also announce updates during recorded city council meetings available through YouTube and Facebook.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan: The structures on-site require asbestos and lead-based-paint remediation so that they can be reused. A Georgia-licensed abatement contractor will be acquired to complete asbestos and lead-based-paint abatement and disposal. Air monitoring and abatement activities will be completed in accordance with state regulations, including the requirement to shore the buildings for safe entry. Groundwater at the site is impacted by lead. Groundwater impacts have been delineated to the site boundaries and will be remediated through use of a deed restriction, preventing the withdrawal and/or use of groundwater from the site. Solid waste throughout the site will be removed and disposed of at an appropriately regulated facility to allow for redevelopment of the open spaces on-site. The storage tanks on-site will be removed, tested, and disposed of in accordance with Georgia UST Management Program and 40 CFR Part 280.71. Similarly, the UST removal will require structural assessment by a licensed Georgia engineer and shoring of the load-bearing wall in the direct vicinity of the tank. Arsenic and PAH-impacted soils on-site will be excavated, profiled, and disposed of at an appropriately regulated facility. Confirmation sampling performed by a qualified environmental professional will take place during both the tank and soil removals to ensure that all impacted material is removed. Removal of impacted soils will allow for the proposed redevelopment and minimize exposure risks to future site occupants.

Description of Tasks/Activities and Outputs

Task 1: Programmatic Support	
b.	<i>Project Implementation: Non-EPA-Funded:</i> Using its own funding, the DDA will procure a qualified environmental professional (QEP) to assist with the Brownfield (BF) Grant project. The DDA’s BF Project Finance Director will oversee grant implementation and



**Downtown Development Authority of Social Circle, Georgia
FY2026 US EPA Brownfields Cleanup Grant**

	administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. EPA-Funded: The QEP will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows for two staff to attend three BF training conferences/workshops.
c.	<i>Anticipated Project Schedule:</i> Procure QEP in Q1. ACRES and quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.
d.	<i>Task/Activity Lead:</i> DDA: Susan Roper, City Clerk, BF Project Finance Director
e.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period. Two staff to attend three conferences.
Task 2: Outreach	
b.	<i>Project Implementation: EPA-Funded:</i> Updated existing CIP, outreach materials, BF webpage, and social media posts will be developed by the DDA’s BF Project Director with assistance from the QEP. DDA staff will lead the community/educational meetings discussing project plans and updates. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
c.	<i>Anticipated Project Schedule:</i> Update existing CIP in Q1. Community/educational meetings held Q2 Y1–4. BF webpage and outreach materials created in Q1 and posted throughout the grant project.
d.	<i>Task/Activity Lead:</i> DDA: Michael Owens, DDA Chairman, BF Project Director
e.	<i>Outputs:</i> update CIP, BF webpage, 4 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
Task 3: Cleanup Planning	
b.	<i>Project Implementation: EPA-Funded:</i> The QEP will finalize the draft Analysis for Brownfield Cleanup Alternatives (ABCA), which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks.
c.	<i>Anticipated Project Schedule:</i> Plans begin in Q4 and will continue throughout the grant.
d.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the DDA: Michael Owens, DDA Chairman, BF Project Director.
e.	<i>Outputs:</i> 1 Final ABCA, 3 Cleanup Spec Reports, 1 Cleanup QAPP
Task 4: Cleanup & Oversight	
b.	<i>Project Implementation: EPA-Funded:</i> The DDA will work with the QEP as they manage the site cleanup activities, perform confirmation sampling, contractor oversight, cleanup reporting, and final remedial action report. The DDA and QEP will work with a remediation contractor as they perform site cleanup activities, including contractor mobilization/demobilization and cleanup implementation.
c.	<i>Anticipated Project Schedule:</i> Oversight will follow cleanup schedule. Final remedial action report 08/2030. Cleanup implementation 10/2026 – 08/2030.
d.	<i>Task/Activity Lead:</i> The QEP will conduct cleanup oversight of the project. The remediation contractor will implement cleanup activities with oversight from QEP and DDA: Michael Owens, DDA Chair, BF Program Director.
e.	<i>Outputs:</i> 3 final remedial action reports, 1 site ready for reuse, 1 job for oversight, and 57 jobs for cleanup activities.



