



315 West Washington Street
Quincy, FL 32351
850-591-8437

January 27, 2026

RE: FY2026 EPA Brownfields Multipurpose Grant Application

To Whom It May Concern:

The Big Bend Community Development Corporation is pleased to submit this proposal for FY2026 Brownfields Multipurpose Grant funding. Below we provide the information requested.

1. Applicant Identification:

Big Bend Community Development Corporation
315 West Washington Street
Quincy, Florida 32351

2. Website URL:

N/A

3. Funding Requested:

- (a) Assessment Grant Type: Multipurpose
- (b) Federal Funds Requested: \$1,000,000

4. Location:

- (a) City: Quincy
- (b) County: Gadsden
- (c) State or Reservation: Florida



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5. Target Area and Priority Site Information

Priority Site Address(es)	Target Area
Heilig-Meyers Building: 9 South Maddison Street, Quincy, FL	City of Quincy Community Redevelopment Agency District
Former Commercial Property: 15 South Madison Street, Quincy, FL	
Funeral home/Crematory; 20 South Duval Street, Quincy, FL	

6. Contacts:

(a) Project Director:

Name: Regina M Davis
 Phone: 850-591-8437 | Email: Davisreginam@gmail.com
 Mailing Address: P.O. Box 10388, Tallahassee, FL 32302-2388

(b) Chief Executive/Highest Ranking Elected Official:

Name: Regina Davis, Executive Director
 Phone: 850-591-8437 | Email: Davisreginam@gmail.com
 Mailing Address: 315 West Washington Street, Quincy, FL 32351

7. Population:

- Population of Quincy: 7,970
- Population in the Quincy CRA District Target Area: 5,452

8. Other Factors:

Other Factors Criteria	Page #
Community population is 15,000 or less.	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of	



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the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority sites within the target areas.	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Florida Department of Environmental Protection is attached.

10. Releasing Copies of Applications: Not applicable. No confidential, privileged or sensitive information is presented in the grant application.



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

January 8, 2026

Alyssa Kuhn
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 13th Floor
Atlanta, GA 30303-8960
Kuhn.Alyssa@epa.gov

Dear Ms. Kuhn:

The Florida Department of Environmental Protection (Department) acknowledges and supports the Big Bend Community Development Corporation's (CDC) Brownfields grant application for a Brownfield Multipurpose Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-I-OLEM-OBLR-25-03, titled "FY26 Guidelines for Brownfield Multipurpose Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.B.9. EPA Brownfields grant funding will strengthen the Agency's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the CDC consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The CDC is also encouraged to contact Sara Hunt, the Northwest District Brownfields Coordinator, at (850) 595-0565 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,



Scott Sweeney, Environmental Manager
Brownfields and CERCLA Site Screening Section

SS/jc
cc:

Regina Davis, Big Bend CDC – rdavis@myquincy.net
Sara Hunt, DEP Northwest District – sara.j.hunt@floridadep.gov

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION: 1.a. Target Area & Brownfields: 1.a. Overview of Brownfield Challenges & Description of Target Area:

The target area for this EPA Brownfields Multipurpose Grant is the City of Quincy Community Redevelopment Area (CRA), a locally designated district established in 1998 under Chapter 163, Florida Statutes to address slum and blight and promote reinvestment in the City's core. The CRA encompasses Quincy's historic downtown and adjacent neighborhoods where commercial and light industrial activity historically concentrated near residences, churches, and civic uses. Downtown Quincy developed around small-scale operations including service stations, dry cleaners, automotive repair facilities, warehouses, and early manufacturing uses, many of which predate modern environmental regulations.

As these uses declined or closed, they left behind vacant buildings, deteriorating structures, and properties burdened by unresolved environmental questions. Within the CRA, suspected brownfield sites are closely spaced within a compact downtown footprint. As a result, environmental uncertainty affects not only individual parcels, but entire blocks and corridors, suppressing reinvestment even where redevelopment demand exists. In the absence of assessment, these sites are defined not solely by potential contamination, but by uncertainty that discourages transactions and delays investment. Local planning documents consistently identify the CRA as Quincy's highest priority area for brownfields intervention. Brownfield conditions are embedded in daily community life, including former dry cleaners adjacent to churches, legacy service stations near residences, and long-vacant commercial buildings along key pedestrian corridors. Addressing these conditions is essential to restoring confidence, enabling informed reuse decisions, and advancing revitalization goals already adopted by the community.

This grant will directly address these challenges by funding environmental site assessments and cleanup planning within the CRA. By clarifying site conditions and reducing redevelopment risk, the project will convert long-standing environmental uncertainty into actionable information and support the return of underutilized properties to productive use consistent with local revitalization plans.

1.b. Description of the Priority Brownfield Site(s):

The Quincy CRA contains numerous suspected brownfield sites, including former service stations, dry cleaners, automotive repair facilities, warehouses, and long-vacant commercial buildings. Many of these properties are relatively small but closely spaced, resulting in cumulative impacts that stall reinvestment across the downtown rather than at isolated parcels. The target area includes 22 sites listed in Florida Department of Environmental Protection contaminated site databases, in addition to multiple vacant and blighted properties that have never been formally assessed. For this Multipurpose Grant, BBCDC has identified three priority brownfield sites located on the same downtown block that together represent a concentrated opportunity for revitalization. These sites are centrally located within the CRA, directly adjacent to community institutions, and collectively shape the condition and perception of a key downtown corridor.

