



1. Applicant Identification

Southwest Arkansas Planning and Development District, Inc.
101 Harvey Couch Boulevard
Magnolia, Arkansas 71753

2. Website URL: www.southwestar.org

3. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$500,000

4. Location

a) City of Lewisville, b) Lafayette County, c) Arkansas

5. Target Area and Priority Site Information

Target Area: City of Lewisville – city limits

Priority Site Information:

- Former Walnut Hill Telephone: 201–203 Maple Street, Lewisville, AR 71845
- Former Grocery/Gas Station & Former Powell’s Auto Parts: 110 & 114 West First Street, Lewisville, AR, 71845
- Former Pittsburgh Paint: 125 Powell Street, Lewisville, AR, 71845

6. Contacts

a. Project Director

Jimmy Parker, Special Projects Officer
870-234-4030
jimmy.parker@arkansas.gov
101 Harvey Couch Boulevard
Magnolia, Arkansas 71753

b. Chief Executive/Highest Ranking Elected Official

Renee Dycus, Executive Director
870-234-4030
renee.dycus@arkansas.gov
101 Harvey Couch Boulevard
Magnolia, Arkansas 71753

7. Population City of Lewisville, AR: 937
(US Census 2019–2023 American Community Survey)

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	1, 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3, 4
The reuse of the priority 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.	3–4
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 site(s) within the target area(s).	8, 9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

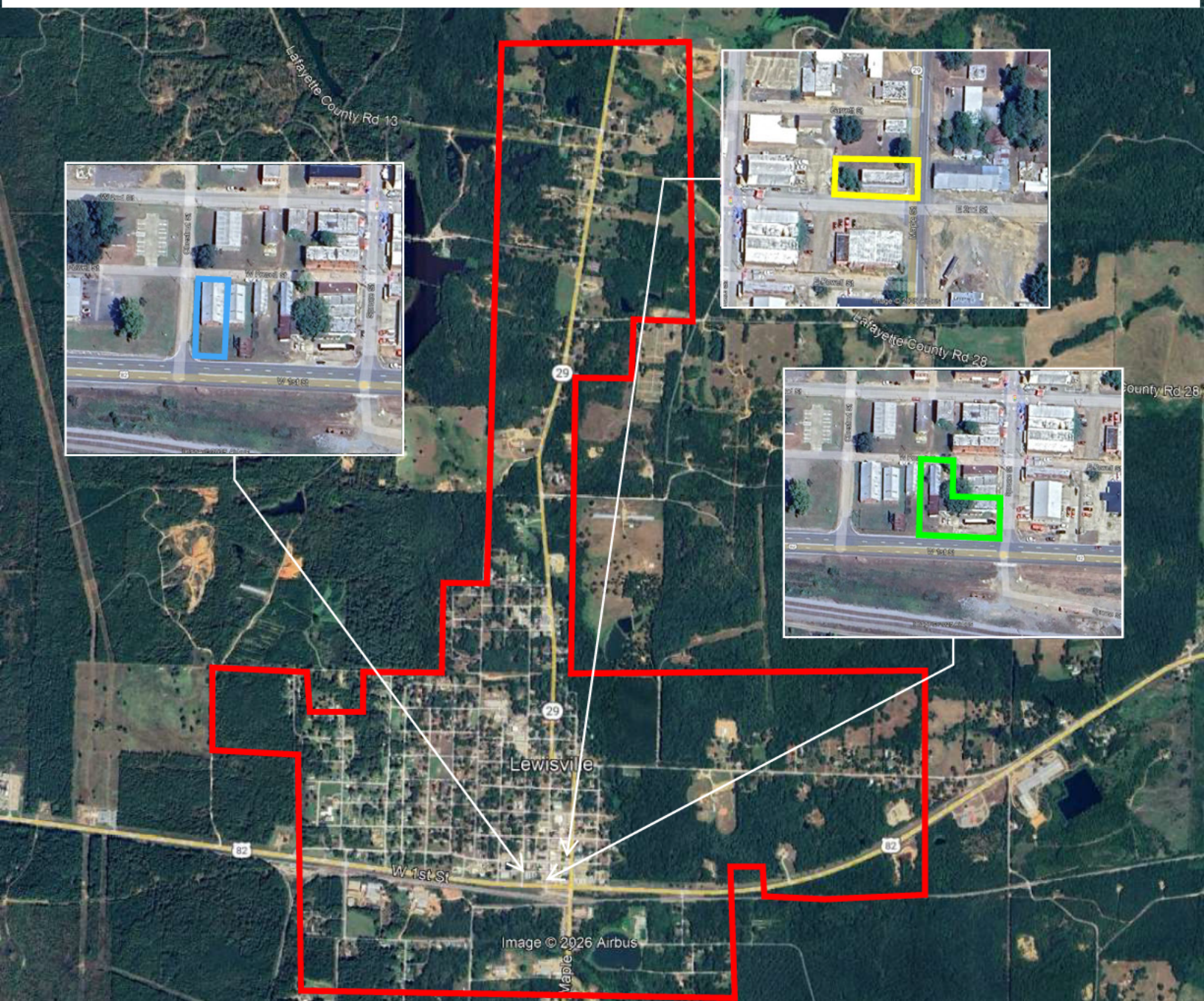
9. Letter from the State or Tribal Environmental Authority
See attached.