**Downtown Development Authority of Social Circle, Georgia
FY2026 US EPA Brownfields Cleanup Grant**

f. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for specific tasks.*

- The budget for this project includes travel, supplies, conference fees (Other), construction and contractual costs only.
- No administrative costs are included in the budget.

Task 1 Programmatic Support: Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$25,050 (167 hrs × \$150). Travel: 2 staff to attend 3 conferences for a total of \$9,900 (flights at \$500, 3 nights in hotel at \$250/night, incidentals and per diem at \$100 per day × 4 days × 2 staff × 3 events). Other: \$1,200 conference registration (\$200 /event /person).

Task 2 Outreach: Contractual: Updated CIP \$1,050 (7 hrs × \$150); BF webpage, outreach brochure/handouts, social media posts \$2,100 (14 hrs × \$150); 4 community/educational meetings \$6,000 (\$1,500 per mtg.; 10 hours per meeting to include preparation and execution × \$150). Supplies: \$500 (\$500 [500 printouts at \$1 each]).

Task 3 Cleanup Planning: Contractual: 1 finalized ABCA **\$1,080** (9 hrs x \$120); 1 Cleanup QAPP **\$5,200** (40 hrs x \$130); 1 UST and AST Removal Spec Report **\$3,900** (30 hrs x \$130); 1 Soil Remediation Spec Report **\$5,850** (45 hrs x \$130); 1 Asbestos and Lead Paint Remediation Spec Report **\$5,850** (45 hrs x \$130).

Task 4 Cleanup & Oversight: Contractual: Remediation oversight and reporting **\$180,000** (\$1,800/day x 100); Soil confirmation sample laboratory analysis **\$5,070** (20 metal soil samples at \$39/sample, 55 PAH soil samples at \$78/sample). Construction: UST and AST removal **\$52,250**; Soil and C&D debris removal **\$2,020,000** (contractor mobilization, soil excavation, transport, and disposal of soil \$750,000; contractor mobilization, C&D excavation, transport, and disposal of C&D material \$1,270,000); sitewide asbestos and lead-based-paint abatement **\$1,675,000** (shoring contractor **\$1,250,000**, asbestos and lead-paint abatement **\$425,000**).

Category	Tasks				Totals
	<i>Programmatic Support</i>	<i>Outreach</i>	<i>Cleanup Planning</i>	<i>Cleanup & Oversight</i>	
Travel	\$9,900				\$9,900
Other	\$1,200				\$1,200
Supplies		\$500			\$500
Contractual	\$25,050	\$9,150	\$21,880	\$185,070	\$241,150
Construction				\$3,747,250	\$3,747,250
Total Budget	\$36,150	\$9,650	\$21,880	\$3,932,320	\$4,000,000

g. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA Brownfield Project is on schedule, the DDA’s internal Brownfield Project Team, including the QEP, will meet quarterly to track project progress of outputs identified in 3.e. using an Excel spreadsheet in addition to submitting quarterly reports to the EPA. Project expenditures and activities will be monitored to ensure timely completion within the four-year timeframe. Site-specific information will be entered into the ACRES database. Key outputs to be tracked include QAPP; ABCA; cleanup plan development; contractor procurement; quarterly, annual, and closeout reports; and the number of community meetings. Key outcomes to be tracked include community participation, acres assessed, acres ready for reuse, leveraged redevelopment dollars, and jobs created. If project efficiency is inadequate, the DDA has countermeasures in place, including monthly calls with the EPA Project Officer and, if necessary, a Corrective Action Plan to get the project back on track.