Priority Site: 9 South Madison Street (Heilig-Meyers Building). The primary priority site is 9 South Madison Street, commonly known as the Heilig-Meyers Building, and is the key for unlocking redevelopment potential at the block level and beyond. BBCDC is in the process of acquiring this property and will own the site prior to undertaking any EPA-funded remediation activities. The site is a 0.17-acre parcel developed with an approximately 11,400-square-foot, three-story commercial building constructed between 1913 and 1922 at a prominent downtown intersection. Historically, the property operated as a Ford Service Station from approximately 1922 through the mid-1950s and supported automobile repair, fuel dispensing, and spray-painting operations. Sanborn Fire Insurance Maps document multiple petroleum storage tanks on and immediately adjacent to the site, including at least six tanks along South Madison Street and additional tanks within adjoining buildings. Due to the age of these systems and the absence of records confirming proper closure or removal, a recently completed Phase I Environmental Site Assessment (ESA) identified five Recognized Environmental Conditions (RECs) associated with petroleum products, solvents, volatile organic compounds, metals, and potential impacts to soil and shallow groundwater.

Additional Priority Sites: 15 South Madison Street and 20 South Duval Street: BBCDC has also identified 15 South Madison Street and 20 South Duval Street as additional priority sites due to their direct adjacency to the primary priority site and their shared role in block-level revitalization. The three properties together form a continuous frontage along a single downtown block bordered by residences, a church, the police department, and other community-serving uses. The property at **15 South Madison Street** abuts the Heilig-Meyers Building and is currently occupied by a retail use. Historic uses include printing and commercial operations, raising concerns regarding potential impacts from petroleum releases associated with the adjacent Heilig-Meyers site, as well as regulated building materials such as asbestos-containing materials, lead-based paint, and potential PCB-containing components based on the building's age. The property at **20 South Duval Street**, located immediately east of the Heilig-Meyers Building, historically operated as a funeral home and crematory. Potential environmental concerns include impacts related to historic embalming practices, regulated building materials, and the potential migration of petroleum-related contaminants from the adjacent service station site. As with the

other priority sites, unresolved environmental uncertainty limits redevelopment planning and investment.

Together, these three sites were prioritized because they represent a concentrated block-level brownfield condition where environmental uncertainty at individual parcels suppresses reuse across the entire block. Addressing the primary priority site at 9 South Madison Street, while evaluating conditions at the adjacent priority sites, will reduce uncertainty, support coordinated cleanup and reuse planning, and advance revitalization of a highly visible and community-serving downtown block within the CRA.

1.c. Identifying Additional Sites:

The primary focus of this Multipurpose Grant is the assessment, cleanup planning, and remediation of the three identified priority sites located on a single downtown block within the Quincy CRA, with emphasis on the primary priority site at 9 South Madison Street. BBCDC will identify and address additional sites only if grant funds remain after completing eligible activities at the priority sites. BBCDC does not maintain a formal, published brownfield site ranking system for the CRA. If additional sites are considered, BBCDC will apply a structured, replicable site identification and prioritization process focused exclusively within the CRA boundaries identified in Section 1.a. This process ensures that limited resources are directed to sites where assessment or planning activities can most effectively reduce environmental uncertainty and support revitalization.

Additional candidate sites will first be identified through a desktop screening process using historic land use records, including Sanborn Fire Insurance Maps and city directories; Florida Department of Environmental Protection databases addressing contaminated sites, petroleum storage tanks, and dry cleaners; local vacancy and property condition information; and windshield surveys. This screening will generate a short list of properties where historic use and current conditions suggest environmental uncertainty may be a barrier to reuse.

If more than one site is viable for further work, BBCDC will prioritize sites using consistent criteria, including the strength of indicators of potential contamination based on historic use; the degree to which site conditions contribute to visible blight or affect surrounding blocks and corridors; proximity to residential areas or community-serving uses; alignment with CRA redevelopment goals and realistic reuse potential; feasibility within remaining grant funds; and the availability of site access and owner cooperation. This approach ensures that any additional assessment or planning activities remain targeted, feasible, and aligned with the CRA's broader revitalization strategy.

Revitalization of the Target Area: d. Overall Plan for Revitalization:

An overall plan for the revitalization of brownfield sites within the target area already exists. Brownfield revitalization within the Quincy CRA is guided by the City of Quincy Community Redevelopment Area Redevelopment Plan and supported by the Downtown Master Plan and related local planning documents. Together, these plans establish a locally adopted framework for eliminating blight, reusing underutilized properties, strengthening downtown economic activity, and reinvesting in Quincy's historic core. Brownfields redevelopment is identified as a key implementation strategy within this framework, particularly where environmental uncertainty has limited reinvestment along key downtown blocks.

Within this context, a coordinated revitalization strategy has been established for a single downtown block anchored by the historic Heilig-Meyers Building and including the adjacent properties at 15 South Madison Street and 20 South Duval Street. Collectively, these properties occupy a prominent and highly visible location within the CRA and directly influence the condition, perception, and redevelopment potential of a central downtown corridor. Planning efforts treat these sites as an interconnected redevelopment opportunity, recognizing that environmental uncertainty or blight at any one property affects the viability of reuse across the entire block. The reuse vision for this block centers on adaptive reuse of the Heilig-Meyers Building as a mixed-use cultural and commercial anchor, as documented in the Heilig-Meyers Building Restoration and Adaptive Reuse Vision. The ground floor is envisioned as a Antique Car Museum on the first floor, cultural arts and flexible event space on the 2nd, and office and professional space on the third floor reflecting Quincy's historic ties to early automobile culture and small-town industry. This combination is intended to activate downtown throughout the day and evening, introduce multiple uses into the core, and establish a durable, community-serving use that supports surrounding businesses and institutions. The adjacent priority sites complement this vision by providing opportunities for compatible commercial, institutional, or mixed-use redevelopment that reinforces block-level continuity and pedestrian activity.

The proposed EPA Brownfields Multipurpose Grant activities directly advance implementation of the CRA Redevelopment Plan by addressing a primary barrier affecting all three sites: unresolved environmental uncertainty. Grant-funded environmental site assessments, cleanup planning, and remediation will clarify site conditions, inform coordinated redevelopment decisions, and reduce risk associated with adaptive reuse of historic downtown properties. These activities are essential precursors to implementing the established reuse vision and advancing revitalization along this downtown block consistent with adopted plans.