10. Releasing Copies of Applications
Not Applicable.





FY26 EPA Brownfield Assessment Grant

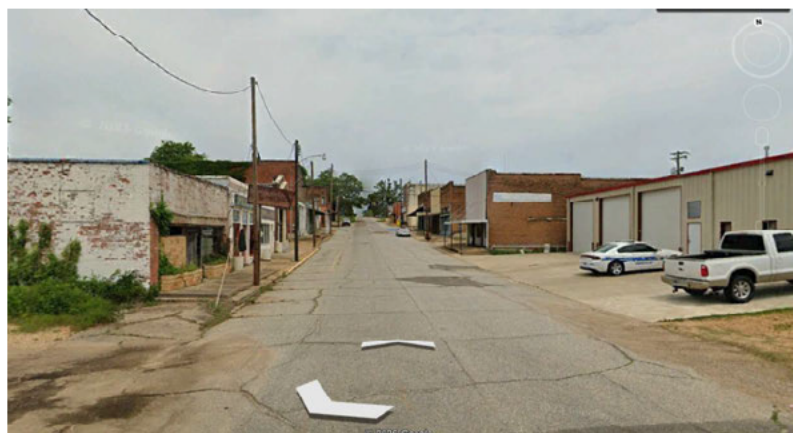
Southwest Arkansas Planning & Development District

Target Area- Lewisville, AR



Legend

-  Lewisville City Limits
-  Priority Site 1-Former Walnut Hill Telephone
-  Priority Site 2-Former Grocery, Former Gas Station and Former Powell's Auto Parts
-  Priority Site 3-Former Pittsburgh Paint



Facing North on Spruce Street From W 1st Street toward Downtown Lewisville



**DIVISION OF
ENVIRONMENTAL QUALITY**

Sarah Huckabee Sanders
GOVERNOR

Shane E. Khoury
SECRETARY

January 12, 2026

Electronic Mail Only

Blake Harrell, Community Economic Development Coordinator
Southwest Arkansas Planning and Development District, Inc.
101 Harvey Couch Boulevard
Magnolia, AR 71754

**RE: Letter of Support for Federal Fiscal Year (FFY) 2026 EPA Brownfield
Community-wide Assessment Grant Application**

Dear Mr. Harrell:

The Division of Environmental Quality Office of Land Resources (DEQ) is pleased to provide this letter in support of the Southwest Arkansas Planning and Development District, Inc.'s (SWAPDD's) application for a Brownfield Community-wide Assessment Grant (CWAG) in Federal Fiscal Year 2026. If awarded, the grant will facilitate environmental assessments and cleanup and reuse planning for brownfield properties in Lafayette County, Arkansas.

DEQ's Arkansas Brownfield Program has partnered with SWAPDD on multiple past and ongoing brownfield projects and will continue to offer technical assistance and oversight for any sites assessed by SWAPDD, as well as Targeted Brownfield Assessments (TBAs) and cleanup assistance when CERCLA Section 128(a) funding is available. Additionally, properties assessed by SWAPDD may also be eligible for participation in the Arkansas Brownfield Program to obtain liability protections under Arkansas law.

Please feel free to contact me at (501) 682-0616 or by email at addie.mcclain@arkansas.gov if further assistance is needed.

Sincerely,

A handwritten signature in blue ink that reads "A. McClain".

Addie McClain, Program Supervisor, Brownfields
Division of Environmental Quality

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields. a. Overview of Brownfield Challenges and Description of Target Area: The Southwest Arkansas Planning and Development District (SWAPDD) serves a 12-county region encompassing 65 municipalities across southwest Arkansas. Within this geographically diverse district, the City of Lewisville (City) in Lafayette County is one of the most economically vulnerable and distressed communities. Founded in the 1830s and incorporated in 1850, Lewisville grew as a rural county-seat community supported by agriculture and timber. Its trajectory shifted dramatically in the 1920s with the discovery of the Smackover Oil Formation, one of the most productive oilfields in the United States. The oil boom brought wells, service stations, and petroleum-related industries that shaped Lewisville’s economy and identity for generations. However, when oil production declined sharply in the 1990s, the City suffered significant job losses, population decline, and long-term disinvestment as operations moved westward into Texas, **creating lingering brownfield challenges.** Lewisville’s population has since fallen to **937 residents**, and the small, rural area has a landscape marked by abandoned buildings, blighted commercial parcels, and petroleum-impacted lands.¹ Historic oil and gas activity has contributed to orphaned wells, petroleum hydrocarbon contamination, brine ponds, and abandoned industrial parcels in and around the community. Former service stations, vacant commercial buildings along Main Street, and other underused parcels are suspected brownfields that deter reinvestment, pose environmental uncertainty, and contribute to persistent blight as the City works to stabilize and rebuild. Lewisville has a timely opportunity to reposition underutilized sites for new investment and job creation. The region was previously identified as a priority critical mineral area under President Trump’s administration, underscoring its importance to US supply chain resilience. EPA Brownfields Assessment funding will allow Lewisville to proactively address environmental uncertainties, support informed redevelopment decisions, and ensure the community is prepared to participate safely and competitively in the lithium driven economic resurgence. This momentum is reinforced by a \$225 million US Department of Energy grant awarded to Standard Lithium and its partner Equinor to advance the first phase of development of lithium extraction facilities in Southwest Arkansas’ lithium project. The federal investment highlights the national importance of the region’s lithium resources and further underscores the need for communities like Lewisville to prepare legacy sites for responsible redevelopment tied to the growing critical minerals economy. The grant’s **geographic boundary** covers SWAPDD’s entire twelve-county region, while the primary **target area is the City of Lewisville**, approximately two square miles, with emphasis on the downtown core. Downtown Lewisville contains more than 30 vacant historic structures, many of which are deteriorating and may present potential contamination concerns. Along the historic Spruce Street, 24 buildings remain, and only two are still in use, occupied by the fire and police department and small retail shop. Environmental concerns inhibit commercial redevelopment and prevent the City from capitalizing on opportunities to restore its historic downtown core. The City faces pronounced socioeconomic disparities: **33% of residents live below the poverty level** (US 12%), the **median household income is \$24,552** (US \$78,538), and **Black residents represent 52% of the population** (US 12%).¹ EPA Brownfields Assessment funding will be instrumental in helping the City overcome its environmental and economic challenges. Guided by the *2024 SWAPDD Comprehensive Economic Development Strategy (CEDS)* and the *2017 Lafayette County Comprehensive Plan*, this grant will help position the City for new investment. Additionally, the Smackover Formation in Southern Arkansas surrounding the City, is emerging as a premier US lithium hub, with 5–19 million tons of estimated reserves in the former oil