**Downtown Development Authority of Social Circle, Georgia
FY2026 US EPA Brownfields Cleanup Grant**

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability a. Organizational Structure & b. Description of Key Staff: The Downtown Development Authority (DDA) has been charged with the task of meeting the revitalization and redevelopment needs of the central business district of the City of Social Circle to promote trade, commerce, industry, and public welfare. The Board is made up of local citizens, developers, and entrepreneurs, who are well versed in successful business ventures and are capable of seeing this Brownfield Cleanup Project through to completion. The Brownfield Project Team responsible for implementing the project will be made up of DDA Board Members. This same Brownfield Project Team has successfully managed the FY22 Assessment Grant project, allowing for the assessment and planning of the Mill cleanup site. As the **Brownfield Project Director** and Chairman of the DDA, Mr. Michael Owens, will be responsible for the day-to-day activities, timely and successful expenditure of funds, and completion of administrative and financial requirements of the project. He has served in this role for years during the successful FY22 Brownfield Assessment Grant. Mr. Owens has over 20 years of management experience in the private sector. As a DDA board member since 2012, he has been instrumental in working with various public and private entities to plan, fund, and complete multiple projects within the Downtown District. He will be assisted by Ms. Susan Roper, the City Clerk and DDA Secretary. She will serve as the **Financial Director** and will be responsible for managing the finances for this grant. She has over 30 years of experience in municipal government and has served as the City Clerk since 2005 and was recognized in 2013 as Finance Officer of the Year for Georgia by the Municipal Clerks and Finance Officers Association. She will be responsible for all financial grant management and ASAP.gov draw downs. A qualified environmental professional (QEP) will assist with the technical portions of the brownfield project.

c. Acquiring Additional Resources: The DDA will hire a QEP to support the technical and reporting aspects of the Brownfield Cleanup Grant, adhering to EPA's Professional Service procurement process and local contracting requirements. Throughout the project, additional resources will be acquired as needed and will meet all procurement requirements.

Past Performance and Accomplishments d. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: The DDA was awarded an EPA Brownfield Assessment Grant in FY22 in the amount of \$400,000. The DDA completed and implemented a Community Involvement Plan to educate and involve residents in the grant process. A prioritized site inventory was created and identified 44 potential sites, seven (7) Phase I ESAs have been completed in accordance with the ASTM All Appropriate Inquiry (AAI) requirements, and three (3) initial Phase II assessments evaluating sediment, soil, indoor air, surface water, and groundwater have been completed. To facilitate assessments, DDA hired a local "sheepscaoping" business to introduce sheep to clear an invasive vining plant from an otherwise inaccessible Cotton Mill priority site. Reuse planning and structural assessments began in 2025, and an Analysis of Brownfield Cleanup Alternatives (ABCA) has been completed for the Mill cleanup site.

(2) Compliance with Grant Requirements: The DDA has been in full compliance with their open FY22 EPA Brownfield Assessment Grant. ACRES has been updated with all relevant grant information and outputs. All reporting has been turned into the EPA Project Officer in a timely manner. The FY22 grant opened on 10/01/2022 and is expected to close with all funds expended by March 2026 (official closeout date is 09/30/2026). As of January 1, 2026, 97% of the grant has been spent. The remaining \$12,068 will be spent on applying for the Mill's enrollment in the state brownfield program and grant closeout reporting.



Downtown Development Authority of Social Circle, GA

**FY26 Brownfield Cleanup Grant
Threshold Criteria**



**Downtown Development Authority of Social Circle, Georgia
FY2026 US EPA Brownfields Cleanup Grant**

Threshold Criteria

1. Applicant Eligibility

- a. The Downtown Development Authority (DDA) of Social Circle, Georgia, is eligible to apply for the EPA Brownfields Cleanup Grant as a quasi-governmental entity operating under the supervision and control of the City of Social Circle defined under 2 CFR § 200.1. The mayor and DDA Council created the DDA by resolution in 1984 pursuant to the Downtown Development Authority Law (1981 GA Laws p. 1744) to meet the revitalization and redevelopment needs of the central business district and to promote trade, commerce, industry, and public welfare. See attached resolution.
- b. The DDA is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants

The DDA **affirms** that the former Social Circle Cotton Mill site (the Mill) located at 148 Cannon Drive has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The DDA does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

The DDA is the current owner of the Mill site located at 148 Cannon Drive. The DDA acquired the property from Mill Preservation Group, LLC on January 28, 2026.