By addressing brownfield conditions across a concentrated block rather than a single parcel in isolation, the proposed project supports a more effective revitalization outcome. This block-level approach improves environmental certainty along a key pedestrian corridor bordered by residences, churches, civic facilities, and small businesses, and strengthens the feasibility of reinvestment across multiple properties. The proposed reuse strategy and brownfields activities align with local land use and community priorities emphasizing historic preservation, mixed-use development, cultural destinations, and increased downtown residential presence, advancing long-term economic vitality within the Quincy CRA.

1.e. Outcomes & Benefits of Overall Plan for Revitalization:

The overall plan for revitalization has strong potential to stimulate economic development and community benefit within the Quincy CRA following assessment, cleanup planning, and remediation of the priority sites. Reuse of the Heilig-Meyers Building as a mixed-use cultural and residential anchor is expected to generate sustained downtown activity by introducing a destination use that attracts visitors, supports heritage tourism, and increases pedestrian traffic within the CRA. The proposed Antique Car Museum, cultural arts area, and flexible event space will serve a nonprofit, cultural, and educational purpose, providing programming and community gathering opportunities. These benefits reinforce Quincy’s identity and draw both residents and visitors into the downtown core, support local businesses through increased foot traffic and spending, and contribute to long-term site stability through continuous occupancy.

These benefits extend beyond the Heilig-Meyers Building to the surrounding block. Coordinated assessment and cleanup planning across the three priority sites will reduce environmental uncertainty that has historically constrained reinvestment along this downtown corridor. By improving site readiness and confidence among property owners, developers, and lenders, the project is expected to encourage compatible reuse of adjacent properties, support small business growth, and strengthen the local tax base. Successful revitalization of this block will also demonstrate that brownfield conditions within the CRA can be addressed, supporting replication at other underutilized sites within the target area.

The proposed project will also improve local resilience to extreme weather events and natural hazards by identifying and managing potential sources of contamination prior to redevelopment. Cleanup planning will reduce the risk of contaminant mobilization during heavy rainfall or flooding events by addressing legacy petroleum systems, building materials, and other environmental concerns common to historic downtown properties. Where feasible, adaptive reuse will incorporate modern building systems and energy-efficient upgrades that improve durability, reduce operating costs, and support long-term occupancy of rehabilitated structures.

Overall, the proposed revitalization plan converts environmental uncertainty into informed action, enabling redevelopment that supports economic vitality, cultural preservation, economic opportunities, and community well-being within the Quincy CRA. By advancing coordinated, block-level reuse of historic downtown properties, the project delivers durable benefits that align with adopted local plans and position the community for sustained reinvestment.

Strategy for Leveraging Resources: 1.f. Resources Needed for Site Reuse:

Source	Likelihood of success ^a	Funding Description
US Dept of Commerce’s Economic Development Administration Recompete Strategy Development	Medium	Strategy planning grant of focused support for expanding small business and providing worker support projects (up to \$500K)
Florida Economic Development Ad Valorem Tax Exemption	High	Offers up to 10 years of full/partial exemption on real estate and equipment taxes tied to job creation.
Rural Area of Opportunity (RAO) – Opportunity Florida	High/Conditional	* Qualified Target Industry Tax Refund Program: Provides tax refunds for business creating high-wage jobs in targeted industries. * Quick Response Training Program: provides training grants for new and expanding businesses. * Brownfield Redevelopment Bonus Refund: Provides tax refunds for developing brownfield sites. * Rural Job Tax Credit Program: offers tax credits for business creating jobs in rural areas)
Florida Enterprise Zone	High	Tax incentive for jobs created.
Alternate Utility Rate	Medium	City of Quincy offers utility rate reductions the first year’s electricity consumption and number of full-time

^a High = eligibility confirmed; resources historically used for similar projects, high chance of success. Medium = eligibility confirmed; chance of success medium. Conditional = dependent on market response.

Gadsden County Brownfield Grant (FY25)	High	employment created. Can fund additional assessments and reuse planning assistance.
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BBCDC is both eligible for and well positioned to secure additional public and incentive-based resources to support environmental assessment, remediation, and reuse of the priority sites. These resources are established, currently available, and directly applicable based on site location, designation, and planned reuse. Applicable resources include federal economic development planning funds, state vulnerability assessment funding, local Tax Increment Financing, state and local tax exemption programs, Rural Area of Opportunity incentives, New Markets Tax Credits, Enterprise Zone incentives, and municipal utility rate reductions. Collectively, these tools demonstrate a strong likelihood that environmental cleanup will be followed by reinvestment rather than delay. The EPA Brownfields grant is the essential catalyst. The identified resources support redevelopment and long-term investment, but they are contingent upon environmental certainty. Without assessment and cleanup planning, these funds remain inaccessible. With it, they become attainable. The proposed EPA-funded activities therefore convert eligibility into readiness and readiness into action. Completion of environmental site assessments and cleanup planning will reduce redevelopment risk, strengthen underwriting confidence, and position the Applicant and its partners to compete successfully for these additional resources. In this way, the grant stimulates the availability of capital well beyond its dollar value.

This project rests not on a single source of support, but on sequence. The EPA Brownfields grant comes first because it is decisive. It clears uncertainty, unlocks capital, and enables the remediation and reuse of the priority sites to proceed with purpose and momentum.

1.g. Use of Existing Infrastructure:

The priority sites are located within the established infrastructure of downtown Quincy, including roadways, sidewalks, electric, gas, water, sewer, and broadband services. No major infrastructure upgrades are required to support reuse. As a result, grant-funded cleanup and planning investments will be focused on site readiness and redevelopment rather than on extending or constructing new infrastructure.

