



1. Applicant Identification

City of Crossett  
201 Main Street  
Crossett, AR 71635

2. Website URL: <https://cityofcrossett.ar.gov>

3. Funding Requested

- a. Grant Type: Multipurpose
- b. Federal Funds Requested: \$1,000,000

4. Location

a) City of Crossett, b) Ashley County, c) Arkansas

5. Target Area and Priority Site Information

Target Area: Crossett city limits

Priority Sites:

Assessment Sites:

- Crossett Auditorium – 1100 Main St, Crossett, AR 71635
- Crossett Learning Center – 305 Oak Street, Crossett, AR 71635

Cleanup Site:

- Crossett Municipal Building – 307 Main Street, Crossett, AR 71635

6. Contacts

a. Project Director

Mike Smith, Executive Director, Crossett Economic Development Foundation  
870-364-8745  
[mike@cityofcrossett.net](mailto:mike@cityofcrossett.net)  
125 Main Street  
Crossett, AR 71635

b. Chief Executive/Highest Ranking Elected Official

Crystal Marshall, Mayor  
870-364-8645  
[mayormarshall@cityofcrossett.com](mailto:mayormarshall@cityofcrossett.com)  
201 Main Street  
Crossett, AR 71635

7. Population

City of Crossett, AR: 4,719 (US Census 2019–2023 American Community Survey)



8. Other Factors

<b>Other Factors</b>	<b>Page #</b>
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
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
At least 20% 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.	10, 11
The target area 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.