¹ US Census: 2019–2023 American Community Survey

formation, potentially surpassing global 2030 demand. The City has a key opportunity to attract new businesses and residents by repurposing historic buildings for offices, food destinations, and lithium-industry training. Existing plans already call for expanding small businesses, revitalizing commercial corridors, boosting community appeal, and promoting tourism, all of which rely on safely reusing idle or contaminated properties. Brownfields assessment is the essential first step to restoring downtown, revitalizing this historic rural community, and creating new opportunities for residents.

b. Description of the Priority Brownfield Site(s): An initial windshield survey of the target area identified more than **20 abandoned, underused, and deteriorating properties** with potential environmental concerns. Many buildings reflect decades of commercial activity tied to oil and gas operations, fuel stations, auto service and repair garages, printing operations, and dry cleaners, which together create a pattern of likely contamination. The three identified priority sites were selected not only for their proximity to high impact community areas (they are surrounded by residential neighborhoods, within one mile of the City’s elementary, middle, and high schools, and within half a mile of four churches) but also because the property owners **have granted full site access**, enabling timely assessment and advancing the City’s public health and revitalization goals.

The **first priority site**, located at 201–203 Maple Street, is the **Former Walnut Hill Telephone** building. This 0.16-acre property contains a 1,982-square-foot commercial building constructed in 1912. Since then, the building has supported a wide variety of commercial uses, including early banking operations (1908–1913), retail and office space (1924–1938), and later communications-related functions until 2019 when they relocated. The building is now vacant and visibly deteriorating. Its brick exterior shows signs of long-term neglect, including discoloration and mortar loss, while a rusted metal awning hangs loosely over the corner entrance. The structure is unfenced and easily accessible. Due to its age, asbestos-containing materials (ACM) and lead-based paint (LBP) are likely present. Past on-site and adjacent land uses, including a gasoline engine shop, fuel storage tanks, auto repair facilities, printing operations, filling stations, and dry cleaners, elevate the probability of petroleum hydrocarbons, volatile organic compounds (VOCs), and semivolatile organic compounds (SVOCs).

The **second priority site** consists of two adjacent properties, the **Former Grocery and Gas Station** located at 110 West First Street, and the **Former Powell’s Auto Parts** and service garage at 114 West First Street. The grocery store and gas station, totaling approximately 12,500 square feet, operated beginning in the mid-20th century and may contain legacy underground storage tanks and potential petroleum releases, along with older building materials containing ACM and LBP. The structure displays significant physical decline, including deteriorating brick walls, cracked glass doors, and vegetation growing through fractured concrete at the building edges. The adjacent 1,855-square-foot service garage has a long history of automobile-related operations dating back to the 1950s, with earlier warehouse and storage uses recorded in the 1920s and 1930s. These historical activities raise concerns related to VOCs, total petroleum hydrocarbons (TPH), heavy metals, tanks, and hazardous building materials. The building features broken and cracked windows, overgrown vegetation pressing up through the pavement, and open access areas due to the lack of fencing.

The **third priority site**, located at 125 Powell Street, is the **Former Pittsburgh Paint**, an 8,000-square-foot lot containing a 3,444-square-foot commercial structure. The property has a complex commercial history, including operations as Powell’s Antiques, a Pittsburgh Paint retailer, a wood saw house powered by a gas engine in 1908, a livery and barn complex in the 1913–1924 period, and a store with barns and sheds by 1938. The age and diversity of historical uses increase the

likelihood of ACM and LBP on-site, while adjacent historical gasoline tanks, filling stations, auto repair facilities, and dry cleaners elevate concerns for VOCs, SVOCs, and petroleum impacts. The building is currently vacant and in visibly deteriorated condition. Exterior walls are discolored from years of weather exposure, vegetation is growing heavily around the structure and through cracks in the pavement, and the roof shows clear rusting and deterioration. There is no fencing around the property, leaving the structure open to trespass and accelerating its decline.

c. Identifying Additional Sites: SWAPDD will identify and prioritize brownfield sites by working with residents and community partners to develop a comprehensive evaluation tool. This framework will incorporate municipal records, planning authority input, on-site inspections, and census data to assess site eligibility, redevelopment potential, and areas of highest socioeconomic need. Sites will be ranked based on clear criteria, including barriers to revitalization, expected economic and community benefits, readiness for assessment or cleanup, and consistency with local development goals. After work is completed at the initial priority site(s), additional high-impact sites will be advanced to maximize community revitalization and the effective use of grant resources. If funding remains once the target area has been fully assessed, the same process will be used to identify and address additional sites that offer meaningful benefits to vulnerable populations across SWAPDD's geographic boundary.