5. Basic Site Information

- a) Site Name: Social Circle Cotton Mill
- b) Site Address: 148 Cannon Drive, Social Circle, GA 30025

6. Status and History of Contamination at the Site

- a) The site is contaminated with hazardous substances.
- b) The site was developed as the Social Circle Cotton Mill in 1901, which included a warehouse and a three-story 60,000-square-foot main mill building where weaving, bailing, carding, roving, spinning, spooling, and cleaning were completed during production of cotton and polyester sheets. Several additional mill-related structures were built through the 1950s. Mill operations ceased in the early 1980s, and in 1994 the primary mill building was severely damaged in a fire. Following the Mill's closure, the site was leased out for various business purposes. In 2021 the primary mill building caught fire for a second time and sustained further damage. The mill has been vacant since the mid-2000s and is now overrun with kudzu.
- c) Contamination at the site includes arsenic concentrations as high as 188 milligrams per kilogram (mg/kg) in soil (Georgia Residential Type 1 Risk Reduction Standard is 20 mg/kg). Polycyclic aromatic hydrocarbons (PAHs), such as benzo[a]pyrene, are also present in soils at concentrations more than 40 times the residential risk reduction standard. Additionally, asbestos and lead-based paint are present in building materials in the main mill, power station, water tower, and warehouses.



**Downtown Development Authority of Social Circle, Georgia
FY2026 US EPA Brownfields Cleanup Grant**

d) Contamination at the site is due to historical releases from past textile mill operations likely associated with the use of coal to power the mill. The overall vertical and horizontal extent of contamination in exceedance of residential risk reduction standards has been delineated. Approximately 728 cubic yards of soil are contaminated with PAHs to a depth no greater than 6 feet and are confined to four areas in the central portion of the site. Additionally, approximately 222 cubic yards of arsenic-impacted soil are present in the northeastern corner of the site. The total estimated tons of PAH and arsenic-impacted soil on-site to be removed is 1,330 tons. Additionally, asbestos-containing materials identified on-site include asphaltic roofing, pipe insulation, pipe gaskets, window glazing compounds, corrugated cementitious siding, sealants, and paints. Lead paint with concentrations >0.5% was found on-site in paint samples collected from the main mill, power station, warehouses, and water tower.

7. Brownfield Site Definition

The DDA **affirms** that site is:

- a) NOT a facility (or proposed for listing) on the National Priorities List (NPL);
- b) NOT a facility 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 a facility that is subject to jurisdiction, custody, or control of the US government.

8. Environmental Assessment Required for Cleanup Grant Applications

The following site assessment reports have been completed for the site at 148 Cannon Drive:

- Phase I ESA: December 12, 2023, and October 31, 2025
- Asbestos and Lead Paint Inspection Report: September 10, 2024
- Phase II ESA: March 10, 2025, and December 3, 2025

9. Site Characterization

a. Not applicable.

b. The Social Circle Cotton Mill will be enrolled in a state remediation program (SRP), the Georgia Brownfield Program.

i. A letter from Georgia Environmental Protection Division (GA EPD) is attached.

a. The DDA will apply for enrollment into the GA EPD SRP and request cleanup oversight.

b. The site is eligible to be overseen by GA EPD.

c. Based upon the environmental site assessments performed to date and information provided by the DDA, the site has had a sufficient level of site characterization for the remediation work to begin.

ii. Not applicable.

c. Not applicable.

10. Enforcement or Other Actions

The DDA **affirms** that 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 DDA affirms that, in accordance with Section 1.5 in the Information for Site Eligible for Brownfields Funding under CERCLA § 104(k) and the information in 2.B.(11) of the FY26 Guidelines for Brownfield Cleanup Grants, the site at 148 Cannon Drive does not require property-specific determination to be eligible for EPA Brownfields Grant funding.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substance Sites

i. EXEMPTIONS TO CERCLA LIABILITY

(1) Indian Tribes

Not Applicable.

(2) Alaska Native Village Corporations and Alaska Native Regional Corporations

Not Applicable.

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

Not Applicable.

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY

(1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

Not Applicable.