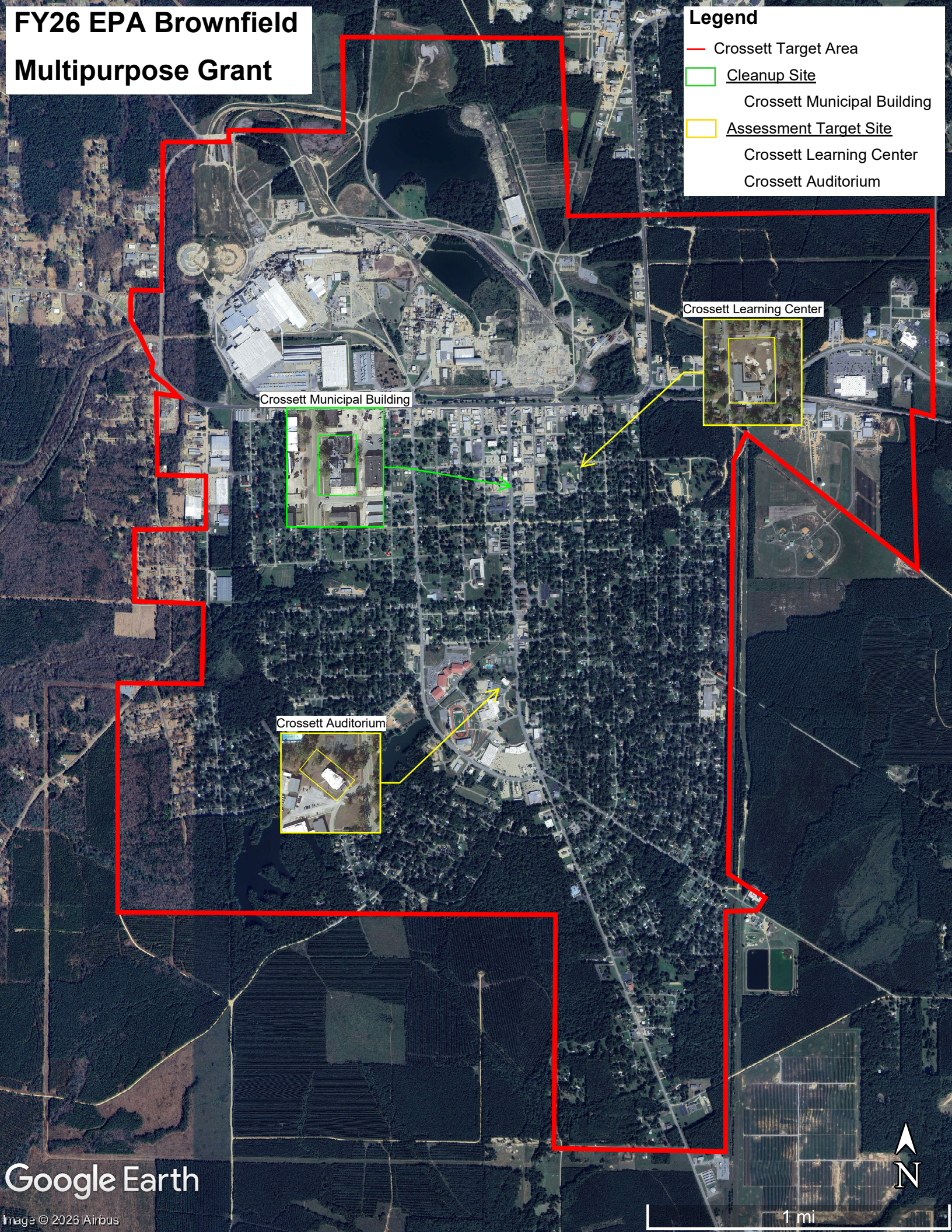
10. Releasing Copies of Applications

Not Applicable.

# FY26 EPA Brownfield Multipurpose Grant

**Legend**

- Crossett Target Area
- Cleanup Site
- Crossett Municipal Building
- Assessment Target Site
- Crossett Learning Center
- Crossett Auditorium



Crossett Municipal Building

Crossett Learning Center

Crossett Auditorium



**DIVISION OF  
ENVIRONMENTAL QUALITY**

Sarah Huckabee Sanders  
GOVERNOR

Shane E. Khoury  
SECRETARY

December 4, 2025

Electronic Mail Only

Crystal Marshall, Mayor  
City of Crossett  
201 Main Street  
Crossett, Arkansas 71635

**RE: Letter of Support for Federal Fiscal Year (FFY) 2026 EPA Brownfield  
Multipurpose Grant Application**

Dear Mayor Marshall:

The Division of Environmental Quality Office of Land Resources (DEQ) is pleased to submit this letter in support of the City of Crossett's application for a Brownfield Multipurpose Grant in Federal Fiscal Year 2026.

As the state response program, DEQ's Arkansas Brownfield Program will continue to support local efforts by providing technical assistance and regulatory oversight, as well as Targeted Brownfield Assessments when funding is available. Properties assessed or remediated by the City of Crossett may also be eligible for participation in the Arkansas Brownfield Program to obtain liability protections under Arkansas law or to obtain additional funding for remedial actions.

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

Sincerely,

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

Addie McClain, Brownfield Program Coordinator  
Division of Environmental Quality



**City of Crossett, AR**

**FY26 Brownfield Multipurpose Grant  
Narrative**



## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**Target Area and Brownfields.** a. Overview of Brownfield Challenges and Description of Target Area: Incorporated on April 22, 1903, the City of Crossett (City) was established as a company town built around the Crossett Lumber Company. Founded in 1899 by three investors from Davenport, Iowa, Crossett Lumber began by building the city's first pine mill. The company quickly became the largest lumber operation in the state, shaping the town's economy, infrastructure, and identity. The City remained a company-owned town until 1946, when it became open to the community. Crossett's growth was closely tied to the timber industry, and in 1962, the Crossett Lumber Company was acquired by Georgia-Pacific, which expanded local operations to include paper and chemical manufacturing. This industrial evolution earned Crossett the title "Forestry Capital of the South," a reflection of its regional prominence and commitment to forest management practices.