Revitalization of the Target Area. d. Reuse Strategy and Alignment with Revitalization Plans:

The projected reuse of each priority site is centered on returning these long-vacant downtown properties to **productive commercial, retail, and mixed-use purposes** that directly support local and regional planning goals. **Former Walnut Hill Telephone** redevelopment plans include reuse of the existing building and associated parking as an attractive office building for mineral extraction and refining companies that will be seeking space in the near future. The **Former Grocery and Gas Station** is strategically located at the intersection of Spruce Street and US Hwy 82, the main highway extending through town. With multiple driveways and over 150 feet of road frontage, the former Grocery and Gas location can accommodate a supply house servicing the mineral extraction companies in the area. **Former Pittsburgh Paint**, with its ample square footage and space for off-street parking has reuse plans that include a job-training facility to prepare existing and new area residents for the upcoming industrial job growth. The *Lafayette County Comprehensive Plan* calls for **promoting commercial and industrial growth (Goal 4)** and **encouraging development that follows smart-growth and sustainability principles, including reinvestment in existing mixed-use areas (Goal 5)**. Similarly, the *SWAPDD CEDS* emphasizes supporting small business development and attracting tourism as key paths to regional economic resilience. Revitalization of the priority site buildings aligns with these priorities by reinvesting in historic downtown structures and creating opportunities for new storefronts, small business spaces, and flexible commercial or mixed-use redevelopment. Anticipated to create a domino effect, assessment and redevelopment of these priority sites will spur further investment in the downtown. These reuse strategies strengthen the Main Street corridor, support further existing building reuse, and advance the long-term plans for sustainable economic growth.

e. Outcomes and Benefits of Reuse Strategy: The reuse strategy for the priority sites is expected to generate substantial long-term benefits for the target area by stimulating economic activity, supporting new business growth, particularly in the mineral extraction and refinement industry, and improving community resilience. Lafayette County faces a **9% unemployment rate**, significantly higher than the national rate of 5%, underscoring the need for new job opportunities and reinvestment in the local economy.² Cleanup and redevelopment of the Main Street corridor

² US Census: 2019–2023 American Community Survey

will help attract new retail, mixed-use, and commercial enterprises, creating stable quality jobs for local residents and increasing the circulation of dollars within the community. In addition to long-term employment gains, redevelopment activities will generate short-term construction and trades jobs, providing immediate economic benefits. Collectively, these outcomes will help restore the City's economic vitality and position the community for sustained, future-focused growth.

Beyond economic benefits, redevelopment presents opportunities to improve environmental and extreme weather resilience. Consistent with Goal 5 of the County Comprehensive Plan, new and rehabilitated buildings will be encouraged to **incorporate passive design elements, energy-efficient retrofits, and modernized building systems that reduce energy consumption and operational costs**. Redevelopment will also promote the use of durable, storm-resistant materials, improved site drainage, and other hazard-mitigation features that **reduce vulnerability to extreme weather events and natural disasters** increasingly affecting rural Arkansas. In addition, SWAPDD will encourage all developers to use **renewable energy** such as solar panels in their reuses. Together, these outcomes will ensure that revitalizing the priority sites supports economic recovery while building a more sustainable, resilient, and future-ready Lewisville.

Strategy for Leveraging Resources. f. Resources Needed for Site Reuse: A variety of funding programs are available for SWAPDD to apply for aid in redevelopment, infrastructure improvements, community facilities, and economic development. **Community Development Block Grant (CDBG)** funding is available, which can support the removal of blight, demolition, infrastructure upgrades, and redevelopment activities that may follow the environmental assessment and cleanup process. Rural communities within the SWAPDD service area are also strong candidates for **USDA Rural Development's Community Facilities Program**, which provides loans and grants for projects that align with brownfield reuse strategies. The region has access to **Economic Development Administration (EDA)** funding to advance job creation and economic resiliency. EDA resources can be used to support infrastructure, site preparation, and catalytic redevelopment projects once site conditions are better understood through this assessment grant. By completing environmental assessments through this EPA grant, SWAPDD will significantly increase the readiness of priority sites for reuse, reducing uncertainty for investors and making these locations more competitive for state and federal programs. This assessment work will serve as a catalyst, unlocking additional funding for cleanup, supporting applications for EPA Brownfields Cleanup funding, and positioning communities to pursue investment.

g. Use of Existing Infrastructure: Redevelopment of the priority sites will make full and efficient use of the existing infrastructure already in place. The target area is served by established water and sewer utilities, roadway access, existing electrical and broadband service, and functioning drainage systems, all of which are sufficient to support the project. Should infrastructure funding needs arise during redevelopment, they will be addressed through future private investment or through complementary economic development and revitalization funding sources.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community's Need for Funding: The City faces significant economic and demographic challenges that limit its ability to independently address longstanding environmental concerns. **The target area is a small, rural community with a population of only 937 residents** and has limited revenue capacity.³ Economic hardship is widespread: **33% of residents live below the poverty level**, nearly three times the national rate of 12%, and the **median household income is \$24,552**, compared to \$78,538 nationally.³ These conditions contribute to a chronically low tax base that restricts the City's ability to fund environmental assessment or redevelopment activities. Unemployment in the area is also elevated, with the **countywide**

unemployment rate reaching 9%, significantly higher than the national rate of 5%, underscoring the need for investment that can stimulate economic activity and job creation.³