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

(a) Information on the Property Acquisition

- (i) The DDA acquired the property by negotiated purchase from Mill Preservation Group, LLC.
- (ii) The DDA acquired the property on January 28, 2026.
- (iii) The DDA is the sole owner of the property and has fee simple title.
- (iv) The DDA purchased the property from Mill Preservation Group, LLC.
- (v) The DDA does NOT have familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators of the site.

(b) Pre-Purchase Inquiry

- (i) Several environmental site assessments were performed prior to the DDA's purchase of the property. The following are the primary documents detailing and summarizing the prior assessments.
 - ASTM E1527-21 Phase I ESA dated December 12, 2023, prepared for DDA



**Downtown Development Authority of Social Circle, Georgia
FY2026 US EPA Brownfields Cleanup Grant**

- Asbestos and Lead Paint Inspection Report dated September 10, 2024, prepared for DDA
 - Phase II ESA dated March 10, 2025, prepared for DDA
 - ASTM E1527-21 Phase I ESA dated October 31, 2025, prepared for DDA
 - Phase II ESA dated December 3, 2025, prepared for DDA
- (ii) Terracon Consultants, Inc., performed the most recent ASTM E1527-21 Phase I ESA. The Phase I ESA was performed under the supervision/direction of Gene Partin (Senior Engineer), who meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR at the time of the report.
- (iii) Not Applicable.
- (c) Timing and/or Contribution Toward Hazardous Substance Disposal
All disposal of hazardous substances at the site occurred before the DDA acquired the property. The DDA has NOT caused or contributed to the release of any hazardous substances on the property. The DDA **affirms** it has NOT, at any time, arranged for the disposal of hazardous substances at the property or transported hazardous substances to the property.
- (d) Post-Acquisition Uses
The property has not been used by the DDA since taking ownership on January 28, 2026. The site has been vacant since acquisition.
- (e) Continuing Obligations
- (i) There are no known continuing releases at the site. Based on the planned cleanup and reuse of the site and typical state regulatory program (SRP) requirements, any residual impacts to soil and groundwater identified during cleanup activities will be mitigated through removal and deed restrictions, thus fulfilling the DDA's continuing obligations regarding current releases of known hazardous substances found at the site.
 - (ii) The DDA will exercise appropriate care with hazardous substances found at the site by taking reasonable steps to prevent any future releases. No chemicals are stored on the property, and the property is vacant. The DDA repaired the fence along the property boundary to prevent future dumping and exposure to the previously released hazardous substances below the surface and within the structures. The planned cleanup activities will further prevent exposure to contaminants by users of the site and adjoining properties. The DDA intends to use Cleanup Grant funds to remove impacted soils within the vadose zone and remove hazardous building materials to repurpose existing structures. Based on the planned reuse of the site and typical requirements of the SRP, residual impacts to groundwater remaining after cleanup activities will be managed through deed restrictions, thus fulfilling the DDAs continuing obligations regarding future releases of known hazardous substances found at the site.
 - (iii) By preventing access to the site, not allowing excavations, and through the City's groundwater-use ordinance, the DDA has prevented or limited exposure to any previously released hazardous substances. The planned cleanup activities will prevent and limit exposure to hazardous substances. The DDA intends to use Cleanup Grant funds to remove impacted soils within the vadose zone and remove hazardous building materials to repurpose existing structures. Based on the planned reuse of the site and typical requirements of the SRP, residual impacts to



**Downtown Development Authority of Social Circle, Georgia
FY2026 US EPA Brownfields Cleanup Grant**

groundwater remaining after cleanup activities will be managed through deed restrictions, thus fulfilling the DDAs continuing obligations regarding preventing and limiting exposure to past releases of known hazardous substances found at the site.

The DDA **affirms** it is:

- (i) complying with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls;
- (ii) assisting and cooperating with those performing the cleanup and provide access to the property;
- (iii) complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- (iv) providing all legally required notices.

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

Not Applicable.

iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT – Not Applicable.

b. Property Ownership Eligibility – Petroleum Sites

i. INFORMATION REQUIRED FOR A PETROLEUM SITE ELIGIBILITY DETERMINATION – Not Applicable.