Despite its economic contributions, the City has faced significant environmental **brownfield challenges** stemming from legacy industrial activity. The City's Georgia-Pacific plant has long been the subject of pollution allegations, including the release of carcinogenic substances such as **formaldehyde, dioxin, acetaldehyde, and chloroform**. According to EPA's Toxic Release Inventory, the facility emits approximately **1.5 million pounds of toxic chemicals annually**. With EPA oversight, Georgia-Pacific established new air monitoring processes for H<sub>2</sub>S (hydrogen sulfidic gas) along the fence line of the facility and installed a mitigation project to reduce H<sub>2</sub>S emissions and odors from its wastewater discharges.<sup>1</sup> These changes forced the shutdown of some of the paper-manufacturing operations, causing additional job loss.<sup>2</sup> The community still suffers from the remaining potential environmental contaminants, a lack of outside investment, stagnant growth, and decreasing employment opportunities.

The **geographic boundary and target area for this grant application are the city limits**, which includes Opportunity Zone census tract (CT) 05003960600, which covers most of the city limits. **The City is home to a small populace (4,719) with a high percentage of sensitive residents (30% are elderly and 26% of all people living below the poverty level) and minorities (43% are Black).**<sup>3</sup> This area is primed for redevelopment, yet environmental contamination and the cost of cleanup are significant barriers. The City will use EPA Brownfield Multipurpose Grant funding to augment redevelopment plans currently in place to assess environmental concerns, encourage brownfield site reuse, increase tax revenues through site redevelopment, and provide needed employment opportunities.

b. Description of the Priority Brownfield Site(s): Anticipating the EPA Brownfield funding, initial discussions between the City and community partners identified **more than 25 potential sites for assessment**, including industrial facilities, dry cleaners, gas stations, and abandoned buildings throughout the target area. Additional sites will be identified by **residents and project partners** during a grant-funded site inventory. This process will include thoroughly discussing sites and determining how the sites fit into the **City's Brownfield Area-Wide Plan** that will be developed as part of this grant (EPA-approved planning activity). The City has identified **two sites for assessment and one site for cleanup** that are priorities due to their proximity to residents, their immediate redevelopment potential, and having secured site access to begin work as soon as funding is awarded.

The **Crossett Auditorium** (0.75 acres) is the City's first priority site for assessment. This 10,000-square-foot facility, built in 1954, served as a central hub for community life for decades.

<sup>1</sup> <https://www.epa.gov/archive/epa/newsreleases/georgia-pacific-settles-epa-clean-air-act-claims-crossett-ark-facility-will-correct.html>

<sup>2</sup> <https://www.epa.gov/newsreleases/epa-announces-amended-consent-decree-georgia-pacific-new-projects-will-benefit>

<sup>3</sup> US Census 2019-2023 American Community Survey



With seating for nearly 1,000 people, it hosted school programs, cultural events, and civic gatherings, making it the largest public venue in the area. The building has deteriorated significantly in the past few years and is now only used twice a year. The two-story brick structure now exhibits a leaking roof, water damage, broken windows, and a crumbling concrete stairway. Floors and sidewalks are compromised, and the site lacks fencing, creating safety hazards. Its location at the entrance to the Crossett Middle School campus—adjacent to churches, residential neighborhoods, and the city park—makes its blighted condition highly visible and detrimental to community aesthetics and morale. Due to its date of construction, the building is likely to contain **asbestos-containing materials (ACM), lead-based paint (LBP), mold, and petroleum residues** from former heating oil tanks. These contaminants pose risks to public health and must be assessed before redevelopment. The City, which was deeded the property right after it was built by Crossett Lumber, is ready to conduct an environmental assessment to advance remediation and rehabilitation efforts, with the goal of restoring the auditorium as a premier community gathering and event space.