(2) COMMUNITY NEED & COMMUNITY ENGAGEMENT: Community Need: 2.a. The Community's Need for Funding:

Indicator	Quincy CRA	City of Quincy	Gadsden County	Florida	United States
Low-Income Population (%)	43.7	27.2	12.6	12.4	12.4
Children Below 100% FPL (%)	58.1	41.6	16.9	16.3	16.3
People of Color (%)	59	44	53	46	40
Households Receiving SNAP (%)	40	28	24	13	12
Less Than High School Education (%)	26	26	20	11	11
Population with Disabilities (%)	17	56	20	14	13

This grant will meet the needs of the community within the Quincy CRA, which has an **inability to draw on other sources of funding to carry out environmental assessment, remediation, planning activities, and subsequent reuse** because the community has both a **small population** and is **low-income**. The CRA's population of **5,452 residents** limits the local tax base and constrains the community's capacity to independently finance environmental assessment and cleanup activities needed to enable redevelopment (Table 2).

The CRA is also a **low-income community**. Median household income is **\$34,126**, only **43.5% of the U.S. median**, and **43.7% of residents live below the federal poverty level**, more than three times the statewide and national rates (Table 2). Economic hardship is especially severe among families, with **58.1 % of children living below 100% of the federal poverty level**. Additional indicators reinforce limited financial capacity, including **40% of households receiving SNAP benefits and an**

unemployment rate of 7.0%, which exceeds state and national levels. These conditions limit the ability to absorb redevelopment risk, deter private investment, and prevent the use of market-based financing to address environmental uncertainty. As a result, environmental assessment, cleanup planning, and reuse activities are unlikely to occur without EPA assistance.

2.b. Health or Welfare of Sensitive Populations:

Sensitive populations, as defined in CERCLA §104(K)(6)(C)(iii), are present within the Quincy CRA and face **elevated health and welfare vulnerabilities** related to their proximity to legacy commercial and industrial uses and their reduced ability to avoid or mitigate environmental threats. These sensitive populations **include children, elderly residents, people of color, and individuals with disabilities** (Table 2).

^b Source: U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates (2019–2023), Tables S1701, S0901, S1903, S1810, S1501, and S2201

Children represent a particularly vulnerable population within the CRA, with **58.1% living below the federal poverty level**, a condition that heightens susceptibility to environmental stressors and limits household capacity to reduce exposure. Elderly residents also face elevated welfare concerns, **with 17.5% of residents age 65 and older living in poverty**, increasing vulnerability to environmental conditions that may affect respiratory health, mobility, and overall well-being. **Individuals with disabilities, who comprise 17% of the CRA population**, experience additional welfare challenges related to mobility, access to information, and the ability to respond to environmental risks.

In addition, **59% of CRA residents are people of color, a population that has historically experienced disproportionate exposure to environmental hazards** and is more likely to reside near former petroleum, automotive, and dry cleaning uses present within the CRA due to past land use practices such as redlining (limiting or denying mortgages to African Americans historically). These conditions increase the importance of identifying and managing potential exposure pathways associated with contaminated soil, groundwater, and building materials.

This grant and the proposed revitalization activities will **address and help identify and reduce related threats** by funding environmental assessment and cleanup planning that clarify site conditions, identify potential exposure pathways, and inform protective reuse strategies. By reducing environmental uncertainty at brownfield sites within the CRA, the project supports the health and welfare of sensitive populations by enabling informed decision-making and risk reduction prior to redevelopment.

2.c. Greater Than Normal Incidence of Disease & Adverse Health Conditions:

Populations within the Quincy CRA experience a **greater-than-normal incidence of diseases and adverse health conditions** that may be associated with exposure to hazardous substances, pollutants, contaminants, or petroleum. Because **health outcome data are not available at the CRA level, the City of Quincy is used as a stand-in as the next lowest level area data is available for** to represent health conditions affecting residents within the CRA.

Health indicators show that disease incidence in Quincy exceeds state and national benchmarks for multiple conditions identified in the evaluation criteria. **Cancer incidence for Quincy is 455 cases per 100,000, exceeding both the Florida (452) and U.S. (442) rates. Lung cancer incidence is 59 cases per 100,000, higher than the statewide and national rates of 54. Low birth weight affects 13% of births, compared to 9% statewide and 8% nationally, indicating elevated prenatal and early-life health risk. Additional adverse health indicators reinforce this pattern. Mortality from heart disease is 234 deaths per 100,000, exceeding Florida and U.S. rates, and mortality from influenza and pneumonia at the county level is 21 per 100,000, above state and national benchmarks.** These conditions are relevant in communities with historic petroleum, automotive, and dry-cleaning land uses that may contribute to exposure pathways involving airborne contaminants, soil, groundwater, and building materials.

Table 3: Health and Disease Data^c

Health Condition	City of Quincy (proxy for CRA)	Gadsden County	Florida	United States
Cancer Incidence (per 100,000)	455	455	452	442
Lung Cancer (per 100,000)	59	61	54	54
Mortality from Heart Disease (per 100,000)	234	234	224	207
Low Birth Weight (%)	13	13	9	8
Influenza and Pneumonia (per 100,000)	Not available	21	13	15

This grant and the proposed revitalization activities will **address, and help identify and reduce, related threats by funding environmental assessment and cleanup planning that clarify site conditions, identify potential exposure pathways, and inform risk-reducing reuse decisions.** By reducing environmental uncertainty at brownfield sites

within the CRA, the project supports actions that protect public health and enable redevelopment in a community experiencing a greater-than-normal incidence of adverse health conditions.

2.d. Economically Impoverished/Disproportionately Impacted Populations:

Populations within the Quincy CRA are economically impoverished and disproportionately share the negative environmental consequences resulting from historic industrial and commercial operations concentrated within the downtown core. As shown in **Table 1, 43.7% of residents live below the federal poverty level, 58.1% of children live below 100% of the federal poverty level, and 40% of households receive SNAP benefits**, conditions that limit household mobility and increase the likelihood that economically vulnerable residents remain exposed to environmental uncertainty. The CRA also contains a disproportionate concentration of populations more likely to experience environmental burdens, including people of color (**59% of residents**) and individuals with disabilities

^c Source: Florida Department of Health (FDOH), Florida Cancer Data System and CHARTS; CDC WONDER and U.S. Cancer Statistics; U.S. Census Bureau ACS 5-Year Estimates (2019–2023). City-level data used as a proxy for the Quincy CRA

(17%) (Table 2). These populations are more likely to reside near former service stations, dry cleaners, automotive facilities, and other legacy commercial uses associated with petroleum products, solvents, and hazardous substances. Health outcome data using the City of Quincy as a proxy (**Table 3**) show greater-than-normal incidence of adverse health conditions, including elevated overall cancer incidence, lung cancer, and low birth weight, reinforcing the disproportionate impact of environmental stressors in economically impoverished communities. While causation is not asserted, these data underscore the importance of addressing unresolved contamination where vulnerable populations are concentrated.