Neither the City nor county has discretionary or dedicated funding to address brownfield sites, and both local governments must prioritize essential services such as public safety, utilities, and basic operations. As a regional planning organization funded primarily through grants, the Southwest Arkansas Planning and Development District (SWAPDD) similarly lacks the financial resources to conduct environmental assessments without federal assistance. Decades of disinvestment tied to the decline of the local oil industry have left the City with multiple suspected brownfield properties that continue to hinder revitalization efforts, yet the community has no feasible funding mechanism to address them. An EPA Brownfields Assessment Grant is therefore essential to help the City and SWAPDD investigate environmental conditions, plan for safe reuse, and overcome the financial barriers that prevent this disadvantaged rural community from addressing environmental risks and pursuing economic recovery.

b. Health or Welfare of Sensitive Populations: The target area's sensitive population includes females, the elderly, and the impoverished. In the target area, females make up **54% of the population** (US 50%), and the area also has a high proportion of elderly residents: **27%** (US 20%).³ In addition to these sensitive populations, **over half of residents are Black: 52%** (US 12%).³ These demographic groups often experience heightened vulnerability to the environmental and economic stressors associated with long-abandoned and potentially contaminated properties. Economic hardships are widespread. The **median family income is \$59,750**, well below the national median of \$96,922, and **27% of families live below the poverty level** (US 8%).³ For families with related children under 18, poverty is especially severe, with **50% living below the poverty threshold**, compared to 13% nationally.³ SNAP usage is also elevated, with **15% of households** relying on food assistance (US 11%).³ Educational attainment presents a further challenge with **23% of adults ages 25 and older lacking a high school diploma (US 5%)**.⁴ These socioeconomic conditions directly intersect with public safety issues. The target area ranks in the **4th percentile for safety nationwide**, meaning it is safer than just 4% of US cities. The crime rate is **63.76 incidents per 1,000 residents**, and a person's likelihood of being a crime victim ranges from **1 in 14** in southwest Lewisville neighborhoods to **1 in 18** in the northwest.⁵ Research consistently links high poverty and low educational attainment with elevated crime rates.⁶ In the City, long-abandoned Main Street structures contribute to unsafe conditions, poor visibility, limited economic presence, and physical environments that enable illicit activity, further heightening risks for residents.

This Brownfields Assessment Grant will help the City and SWAPDD investigate and prepare long-neglected properties for safe redevelopment. Reusing the priority sites for office, retail, and job-training purposes will reduce blight, improve safety, and restore activity along Main Street. Returning these buildings to productive use will boost foot traffic, strengthen community presence, and create space for small businesses and services. Together, these improvements will support a safer, more vibrant downtown and enhance the well-being of the City's most vulnerable residents.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Health indicators show that **adult asthma prevalence in the target area is 11%**, higher than the national rate of 9%.⁷ County-level data (city-level data not available) shows that cancer prevalence is also elevated,

³ US Census: 2019–2023 American Community Survey

⁴ public-environmental-data-partners.github.io/j40-cejst-2/en/#9.76/33.2476/-93.6816

⁵ crimegrade.org/safest-places-in-lewisville-ar/

⁶ pmc.ncbi.nlm.nih.gov/articles/PMC5365088/

⁷ experience.arcgis.com/experience/22c7182a162d45788dd52a2362f8ed65

with **cancer incidence at 453.9 cases per 100,000 residents**, higher than the **US rate of 444.4 per 100,000**.⁸ In addition, the county-level **infant mortality rate is 8.3 deaths per 1,000 live births**, significantly above the national average of 5.4.⁹ These patterns reflect persistent disparities in chronic disease, maternal and child health outcomes, and long-term community wellness. Many of these conditions are strongly associated with challenges in the target area, including high poverty, low educational attainment, and aging infrastructure. The combination of deteriorated buildings, economic strain, and a lack of local resources contribute to environmental and social stressors that can intensify chronic illnesses such as asthma, cancer, and adverse birth outcomes. Compounding these challenges is the presence of old, underused commercial structures in the **downtown corridor that may contain hazardous building materials, including ACM and LBP, and potential VOCs from historic gasoline, auto repair, dry cleaning, and printing operations**. ACM, LBP, and VOCs are widely recognized for their potential respiratory, carcinogenic, and developmental health impacts when present in deteriorating structures or contaminated soils. In a community already experiencing above-average rates of asthma and cancer, and infant mortality levels well above the national average, the uncertainty surrounding these environmental conditions heightens resident vulnerability and underscores the need for thorough site assessment. As the sites are prepared for reuse, the removal of deteriorated structures and the redevelopment of vacant parcels will help improve overall neighborhood conditions by reducing blight, increasing safety, and supporting healthier environments.

d. Economically Impoverished/Disproportionately Impacted Populations: The target area has suffered from decades of economic contraction that has left the community with abandoned buildings, limited employment opportunities, and diminished public funding for community improvements. These conditions are compounded by high numbers of disproportionately impacted sensitive populations including higher concentrations of elderly residents, female-headed households, and minority residents. These populations contend with interconnected challenges related to **low educational attainment, elevated crime rates, and persistent poverty, all of which reduce community capacity to advocate for or invest in environmental improvements**. Long-abandoned downtown structures and idle commercial properties disproportionately affect those with the fewest resources by contributing to unsafe conditions, limiting access to goods and services, and suppressing local economic activity. Similarly, the presence of deteriorated historic buildings that may contain ACM, LBP, and legacy petroleum-related contaminants introduces environmental uncertainty in the areas where residents live, work, and travel.