The **Crossett Learning Center** (4.19 acres) is the second priority site for assessment. This property includes a 25,000-square-foot, single-story brick and stone building, a concrete parking area, and a large, fenced greenspace with an older playground. The site operated as an elementary school from the early 1970s until spring 2024, when it was vacated by the district due to potential contamination concerns. Since 2023, the Boys and Girls Club has used one room for after-school programming. Due to its date of construction, the building is likely to contain **ACM and LBP along with other hazardous building materials**. The Crossett School District owns the property and has granted access for future environmental assessment. Recognizing the community's ongoing need for childcare and the shortage of local providers, the school district plans to redevelop the site into a full-time Daycare and Early Learning Center.

The **Crossett Municipal Building** (1.2 acres) is the cleanup site. Constructed in 1953, this 16,000-square-foot structure has served multiple civic functions over the years, including a city library, police station, fire department, and the Ashley County District Court with courtrooms, offices, and a jail. Vacant since the police department relocated in 2016, the building now shows significant interior deterioration, broken windows, and an aging concrete parking area. The property is unfenced along a main walkway, allowing unrestricted access to the property but the building has been secured to prevent access. The site, adjacent to the local post office, retail businesses, and residential areas, poses both safety and redevelopment challenges. Environmental surveys have confirmed the presence of **mold, ACM, and LBP along with other hazardous building materials** that must be abated to enable future redevelopment.

c. Identifying Additional Sites: The City, working closely with residents and project partners, will develop a tool to identify and rank brownfield sites within the target area, prioritizing those that most benefit its sensitive and minority populations. This ranking process will draw on data from the county's property-appraisal website, community input, and US Census information to highlight sites that pose significant challenges such as health disparities and pollution. Additional considerations will include property-owner permission for assessment access and redevelopment potential consistent with the City's long-term plans. Any grant funds remaining after allocation to priority sites will be directed toward additional locations within the geographic boundary that provide the greatest benefit to vulnerable populations.

**Revitalization of the Target Area.** d. Overall Plan for Revitalization: Crossett has outlined clear long-term goals in its **Comprehensive Plan (Plan)**, which focuses on sustainable growth through planned economic development, strong educational resources, building tourism, enhanced



recreational and event spaces, and the development of accessible public facilities for residents while maintaining its small-town historic charm. The Plan is regularly updated to reflect evolving community needs. With the support of the EPA Brownfield Multipurpose Grant, the City will create a Brownfield Area-Wide Plan to guide the strategic vision and reuse opportunities of brownfield sites while aligning with and advancing the City's comprehensive plan to preserve Crossett's historic character.

The **Crossett Auditorium** and the **Municipal Building** have served the community for decades and now require assessment and remediation. The Plan includes objectives to build tourism and create recreational and event space within the City. These objectives align with the proposed reuse of the **Auditorium as a revitalized community and event space** seating 1,000 that will accommodate community events, dance recitals, concerts, and tourism opportunities. The Plan also directs the City to provide accessible essential services and adapt to a growing economic demand. The revitalization of the **Municipal Building into modern offices to expand essential city services** and better serve the growing community will meet this objective.

The **Crossett Learning Center** reuse plan reflects the Plan's goal to develop recreational and educational facilities in advance of need to provide a well-rounded environment for people of all ages. The City has a critical need for daycare, a lack of area preschool opportunities, and an extreme shortage of after-school and summer educational opportunities for the City's youth. In response, the Crossett School District **plans to convert the site into a full-time Daycare and Early Learning Center**, with additional after-school and summer programming in partnership with the Boys and Girls Club, directly addressing a critical need for families and supporting the City's vision for a vibrant, inclusive community.

e. Outcomes and Benefits of Overall Plan for Revitalization: Redeveloping Crossett's priority sites has the potential to transform the economy of this distressed community. Crossett faces challenges including numerous vacant lots, inefficient land use, and environmentally contaminated properties. The revitalization of the **Crossett Auditorium and the Municipal Building** will bring tourism and additional business to area retailers, creating new employment opportunities and tax revenue for the City while restoring two historic buildings. The renovation of the **Learning Center** will generate new employment options, producing up to 10 new jobs while enticing potential new development with the addition of trusted and reliable childcare. Collectively, these three revitalization efforts will generate **economic benefits through construction and remediation jobs**, expand the local tax base, and attract new customers to area businesses—delivering both immediate and long-term value to Crossett. The **Crossett Auditorium and Municipal Building** upgrades will provide significant **noneconomic benefits** by offering larger, improved gathering spaces for community events and tourism and fostering civic pride and connectivity. The **Learning Center** redevelopment addresses a critical shortage of daycare and early education facilities, enabling families to access childcare during working hours throughout the school year and summer. In partnership with the Brownfield Multipurpose Grant, this project will strengthen the local economy and enhance quality of life for all residents for generations to come.