This grant and the proposed revitalization activities will address and reduce these disproportionate impacts by directly targeting environmental uncertainty in areas where economically impoverished populations are most concentrated. EPA-funded environmental site assessments and cleanup planning will identify contamination and exposure pathways at priority sites located within the downtown core, where low-income residents and people of color are more likely to live, work, and access community services. By clarifying site conditions and implementing cleanup planning prior to redevelopment, the project will reduce the likelihood that contamination remains unmanaged, is disturbed during reuse, or continues to pose exposure risks to nearby residents. These actions ensure that redevelopment within the CRA proceeds in a manner that mitigates existing environmental burdens rather than perpetuating them, preventing economically impoverished and disproportionately impacted populations from continuing to bear a greater share of environmental risk associated with historic commercial and industrial activity.

Community Engagement: 2.e. Prior/Ongoing Community Involvement:

Community engagement related to brownfield conditions within the Quincy CRA has been sustained and locally driven rather than grant-initiated. Discussion of the priority site and surrounding downtown properties dates back more than two decades and is formally documented in the City’s 2004 Downtown Master Plan, where the site was identified as a prominent vacant property affecting downtown vitality. Since that time, the site has remained a focal point of community concern due to its visibility and long-term vacancy.

More recently, BBCDC has worked with local stakeholders to translate these concerns into actionable redevelopment direction. Coordination with Quincy Main Street has focused on desired reuse outcomes that support downtown activity, historic character, and small business vitality, reinforcing the need to address environmental uncertainty as a barrier to redevelopment. Engagement with the Gadsden County Chamber of Commerce has provided business and market input on redevelopment feasibility and downtown needs. Meetings with the Chamber have occurred on an ongoing basis, including most recently on January 13, 2026, and have highlighted how unresolved environmental conditions at priority sites constrain private investment and business growth.

Together, this history of planning, coordination with downtown organizations, and engagement with business stakeholders demonstrates that community involvement has been continuous, meaningful, and directly tied to site prioritization and reuse direction. The proposed EPA Brownfields activities build on this foundation by converting long-standing community input into focused assessment and cleanup planning actions within the CRA.

2.f. Project Involvement: 2.g. Project Roles:

Name of organization /group	Entity’s mission	Point of contact (name & email)	Specific involvement in the project or assistance provided
City of Quincy	Municipal government responsible for planning, redevelopment, and public services	Roger Milton, City Manager (rmilton@myquincy.net)	Provide municipal support and has previously focused on the priority site in planning efforts. Assist with redevelopment ideas, incentives, and support.
City of Quincy Community Redevelopment Area	Eliminate blight and promote redevelopment within the CRA	Regina Davis, Interim CRA Manager (rdavis@myquincy.net)	Assists with identifying and prioritizing brownfield sites within the CRA, participates in reuse planning decisions, and aligns cleanup outcomes with CRA redevelopment goals and incentives.
Quincy Historic Commission	Preserve and protect historic resources	Joel Sampson, QHC Architect Rep. (joel@sampsonarch.com)	Provides guidance during assessment and cleanup planning for historic properties and participates in decision-making related to adaptive reuse consistent with preservation standards.
Quincy Main Street	Support downtown revitalization and small business development	Crystal May, QMS President [REDACTED]	Coordinates community outreach, engages downtown stakeholders, and provides input on site prioritization and reuse concepts that support downtown vitality.
Gadsden County Chamber of Commerce	Promote business growth and economic vitality	Ty Smith, GCCC Executive Director (ty@americanprotectiongroup-s.com)	Provides market and business input during reuse planning and assists with outreach to local businesses and potential developers.

Gadsden County Economic Development Department	Support countywide economic development and redevelopment	T J Lewis, GCEDD, Director (TJLewis@gadsdencountyfl.gov)	Provides technical input on redevelopment feasibility, supports site prioritization, and helps align cleanup activities with broader economic development strategies.
Downtown Business Owners	Support economic vitality of downtown Quincy	Shannon Faison, Business Owner ([REDACTED]) Ebony Denson, Business Owner ([REDACTED]) Marki McClendon, Business Owner ([REDACTED]) Peter Patel, Business Owner ([REDACTED])	Participate in outreach and meetings to provide input on cleanup priorities and reuse outcomes affecting downtown economic activity.

BBCDC will involve a diverse group of local organizations, entities, and stakeholders that are directly relevant to the proposed brownfields project, fully addressing the Project Involvement and Project Roles criteria. Municipal leadership, the CRA, historic preservation representatives, economic development partners, business organizations, downtown property owners, and residents within the CRA will all play defined and meaningful roles throughout the project. These partners will actively participate in identifying and prioritizing sites, informing cleanup planning, and shaping future reuse strategies, including for the priority site(s). Decision-making will be informed through coordinated meetings, public outreach, and partner consultations led by the BBCDC. This structure ensures that cleanup and reuse decisions reflect local redevelopment goals, historic considerations, market realities, and community priorities. By engaging multiple entities with complementary expertise and lived experience, the project integrates technical, economic, and community perspectives, demonstrating a strong, inclusive approach to stakeholder involvement consistent with EPA review expectations.