13. Cleanup Authority and Oversight Structure

a. The DDA will comply with all applicable federal and state laws and ensure that the cleanup project protects human health and the environment. The DDA will hire via contract a qualified environmental professional to oversee and implement the cleanup project. The DDA intends to enroll in the State Brownfield Program through which the Georgia Environmental Protection Division will ensure cleanup activities are protective of human health and the environment. The State Brownfield Program will be intimately involved in the cleanup strategy and ensure appropriate measures are taken to sufficiently clean up the site and prevent future exposure risks.

b. Soil and groundwater impacts on-site were delineated within site boundaries during assessment activities, therefore gaining access to adjoining properties is not anticipated during cleanup activities.

14. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

The DDA announced its intent to apply for cleanup funding for the site located at 148 Cannon Drive and proposed redevelopment on January 6, 2026. A draft ABCA for the site and this application was made available on January 6, 2026, for public review and comment. These documents summarized information about:

- the site and contamination issues, cleanup standards, and applicable laws;
- the cleanup alternatives considered; and
- the proposed cleanup.



**Downtown Development Authority of Social Circle, Georgia
FY2026 US EPA Brownfields Cleanup Grant**

b. Community Notification Ad

A community notification ad requesting public input was published on January 6, 2026, in the local newspaper and through the City of Social Circle's website at <https://www.socialcirclega.gov/departments/boards-and-commissions/downtown-development-authority>. A copy of this grant application, including the draft ABCA, was made available for public review and comment on January 6, 2026. See attached notification.

c. Public Meeting

A presentation was made during a scheduled community meeting on January 12, 2026, at 9:00 a.m. The DDA documented participant attendance and comments made during the meeting.

d. Submission of Community Notification Documents

The following community notification documents are included as an attachment to this proposal:

- a copy of the draft ABCA;
- a copy of the ad that demonstrates notification to the public and solicitation for comments on the application and that notification to the public occurred at least **14 days** before the application was submitted to the EPA;
- meeting notes from the public meeting; and
- meeting sign-in sheets/participant lists.

***There were no public comments received and therefore no responses** to those comments attached to this packet. *

15. Contractors and Named Subrecipients

- **Contractors.**
Not Applicable.
- **Named Subrecipients.**
Not Applicable.



Jeffrey W. Cown, Director

Land Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1058, East Tower
Atlanta, Georgia 30334
404-657-8600

January 20, 2026

VIA ELECTRONIC MAIL: mowens.ddasc@socialcirclega.gov

Mr. Mike Owens
Chairman of Downtown Development Authority
P.O. Box 310
166 North Cherokee Road
Social Circle, Georgia 30025

RE: State Acknowledgement Letter – Brownfield Cleanup Grant Application
Social Circle Cotton Mill
148 Cannon Drive, Social Circle, Walton County, Georgia

Dear Mr. Owens:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (EPD) that the Downtown Development Authority of Social Circle (DDA) will be submitting an application to the U.S. Environmental Protection Agency (EPA) for funding assistance under the federal Cleanup Grant. EPD understands that DDA is applying for \$4,000,000 that will be used to clean up polycyclic aromatic hydrocarbons and metals on a brownfield property located in Social Circle, Georgia.

EPD has not received an application requesting to enroll the Social Circle Cotton Mill site in the Georgia Brownfield Program. However, if a demonstration can be made that the both the applicant and the property meet the qualifying criteria enumerated in the Georgia Brownfield Act, then the Social Circle Cotton Mill site maybe enrolled in the Georgia Brownfield Program. If either the applicant or the property is ineligible to participate in the Georgia Brownfield Program, they may be eligible to participate in Georgia's Voluntary Remediation Program provided the property meets the qualifying criteria enumerated in the Georgia Voluntary Remediation Program Act.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the Downtown Development Authority of Social Circle for this cleanup. A successful award would greatly assist the development authority in its redevelopment efforts. Thank you for your consideration.

Sincerely,

Adam Otis Hanley
Brownfield Team Lead

File: FFY 2026, EPA Grant Applicants, Downtown Development Authority of Social Circle