The City will work with developers to ensure that the renovation plans improve environmental resilience, capacity, and sustainability while also retaining historic details of the buildings. The City will also ensure use of **energy-efficient measures** in their redevelopment. By promoting sustainability and encouraging the use of **renewable energy like solar lighting or wind energy**, the revitalization will benefit all residents. A **Brownfield Area-Wide Plan** has been budgeted in this grant and will include steps to improve local resilience to the impacts of **extreme weather events and natural disasters** that the City may face in the future.

**Strategy for Leveraging Resources.** f. Resources Needed for Site Reuse: Crossett has a successful history of leveraging revitalization and redevelopment funding sources for the betterment of its community. The Community Development Block Grant (CDBG) has been a key resource for the City's redevelopment of sites in the target area. Due to these successful grant projects, the City has fostered strong relationships with the award agency, and it will continue to pursue CDBG funding for all priority-site redevelopment. The City will apply for additional EPA Brownfield Cleanup Grants as needed for remediation of sites. Crossett can leverage the Opportunity Zone to attract developer support and to use funds from other community grants for other brownfield redevelopment purposes. Many brownfield sites in the city are on the national registry of historic places and are eligible for Arkansas Historic Preservation Program funds (capped at \$100,000). The City will seek out additional opportunities in the form of state, federal, and private funding to address its need for assessment, cleanup, and redevelopment. This funding will act as a catalyst to stimulate additional brownfield redevelopment funding.

g. Use of Existing Infrastructure: The City is served by public utilities, roadways, and other ancillary support items. Throughout the target area and at the priority sites, infrastructure such as water, sewer, electricity, and broadband is sufficient for redevelopment. The reuse of all three priority site buildings and their already sufficient infrastructure benefits redevelopment time. If additional infrastructure needs arise, the City will look to state and federal funding for assistance.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need.** a. The Community's Need for Funding: The City has a **small population of 4,719** who suffer from **low-income, high unemployment, and high poverty rates.**<sup>4</sup> The target area's **per capita income is \$28,571**, which is significantly less than the national average (\$43,289).<sup>4</sup> In addition, **the median household income for the target area is \$42,792**, well below the national (\$78,538) average.<sup>4</sup> Households that must rely on food stamps / supplemental nutrition assistance program (SNAP) **benefits are at 18%** (US 12%), and **unemployment is at 6%** (US 5%).<sup>4</sup> **More than 1 in every 5 families in Crossett lives in poverty (21% vs. US 9%),** which includes **nearly half of all Crossett children (47% living in poverty vs. US 16%).**<sup>4</sup>

When industry closes, a community's quality of life suffers greatly. The decreased tax base, growing stock of abandoned, vacant buildings, and declining property values have significantly worsened the situation in Crossett. The City's existing funding allocated through the annual budget is used for City services such as fire, medical, and trash. The City is unable to raise taxes to fund any projects, so this much-needed funding from the EPA Brownfield Multipurpose Grant will allow the City to move forward with their redevelopment efforts and vision for a prosperous future for these impoverished residents.