2.h. Incorporating Community Input:

Community engagement during the grant period will be structured, continuous, and focused on clearly communicating project progress while meaningfully soliciting, considering, and responding to community input related to assessment, cleanup planning, and reuse of the priority sites within the Quincy CRA. Building on longstanding local involvement, BBCDC will formalize engagement through a Brownfields Advisory Committee (BAC), which will serve as the primary forum for structured community input and progress communication throughout the project.

The BAC will include representatives from the City of Quincy, the Quincy CRA, Quincy Main Street, the Gadsden County Chamber of Commerce, downtown businesses, nearby residents, and community institutions located within or adjacent to the CRA. The BAC will meet quarterly at defined project milestones and will be used to communicate project status, upcoming activities, and findings from EPA-funded work. At the outset of assessment activities, the BAC will review investigation scopes and provide input on historic site use, observed conditions, and community concerns to refine assessment priorities. During cleanup planning, the BAC will review findings and proposed response options, provide input on work sequencing across the three priority sites, and identify measures to minimize disruption to residents, businesses, and community-serving uses.

BBCDC will meaningfully respond to community input by documenting comments and recommendations received through the BAC and other engagement channels, evaluating their relevance to EPA-funded activities, and providing clear follow-up on how input was incorporated or why certain suggestions could not be implemented due to regulatory, technical, or funding constraints. Summaries of community input and responses will be shared with the BAC and included in project updates, ensuring transparency and accountability.

BBCDC will use multiple, accessible communication methods to reach residents and organizations beyond in-person meetings, including printed materials and digital updates coordinated with trusted local partners such as Quincy Main Street and the Gadsden County Chamber of Commerce. Together, these approaches ensure residents directly affected by project work and involved organizations remain informed of progress and have meaningful opportunities to shape project decisions throughout the grant period.

(3) TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS: Description of Tasks/Activities & Outputs: 3.a. Project Implementation: 3.b. Anticipated Project Schedule: 3.c. Task/Activity Lead: 3.d. Outputs:

Task 1: Project Mgmt and Reporting
a. Project Implementation: EPA-funded tasks/activities: BBCDC will provide primary project management, reporting, and financial administration. The Qualified Environmental Professional (QEP) will assist with compliance reporting (quarterly and final reports, ACRES updates, annual Disadvantaged Business Enterprise [DBE] and Financial Reports, etc.) and other eligible project activities. The BBCDC is responsible for the EPA Cooperative Agreement and will oversee QEP activities. BBCDC will attend at least three Brownfields conferences. Non EPA-Funded: Administrative management and reporting.

b. Anticipated Project Schedule: Activities will be ongoing throughout the project period
c. Task/Activity Lead: BBCDC with assistance from the QEP.
d. Outputs: 16 Quarterly Reports; 1 Final Performance Report; 4 DBE Utilization Reports; 4 Federal Financial Reports; ACRES updates; 3 brownfield conferences
Task 2: Community Engagement
a. Project Implementation: EPA-funded tasks/activities: BBCDC, with significant assistance from the project partners and the QEP will develop a community involvement plan (CIP), prepare outreach materials, convene bi-annual Brownfields Advisory Committee (BAC) meetings and develop a brownfields inventory. BAC will distribute brownfields educational material. Non-EPA grant resources needed: Meeting space will be provided by community partner organizations.
b. Anticipated Project Schedule: CIP completed in 1st quarter; outreach material distribution and biannual BAC meetings throughout the project period. Site nominations will be accepted and inventory updated throughout the project term to assist with future brownfield projects.
c. Task/Activity Lead: BBCDC with support from the QEP and BAC
d. Outputs: 1 CIP; 1 inventory, 6 BAC meetings; 1,000 Brownfields informational material prints
Task 3: Site Assessments
a. Project Implementation: EPA-funded tasks/activities: QEP will prepare a Generic Quality Assurance Plan (QAPP), Site Eligibility Determination (SED) requests, conduct 2 Phase I ESAs in accordance with the AAI Final Rule and the ASTM E1527-21, and 3 Phase II ESAs.
b. Anticipated Project Schedule: Year 1: 1 Grant Generic QAPP, 1 Phase II ESA (Heilig Meyers Bldg) with 1 SED Year 2: 4 Phase I ESAs (other sites) Year 3: 2 Phase II ESAs (other sites), with 2 SEDs. All years: identifying additional sites.
c. Task/Activity Lead: QEP will lead all technical activities with oversight by BBCDC
d. Outputs: 1 Generic QAPP; 1 HASP, 4 Phase I ESAs; 3 Phase II ESAs (with SEDs & SSQAPPS)
Task 4 Cleanup and Reuse Planning
a. Project Implementation: EPA-funded tasks/activities: The QEP will develop 3 Site Specific QAPPs and 3 Analysis of Brownfields Cleanup Alternatives (ABCAs) for each site selected for a Phase II ESA. A professional planning firm will be procured to complete 3 Site Reuse Assessments, one for each priority site, and an overall target area wide Brownfields Revitalization Plan. Non-EPA grant resources needed: government agency and community cooperation and participation
b. Anticipated Project Schedule: Year 1: 1 Brownfields Revitalization Plan, 1 SSQAPP, 1 ABCA (Heilig Meyers Bldg). 2 HASPs Year 2: 1 SSQAPP and 1 ABCA for Blackstone Hotel; 2 Site Reuse Assessments, Year 3: 1 SSQAPP, 1 ABCA , 1 Site Reuse Assessment.
c. Task/Activity Lead: QEP and planning firm with oversight from BBCDC and significant assistance and input from target area residents
d. Outputs: 2 HASPs, 3 SSQAPPs, 3 ABCAs, 1 Brownfield Revitalization Plan, 3 Site Reuse Assessments
Task 5 Remediation:
a. Project Implementation: EPA-funded tasks/activities: QEP will prepare plans and technical specifications for public bidding by remedial contractors for the cleanup of the Heilig Meyers site. Costs include removal of building structures containing ACM, LBP and other contaminants. Major tasks include remediation activities and soil transportation, disposal costs, backfill, dust and erosion controls and temporary fencing. QEP will provide contractor oversight, conduct personal protection air monitoring and air clearance sampling by related to asbestos abatement.
b. Anticipated Project Schedule: Year 1: File State Historic Preservation Office (SHPO) No-Significant Impact Request Year 2: (1) Technical Demo Specifications/Bid Package (Heilig Meyers Building), Select Abatement Contractor and complete abatement. (This is a time-sensitive activity due to the building condition). Cleanup activities will begin during the 3rd quarter of year 2 and completed by 4th quarter of year 2.
c. Task/Activity Lead: Procured remedial contractor with technical oversight by QEP and general oversight by the BBCDC
d. Outputs: 1 Plans and Technical Specifications, daily field logs, oversight reports, Heilig Meyers building site remediation, Cleanup Report and Closure Certification by the QEP.