The EPA Brownfields Assessment Grant will help reduce these disproportionate impacts by funding environmental investigations the City and SWAPDD cannot undertake alone. Assessments will identify hazards at long-neglected sites, guide decisions that avoid further burden on vulnerable households, and lay the groundwork for reinvestment in the community's most blighted areas. As these properties are prepared for reuse, their transition into active commercial and mixed-use spaces will help restore Main Street as a safe and economically vibrant center, supporting local businesses and improving daily life for those most affected by disinvestment. The project directly addresses environmental uncertainties, reduces blight and safety concerns, and creates pathways for revitalization for economically distressed residents.

Community Engagement. e. Project Involvement & f. Project Roles: These project partners will play a central role by supporting site selection, collaborating on cleanup planning and outreach, and helping shape future reuse of the priority sites through active participation in decision-making.

⁸ www.cancer-rates.com/ar/

⁹ www.countyhealthrankings.org/health-data/arkansas?year=2025

Organization & mission	Point of contact	Specific involvement in the project or assistance provided
Lafayette County Leadership. Promote economic development and improve quality of life in the county for all residents.	Chantell Jones, President chantell.dunbar@lafayet tecountylc.org	Assistance/Decision Making: Promote project to county leaders; identify sites
Planning City Coalition. Guide the development and growth of the city by ensuring that land use and development align with the community's long-term vision.	Evelyn Trammell [REDACTED]	Assistance/Decision Making: Outreach and education for residents and partners through presentations and meetings
First Baptist Church. Share the Gospel, love neighbors, and foster community through biblical teaching.	Terry Branham lewfbcb@whiti.net	Assistance/Decision Making: Provide space for public meetings; outreach assistance for residents
Saint James Baptist Church. Win souls with a true teaching of the Word of God. Dare to be different. Nontraditional atmosphere where everyone is someone in the house of God.	Casondra Henry [REDACTED]	Assistance/Decision Making: Provide space for public meetings; outreach assistance for residents

g. Incorporating Community Input: SWAPDD informed the public of its intent to apply for an EPA Brownfields Assessment Grant at its open board meeting on December 10, 2025. SWAPDD will maintain an open and accessible communication process to ensure that City residents, community organizations, and project partners remain actively informed and engaged throughout the grant period. A Community Involvement Plan (CIP) will be developed to outline the project background, anticipated engagement activities, key project personnel, and a schedule of outreach events. The CIP will be available for public review at City Hall and on SWAPDD's Brownfields Program webpage. The Brownfield Project Team (BPT) will meet quarterly to review public comments, site nominations, and community concerns. All feedback received from residents, whether in person, online, or through mailed submissions, will be documented in meeting minutes, discussed by the BPT, and posted on SWAPDD's Brownfields Program webpage. Quarterly project updates will also be shared on the SWAPDD's Facebook page and website, allowing residents to follow progress, learn about upcoming activities, and provide feedback at any time. Recognizing that many residents have limited transportation or internet access, SWAPDD will use several non-digital and non-meeting-based methods to ensure that all community members can participate meaningfully. Flyers describing the project, progress to date, and opportunities for input will be distributed at public locations and community events. Comments submitted at public meetings, through the website, by email, by phone, or through mailed correspondence will be reviewed by the BPT, incorporated into quarterly meeting discussions, and used to guide decisions regarding site prioritization and project implementation. When individual questions or concerns require a direct response, SWAPDD will respond within two weeks of receipt to ensure timely communication with residents. Responses to community input and resulting project decisions will also be posted to the Brownfields Program webpage so residents can see how their feedback shaped the project. This approach will provide residents with continuous opportunities to stay informed, offer input, and participate in the revitalization of the City's Main Street and surrounding areas.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs:

Task 1: Outreach	
a.	<i>Project Implementation: EPA-funded:</i> Community Involvement Plan (CIP), outreach materials, Brownfield (BF) project webpage, and social media posts will be developed by SWAPDD's BF Project Manager with assistance from the qualified environmental professional (QEP). SWAPDD staff will lead the community/educational meetings discussing project plans and updates. Supplies: printing of outreach materials and office supplies to manage the grant.

b.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q1 & Q3 in Y1–3 and Q2 in Y4. BF webpage and outreach materials created in Q1 and posted throughout the grant project.
c.	<i>Task/Activity Lead:</i> SWAPDD: Jimmy Parker, Brownfield Project Manager
d.	<i>Outputs:</i> CIP, BF webpage, 7 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
Task 2: Site Inventory& Assessment	
a.	<i>Project Implementation: EPA-funded:</i> The SWAPDD BF Project Director will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by SWAPDD staff using GIS and the property appraiser’s website. QEP will work with SWAPDD staff to create an evaluation ranking tool to determine the order the sites will be addressed. The QEP conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase I; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Sampling and Analysis Plan (SAP). Prior to assessment, site-access agreements and property-eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Meeting held in Q1 will continue the preliminary inventory process. Evaluation ranking process and assessments begin in Q2 and continue throughout the grant period.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the SWAPDD Brownfield Project Director, Renee Dycus.
d.	<i>Outputs:</i> Evaluation ranking tool, site inventory list, 11 Phase I ESAs, 1 Generic QAPP, 6 Phase II ESAs including SAP, site-access agreements, property-eligibility determinations, Section 106 determinations (if applicable).
Task 3: Cleanup Planning	
a.	<i>Project Implementation:</i> Projects identified for cleanup. EPA-funded: The QEP will prepare the Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The QEP will assist the SWAPDD in hosting charrettes/vision sessions. A planner will create the following EPA-approved planning documents: BF Revitalization Plan, Site Reuse Assessments, and Land Use Assessments.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in Q6 and will continue throughout the grant project.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the SWAPDD: Renee Dycus BF Project Director.
d.	<i>Outputs:</i> 3 ABCAs, 2 vision sessions, 2 Site Reuse Assessments, 1 BF Revitalization Plan, 2 Land Use Assessments
Task 4: Programmatic Support	
a.	<i>Project Implementation: Non-EPA-funded:</i> Using its own funding, SWAPDD will procure a QEP to assist with the BF Grant project. EPA-funded: SWAPDD’s BF Project Manager will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. 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.
b.	<i>Anticipated Project Schedule:</i> Procure QEP in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.
c.	<i>Task/Activity Lead:</i> SWAPDD: Jimmy Parker, Brownfield Project Manager
d.	<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.