b. Health or Welfare of Sensitive Populations: The target area faces many welfare challenges including blight, low income, and environmental concerns. Sensitive populations within the target area include the elderly, females, and those living in poverty. The target area's population has a high **elderly population at 30%** (US 20%) and is predominantly **female 56%** (US 51%).<sup>4</sup> Extreme poverty levels damper community spirit, with a 1 in every 4 **impoverishment rate for all people (26% vs. US 12%). Families with a female householder and children under the age of 18 suffer the most, with 1 in every 2 living in poverty (50% vs. US 33%).**<sup>4</sup> The target area's **Black population is also more than three times the US average at 43%** (US 12%).<sup>4</sup>

The target area suffers from an abundance of welfare issues such as high crime, low educational attainment (**18% of the target area have a bachelors degree – US 21%**), and high unemployment.<sup>4</sup> **High unemployment** and low educational attainment naturally bring a higher

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<sup>4</sup> US Census 2019–2023 American Community Survey

crime rate to the target area.<sup>5</sup> The target area's incidence of crime is related to an array of intertwined characteristics, including poverty, job access, and historical land use. Abandoned and blighted structures in a target area that suffers from low-income add to increased crime rates. The **violent crime rate in Crossett is 34 (US 23)**, showing that the residents of the City have an almost 50% higher risk of experiencing assault, robbery, or murder than others in the nation.<sup>6</sup> The City's **property crime rate is an astonishing 78, more than double the national rate (US 35)**, painting a bleak picture for resident safety and security regarding burglary, theft, and motor vehicle theft.<sup>6</sup> According to crimegrade.org, **crime will cost the average Crossett household over \$2,425** in 2025. Early education is key to fighting poverty and crime by building foundational cognitive, social, and emotional skills leading to better success, improved health, and effectively breaking cycles of discrimination for distressed families and communities. The redevelopment of the **Crossett Learning Center** into a full-time Daycare and Early Learning Center with after-school and summer programming will begin to build stronger families within the City by offering high-quality early learning in a positive, supportive environment that these distressed families and the community can access year around. The revitalization of the **Crossett Auditorium** will bring new job opportunities not only through all the community events, concerts, and cultural activities it will host, but also to area businesses as tourism builds within the City. The **auditorium** will bring energy back to the area by providing a central physical space for social interaction and activities to help foster social cohesion, a sense of pride and ownership, and economic opportunities. The **Crossett Municipal** building redevelopment will allow the City to employ more staff and provide modern facilities for better access to essential services for its distressed community. Identifying and assessing sites with EPA Brownfield Multipurpose Grant funding will generate a healthier community due to the removal of harmful environmental contaminants and will reinvest confidence, generate a new community event space and employment opportunities, create a brighter education foundation for the City's next generation, and bring the value of togetherness back to this historic community.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Several pollutants of concern are suspected or confirmed around the target area and at the priority sites. Sensitive populations face a significant risk of disease and health conditions such as **cancer, asthma, and birth defects** because of conditions present at brownfield sites. In addition to other environmental concerns, the priority site buildings create an ongoing air quality threat based on their ages and deteriorated conditions as the **LBP and ACM** continue to sit and decay. Additional target-area properties identified include former filling stations and automotive repair shops situated near homes, parks, and churches. Historical releases of hazardous substances and petroleum products from leaking **USTs (74<sup>th</sup> percentile in the state)** can go undetected for years and present a continuing threat for vapor encroachment conditions inside buildings.<sup>5</sup> Many of the compounds are carcinogenic and can lead to cancer.

Lead paint and asbestos exposure typically associated with aging structures pose increased risks to sensitive populations, especially for those children living in high poverty areas like the target area. The target area suffers from a **lead paint indicator in the 86<sup>th</sup> percentile**.<sup>5</sup> Lead exposure can result in severe health and developmental consequences in infants and children, and asbestos exposure can result in many forms of cancer and breathing problems such as asthma. The target area ranks in the **82<sup>nd</sup> percentile for people who have been told that they have asthma**.<sup>7</sup> Asthma rates in children are not tracked in Arkansas, but almost 10% of Arkansas adults have asthma (US