3.e. Cost Estimates:

Task 1 Project Management: BBCDC management oversight will not be charged to the grant. Travel: expenses are based on one staff attending three Brownfields conferences at \$1,800 per trip (\$200 registration fees; \$600 lodging for 3 nights @ \$200/night, \$700 roundtrip airfare, and \$300 per diem expenses for 3 days @ \$100 per day = \$1,800 per trip). Contractual: in the amount of \$52,500 is allocated for the QEP to assist in drafting reports, updating ACRES, and other project management activities (\$175 per hour for 300 hours over the project period (100hr per year)).

Task 2 Community Involvement: Contractual: costs for this task are drafting the Community Involvement Plan @ \$7,500, developing and updating the inventory@ \$15,000, and preparing for and attending BAC meetings @ \$25,200 (\$175 per hour x 144 hours (12 hr for prep/participation/follow up per meeting). Supplies: Printing for 1,000 b&w at \$0.35; 500 color at \$0.75, 4 large-format posters, at \$100 per poster, and one weather-resistant site

Budget Categories		Task 1: Project Management	Task 2: Community Engagement	Task 3: Site Assessments	Task 4: Cleanup & Reuse Planning	Task 5: Cleanup	Total
Direct Costs	Travel	\$5,400	\$0	\$0	\$0	\$0	\$5,400
	Supplies	\$0	\$2,125	\$0	\$0	\$0	\$2,125
	Construction	\$0	\$0	\$0	\$0	\$400,000	\$400,000
	Contractual	\$52,500	\$47,700	\$224,275	\$207,000	\$60,000	\$592,475
Indirect		\$0	\$0	\$0	\$0	\$0	\$0
Total		\$57,900	\$49,825	\$225,275	\$207,000	\$460,000	\$1,000,000

sign for placement at sites for \$1,000.
Task 3 Site Assessment: Contractual is based on 4 Phase I ESAs at average cost of \$5,500 each (\$22,000); one Generic QAPP at \$20,000; and 3

Phase II ESAs at average cost of \$61,091.67 each (\$183,275.01);

Task 4 Site-specific Cleanup and Reuse Planning Contractual is based on 3 SSQAPPs @ \$5,000 each (total \$15,000); 2 HASPs at \$2,000 each (\$4,000); 3 ABCAs at \$6,000 each (total \$18,000); 3 Site Reuse Assessments at \$40,000 each (\$120,000) and 1 Target Area Brownfields Revitalization Plan (\$50,000).

Task 5 Remediation: Contractual is based on 15% of the remedial contractor's fee for plans and specifications preparation, contractor oversight, personal protection air monitoring and air clearance sampling (\$60,000). \$400,000 is estimated for remediation of the building based on experience with similar projects. If actual remediation is less, the additional funds will be used to conduct more assessments.

3.f. Plan to Measure & Evaluate Environmental Progress & Results:

BBCDC will track and evaluate progress using a task-based system that directly links EPA-funded activities to defined outputs, overall results, and eventual outcomes described in this Narrative. Progress will be measured by timely completion of eligible activities and documentation of required deliverables in accordance with the approved workplan. Project outputs will be tracked at the task level through finalized technical documents, meeting records, and required EPA reporting, including quarterly performance reports and ACRES updates. Outputs include environmental site assessments, cleanup planning documents, reuse planning materials, and community engagement deliverables. Completion of outputs will be verified through internal review and EPA acceptance, as applicable.

Overall results will be evaluated by confirming that environmental conditions at the priority site and any additional sites addressed are sufficiently characterized to reduce uncertainty and support informed cleanup and reuse planning. Eventual outcomes will be assessed by tracking site readiness indicators, including alignment with adopted CRA and Downtown Master Plan goals and the ability to pursue subsequent cleanup or redevelopment resources identified in this application. These methods provide a reasonable, transparent system for measuring progress and ensure clear correlation between project activities, outputs, results, and outcomes.

(4) PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

Programmatic Capability:

4.a. Organizational Capacity: 4.b. Organizational Structure:

The BBCDC is a 501(c)(3) nonprofit that has over 26 years of experience in redeveloping depressed and blighted properties, workforce development, job placement, and housing access for residents in a low-income community. We currently maintain a professional staff of 2 people. The BBCDC is governed by a XX-member executive board. With an established advisory board and numerous community partners throughout the region, we draw on technical expertise on an as-needed basis for financial, planning, business, and project development and management issues. Working with residents who have barriers to employment and gaining adequate housing, we have developed a comprehensive system that combines the development of affordable and low-income housing with job readiness and placement programs that places several hundred people in jobs annually and reduces housing insecurity. BBCDC has the requisite organizational structure, staff and expertise to successfully administer the proposed brownfield award.

4.c. Description of Key Staff:

Regina M. Davis, Executive Director / Project Director: Ms. Davis will serve as Project Director with responsibility for overall grant administration, compliance, and performance oversight. She brings more than two decades of senior executive experience administering federally funded housing, economic development, and redevelopment programs, including direct responsibility for budgeting, reporting, internal controls, and regulatory compliance. As Executive Director of Big Bend Community Development Corporation and former and interim Manager of the City of Quincy Community Redevelopment Agency, Ms. Davis has successfully managed federal, state, and private grants; overseen contracts and consultants; and ensured timely reporting to funding agencies and governing boards. Her experience developing policies and procedures, supervising staff, managing procurement, and

maintaining fiscal accountability across multi-year initiatives positions her to ensure that all Brownfields grant activities are implemented in accordance with EPA requirements, schedules, and approved budgets.