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 the specific tasks.* The budget for this project includes travel, supplies, conference fees (other), and contractual costs only. No administrative costs are included in the budget. **Of the budget, 51% will be spent on site-specific work and 32% for area-wide planning activities.** **Personnel pay rates average \$60 per hour. This rate includes fringe benefits.**

Task 1 Outreach: Personnel (\$60/hr): CIP \$2,400 (40 hrs); BF webpage, outreach brochure/handouts, social media posts \$1,200 (20 hrs); 7 community/educational meetings \$4,200 (10 hrs per meeting to include preparation and execution; \$600 each meeting). Contractual: CIP \$2,080 (13 hrs × \$160); BF webpage, outreach brochure/handouts, social media posts \$2,080 (13 hrs × \$160); 7 community/educational meetings \$7,840 (\$1,120 per mtg.; 7 hours per meeting to include preparation and execution × \$160). Supplies: \$1,760 (\$600 [600 printouts at \$1 each]; \$800 [8 display board printouts at \$100 each]; pens, markers, paper \$360).

Task 2 Site Inventory & Assessment: Personnel (\$60/hr): Report review \$1,080 (1 hr per report; 18 reports); site inventory management \$4,080 (80 hrs). Contractual: BF site inventory and evaluation ranking tool creation \$16,000 (100 hrs × \$160); 11 Phase I ESAs \$49,500 (\$4,500 each); 1 Generic QAPP \$7,000; 6 Phase II ESAs including SAP \$180,000 (\$30,000 each).

Task 3 Cleanup Planning: Personnel (\$60/hr): vision sessions/charettes \$1,200 (20 hrs); report review \$960 (2 hrs/report; 8 reports). Contractual: 3 ABCAs \$19,200 (\$6,400 each); 2 vision sessions \$4,800 (\$2,400/meeting); 2 Site Reuse Assessment \$60,000 (\$30,000 each [Senior Planner: 50 hrs × \$200; PM Planner: 75 hrs × \$175; Support Personnel: 55 hrs × \$125]); 2 Land Use Assessments \$14,000 (\$7,000 each [Senior Planner: 15 hrs × \$200; PM Planner: 15 hrs × \$175; Support Personnel: 11 hrs × \$125]); 1 BF Revitalization Plan \$80,000 (Principal Planner: 100 hrs × \$250; Senior Planner: 100 hrs × \$200; PM Planner: 125 hrs × \$175; Support Personnel: 105 hrs × \$125).

Task 4 Program Management: Personnel (\$60/hr): ACRES database reporting, yearly financial reporting, quarterly reporting \$7,800 (130 hrs). Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$19,200 (120 hrs × \$160). Travel: 2 staff to attend 3 conferences for a total of \$11,100 (flights at \$800, 3 nights in hotel at \$250/night, incidentals and per diem at \$75 per day × 4 days × 2 staff × 3 events). Other: \$1,800 conference registration (\$300 per event per person).

Category	Tasks				Totals
	<i>Outreach</i>	<i>Site Inventory & Assessment</i>	<i>Cleanup Planning</i>	<i>Program Management</i>	
Personnel	\$7,800	\$5,880	\$2,160	\$7,800	\$23,640
Travel				\$11,100	\$11,100
Other				\$1,800	\$1,800
Supplies	\$1,760				\$1,760
Contractual	\$12,000	\$252,500	\$178,000	\$19,200	\$461,700
Total Budget	\$21,560	\$258,380	\$180,160	\$39,900	\$500,000