<sup>5</sup> <https://ejamapi-84652557241.us-central1.run.app/report>

<sup>6</sup> <https://www.bestplaces.net/crime/city/arkansas/crossett>

<sup>7</sup> [edgi-govdata-archiving.github.io/j40-cejst-2/en/#10.14/29.7746/-82.3218](https://github.com/edgi-govdata-archiving/edgi-govdata-archiving.github.io/j40-cejst-2/en/#10.14/29.7746/-82.3218)

8%; city-level health data not available).<sup>8</sup> The annual **cancer incidence rate** in Ashley County is 470 incidences per 100,000 population, yet in the nation, only 442.<sup>9</sup> The **cancer mortality rate** in Ashley County is 185.6 per 100,000 compared to the US at 152.5.<sup>9</sup> In Arkansas in 2023, 290 infants died before reaching their first birthday, with Arkansas seeing a rate **increase of nearly 4% between 2013 and 2023 in infant mortality**.<sup>10</sup> Sensitive populations are being exposed to health hazards in their own neighborhoods. The increase of brownfield sites in the target area, including the priority assessment and cleanup sites, suggests a correlation between exposure to hazardous substances, pollutants, and contaminants and the higher incidences of cancer, asthma, and infant mortality. Remediation activities under the Multipurpose Grant will reduce the environmental burdens that lead to a brighter future for this distressed community.

d. Economically Impoverished/Disproportionately Impacted Populations: Due to the negative environmental impacts from past industrial operations, Crossett, Arkansas, faces ongoing challenges that have left the community distressed and economically impoverished. Nearly 30% of Crossett residents live below the poverty line, with poverty rates disproportionately higher among Black residents compared to White residents.<sup>11</sup> The community also struggles with low educational attainment, where fewer than 15% of adults hold a bachelor's degree, and many families rely on public assistance programs such as SNAP.<sup>11</sup> These social burdens are compounded by environmental threats: Crossett has long been associated with pollution from the Georgia-Pacific paper mill, which has raised concerns about air and water quality. Residents face disproportionate exposure to industrial byproducts, aging infrastructure, and environmental hazards such as poor water quality with elevated contaminant levels, even when technically within legal limits. This EPA Brownfields Multipurpose Grant will directly address these inequities by remediating contaminated sites and transforming them into safe, accessible community assets. Redevelopment efforts will reduce environmental risks while fostering tourism, educational opportunities, and job creation—helping to break the cycle of disinvestment. By prioritizing community engagement and collaboration with local partners, the project ensures that Crossett's most vulnerable populations will have a voice in shaping a healthier, more vibrant economic and educational environment, thereby advancing sustainable development and long-term resilience.

**Community Engagement.** e. Prior/Ongoing Community Involvement: The City has meaningfully engaged its residents, school district, area businesses, project partners, and community leaders in discussions about priority brownfield sites and their revitalization for many years through regular community meetings and council sessions. These sites are recognized as critical to the City's future, and community input has consistently shaped redevelopment priorities. The City has built strong relationships with residents, local nonprofits, businesses, and government officials through special meetings and events, ensuring that a variety of voices are represented in planning. Engagement has been expanded through a multipronged outreach strategy that includes traditional media, social media, and public notices, providing transparent updates and opportunities for feedback. On **October 20, 2025**, the City introduced the Brownfield Multipurpose Grant opportunity during a city council meeting, inviting public participation in developing a Brownfield Area-Wide Plan when funding is awarded. Ongoing communication through the City's website and the regional newspaper keeps residents informed of progress. Partnerships with the Crossett Chamber of Commerce and local businesses have further strengthened engagement, as these stakeholders actively assist with assessment and cleanup planning. This collaborative approach

<sup>8</sup> <https://www.lung.org/research/trends-in-lung-disease/asthma-trends-brief>

<sup>9</sup> <https://healthy.arkansas.gov/programs-services/data-statistics-registries/county-health-fact-sheets/>

<sup>10</sup> <https://www.marchofdimes.org/peristats/data?reg=99&top=6&stop=370&lev=1&slev=4&obj=35&sreg=05>