Na'im Majeed, Real Estate and Redevelopment Advisor: Mr. Majeed will serve as Real Estate and Redevelopment Advisor, providing technical guidance related to site conditions, property status, market context, and redevelopment feasibility. Mr. Majeed has more than 50 years of experience advising municipalities, nonprofits, and private entities on property acquisition, disposition, zoning, and development planning throughout North Florida, including Quincy and surrounding communities. His expertise includes market and feasibility analysis, contract negotiation, land use and permitting considerations, and coordination with local governments and stakeholders. In support of the Brownfields program, Mr. Majeed will assist with informed site prioritization, realistic reuse planning, and coordination with property owners and local officials, helping align assessment and planning activities with achievable redevelopment outcomes.

Thomas H. Lewis will serve as Senior Economic and Community Development Advisor, providing strategic guidance on program implementation, regulatory compliance, and integration with broader community development efforts. Mr. Lewis has 50 years of experience stretching back to being the Detroit, MI Director of Public Housing and DOT NE Regional Director. As Director of Economic and Community Development for the City of Tallahassee, he oversaw federal and state regulatory compliance, budgeting, and program administration. His prior experience managing federally assisted housing portfolios, large staffs, and capital improvement programs provides strong institutional capacity to support compliant grant management and alignment between Brownfields activities and long-term community development objectives.

4.d. Acquiring Additional Resources:

BBCDC will solicit professional services to assist with technical and reporting aspects of the grant upon notice of award. Procurement procedures will be conducted in full compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500, and 40 CFR Part 33. BBCDC is well positioned to promote strong practices, local hiring, and to directly link members of the community to potential employment opportunities.

Past Performance & Accomplishments:

4.f. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Financial Assistance Agreements:

Funding Program	Award Amount	Purpose & Accomplishments	Compliance with Grant Requirements
T-Mobile Hometown Grant	50,000	Historic building revitalization, replacement of roof on historic church for reuse of structure.	BBCDC complied with all requirements of the grant and completed the project.
Dept of Energy: Community Energy Innovation Partnership	100,000	Concept Phase - Create a Mixed-Use Urban Community Microgrid (MUUCD) which will provide benefits of renewable energy to low-income tenants	BBCDC complied with all requirements of the grant and completed the project.
Dept of Energy: Energizing Rural Communities Prize	75,000	The purpose of this application is to secure Phase Two Energizing Rural Communities Prize funding to advance engineering, permitting, and interconnection planning needed to implement a solar-plus-storage project in Quincy, Florida, based on the completed Renewables Implementation Plan and established public-private partnerships.	BBCDC complied with all requirements of the grant and completed the project.
Private Donations	\$200,000	J. Shaw & Brothers Building façade restoration.	BBCDC complied with all requirements of the funding and completed the project within scope and on time.

Threshold Criteria for Multipurpose Grants

(1) APPLICANT ELIGIBILITY:

1.a. The Big-Bend Community Development Corporation (BBCDC) is eligible to apply for a Multipurpose Grant as a qualified nonprofit organization with tax-exempt status under section 501(c)(3) of the Internal Revenue Code. Documentation of the organization's IRS tax exempt status is provided in **Attachment A**.

1.b. Not applicable. BBCDC is not a 501(c)4 tax-exempt entity.

(2) COMMUNITY INVOLVEMENT:

Community engagement during the grant period will be structured, continuous, and focused on clearly communicating project progress while meaningfully soliciting, considering, and responding to community input related to assessment, cleanup planning, and reuse of the priority sites within the Quincy CRA. Building on longstanding local involvement, BBCDC will formalize engagement through a Brownfields Advisory Committee (BAC), which will serve as the primary forum for structured community input and progress communication throughout the project.

The BAC will include representatives from the City of Quincy, the Quincy CRA, Quincy Main Street, the Gadsden County Chamber of Commerce, downtown businesses, nearby residents, and community institutions located within or adjacent to the CRA. The BAC will meet quarterly at defined project milestones and will be used to communicate project status, upcoming activities, and findings from EPA-funded work. At the outset of assessment activities, the BAC will review investigation scopes and provide input on historic site use, observed conditions, and community concerns to refine assessment priorities. During cleanup planning, the BAC will review findings and proposed response options, provide input on work sequencing across the three priority sites, and identify measures to minimize disruption to residents, businesses, and community-serving uses.

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(3) TARGET AREA

Threshold Criteria for Multipurpose Grants

The Target Area for this grant application is the Quincy Community Redevelopment Area (CRA) District as adopted in Resolution No. 1013 by the City of Quincy, December 8th, 1998. A figure is provided in **Attachment B**.

(4) AFFIRMATION OF BROWNFIELD SITE OWNERSHIP

BBCDC affirms that we own at least one site that meets the CERCLA 101(39) definition of a brownfield and is a) not listed or proposed for listing on the National Priority List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U. S. government.

(5) USE OF GRANT FUNDS

Threshold Criteria:

- Complete at least one Phase II environmental site assessment. Page 8, Task 3 (3 Phase II ESAs)
- Remediate at least one site Page 8, Task 5 (remediation of the Heilig Meyers building)
- Develop an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority site. If an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority site already exists, please state this in your response. Page 8, Task 4

(6) EXPENDITURE OF EXISTING GRANT FUNDS:

BBCDC affirms that it does not have an open EPA Brownfields Multipurpose Grant or Assessment Grant.

(7) CONTRACTORS AND NAMED SUBRECIPIENTS:

Contractors: Not applicable. No contractors have been selected. After the EPA cooperative agreement is awarded, contractors will be procured in full compliance with the procurement standards of 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33.

Subrecipients: Not applicable.