f. Plan to Measure and Evaluate Environmental Progress and Results: To ensure timely project completion, SWAPDD’s internal Brownfield Team, including the QEP, will meet quarterly to track **outputs identified in 3.d.** and will record progress using Excel to track the scope of work, goals, and objectives. SWAPDD will submit quarterly and annual reports to the EPA. Project expenditures and activities will be monitored quarterly against the four-year timeline. Site-specific information will be recorded in the ACRES database. Key performance indicators/outputs, such as the number of neighborhood meetings, community groups and partners meetings; environmental assessments; and cleanup plans, will be tracked. Additionally, outcomes like community participation, acres assessed, acres made ready for reuse, redevelopment dollars leveraged, and jobs created will be monitored. SWAPDD will prevent delays through monthly coordination with the EPA Project Officer and, if needed, a Corrective Action Plan to keep the project on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: Southwest Arkansas Planning & Development District (SWAPDD) has the staff capacity and institutional experience to effectively manage all programmatic, administrative, and financial requirements of an EPA Brownfields Grant. Serving 12 counties and 65 municipalities across the region, SWAPDD routinely administers complex federal and state programs for a population exceeding 227,000. Its established Community and Economic Development division ensures efficient implementation and full EPA compliance. **Ms. Renee Dycus**, SWAPDD Administrator and **Brownfields Program Director**, brings more than 35 years of experience overseeing agency operations and will ensure compliance with all federal administrative and financial requirements. **Mr. Jimmy Parker**, Special Projects Coordinator, will serve as **Brownfields Project Manager** and primary point of contact, overseeing day-to-day implementation and coordination. **Ms. Christina Tate**, Staff Accountant, will manage all grant financial transactions and ASAP.gov drawdowns as the **Brownfields Finance Manager**, supported by 15 years of grant accounting and compliance experience. SWAPDD has successfully managed EPA Brownfields Assessment Grants in FY13, FY20, and FY24, consistently meeting all technical, financial, and reporting requirements. A qualified environmental professional (QEP) will assist with the technical portions of the project.

d. Acquiring Additional Resources: Using local contracting requirements and procurement process, SWAPDD will procure a QEP to assist with technical and reporting portions of the Brownfields Assessment Grant, in addition to any other contractors needed to complete the project. SWAPDD will ensure compliance with the EPA's Professional Service procurement process.

Past Performance and Accomplishments. e. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: SWAPDD has successfully implemented two prior EPA Brownfields Assessment Grants and continues to maintain strong performance on its current award. Under the **FY2013 \$400,000 Assessment Grant**, SWAPDD completed **20 Phase I ESAs** and **20 Phase II ESAs** across the district. One assessed site, the former Howard County Hospital, advanced to cleanup and abatement through two Arkansas Department of Environmental Quality (ADEQ) Abatement Grants. SWAPDD was awarded a **FY2020 \$300,000 Assessment Grant**. The outputs of this grant were **14 Phase I ESAs, 12 Phase II ESAs, and one cleanup plan**. Notably, the former Warner Brown Hospital property in El Dorado underwent Phase I and Phase II ESAs, positioning SWAPDD for a successful **FY2024 Cleanup Grant, in the amount of \$2,000,000**. To date, SWAPDD has procured a QEP and abatement contractor, finalized the ABCA, held a public meeting, prepared a Cleanup QAPP, developed abatement specifications, began abatement activities, and submitted timely quarterly performance reports.

(2) Compliance with Grant Requirements: SWAPDD has a strong track record of meeting EPA's administrative, financial, and reporting requirements. During the **FY2013 Assessment Grant**, SWAPDD maintained full compliance with the approved workplan, schedule, and grant conditions. The grant was extended for one year to use remaining funds for additional site assessments and planning. All quarterly performance reports, ACRES reporting, and deliverables were submitted on time, and the full grant amount was successfully expended prior to closeout in 2018. SWAPDD maintained the same level of compliance under the **FY2020 Assessment Grant**. The grant closed in 2023 with all funding expended. The **FY2024 Cleanup Grant** has similarly remained in full compliance, with timely submission of technical plans, public involvement materials, procurement documentation, and reporting. Across all awards, SWAPDD has consistently demonstrated strong oversight, timely performance, accurate reporting, and adaptability while maintaining full compliance with EPA requirements.

Threshold Criteria

1. Applicant Eligibility

- a. Southwest Arkansas Planning & Development District, Inc. (SWAPDD), is eligible to apply for the EPA Brownfields Assessment Grant as a nonprofit organization as described in section 501(c)(3) of the Internal Revenue Code. Please see attached 501(c)(3) nonprofit documentation.
- b. SWAPDD is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

SWAPDD informed the public of its intent to apply for an EPA Brownfields Assessment Grant at its open board meeting on December 10, 2025. SWAPDD will maintain an open and accessible communication process to ensure that City residents, community organizations, and project partners remain actively informed and engaged throughout the grant period. A Community Involvement Plan (CIP) will be developed to outline the project background, anticipated engagement activities, key project personnel, and a schedule of outreach events. The CIP will be available for public review at City Hall and on SWAPDD's Brownfields Program webpage. The Brownfield Project Team (BPT) will meet quarterly to review public comments, site nominations, and community concerns. All feedback received from residents, whether in person, online, or through mailed submissions, will be documented in meeting minutes, discussed by the BPT, and posted on SWAPDD's Brownfields Program webpage. Quarterly project updates will also be shared on the SWAPDD's Facebook page and website, allowing residents to follow progress, learn about upcoming activities, and provide feedback at any time. Recognizing that many residents have limited transportation or internet access, SWAPDD will use several non-digital and non-meeting-based methods to ensure that all community members can participate meaningfully. Flyers describing the project, progress to date, and opportunities for input will be distributed at public locations and community events. Comments submitted at public meetings, through the website, by email, by phone, or through mailed correspondence will be reviewed by the BPT, incorporated into quarterly meeting discussions, and used to guide decisions regarding site prioritization and project implementation. When individual questions or concerns require a direct response, SWAPDD will respond within two weeks of receipt to ensure timely communication with residents. Responses to community input and resulting project decisions will also be posted to the Brownfields Program webpage so residents can see how their feedback shaped the project. This approach will provide residents with continuous opportunities to stay informed, offer input, and participate in the revitalization of the City's Main Street and surrounding areas.

3. Expenditure of Existing Grant Funds

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

4. Contractors and Named Subrecipients

Not Applicable.