<sup>11</sup> US Census 2019–2023 American Community Survey



City of Crossett, AR  
FY2026 US EPA Brownfields Multipurpose Grant

ensures that community members remain central to decision-making and will continue to guide implementation, transforming contaminated landmarks into safe, accessible assets that reflect the community’s vision for a healthier, more vibrant future.

f. Project Involvement & g. Project Roles: The following project partners will be fully engaged in shaping decisions on site selection, cleanup strategies, and future reuse plans for all brownfield sites, with particular attention to the priority sites.

Name of org.	Mission	Point of contact	Specific involvement in the project or assistance provided
Phoenix Youth and Family Services 501(c)(3)	Provides safe pathways and strong supports for young people in the Arkansas Delta to navigate historic and systemic inequities in resources, power and opportunity	Christie Lindsey, Executive Director, <a href="mailto:clindsey@phoenixyouth.com">clindsey@phoenixyouth.com</a>	<b>Assistance/Decision Making:</b> community outreach and education
Crossett Area Chamber of Commerce 501(c)(6)	Organized to advance the general welfare and prosperity of the Greater Crossett area so that its citizens and all areas of its business community shall prosper	Chris Wall, <a href="mailto:chris@crossettchamber.com">chris@crossettchamber.com</a>	<b>Assistance/Decision Making:</b> site identification and site-reuse planning
Crossett Rotary Club 501(c)(3)	Provides service to others, promotes integrity, and advances world understanding, goodwill, and peace through their fellowship of business, professional, and community leaders	Justin Reed, Member, <a href="mailto:Justin@convoylogistics.com">Justin@convoylogistics.com</a>	<b>Assistance/Decision Making:</b> public meetings or similar events, community outreach/education
Crossett Food Pantry	Provides food to those in need in the Ashley County Delta Area	Martha Murphy, Director, <a href="mailto:foodpantry71635@gmail.com">foodpantry71635@gmail.com</a>	<b>Assistance/Decision Making:</b> community outreach and education
American Legion Post 111	Enhances the well-being of America's veterans, their families, our military, and our communities by our devotion to mutual helpfulness	Steve Riva, Secretary, <a href="mailto:slriva@windstream.net">slriva@windstream.net</a>	<b>Assistance/Decision Making:</b> community education and site inventory
Crossett School District	Fosters a “Tradition of Excellence” by delivering a quality education that prepares students for success in a global society, ensuring engaging learning, competent staff, and a supportive environment where every student can thrive	Debra Barnes <a href="mailto:debra.barnes@crossettschools.org">debra.barnes@crossettschools.org</a>	<b>Assistance/Decision Making:</b> outreach and site-reuse planning of priority-site Crossett Learning Center
Boys & Girls Club	Aims to empower youth, especially those needing support, to become productive, caring, responsible citizens by providing safe spaces, mentors, and programs in education, health, leadership, and arts to help	Lindsey Coulter, CEO [REDACTED]	<b>Assistance/Decision Making:</b> outreach and site-reuse planning of priority-site Crossett Learning Center



	them reach their full potential and build great futures		
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h. **Incorporating Community Input:** The City understands that working closely with the community and business leaders is the key to implementing a successful Brownfields Program. It has worked with these key assets to establish the importance of addressing the environmental concerns at these local landmarks for the last several years. The City announced to the public of its intent to apply for an EPA Brownfields Multipurpose Grant at the city council meeting held on October 20, 2025. The City will cultivate productive and thought-provoking interactions between target-area residents, community organizations, and project partners, especially those directly impacted by the project. The City will continue to solicit valuable input from residents, businesses, and community organizations to help identify potential brownfield sites, as they are the most aware of the City’s needs. The City will create a Community Involvement Plan (CIP), which will provide an event schedule, an outline of planned community engagement activities, a project background, and a list of key players. The CIP will be made available for review at City Hall and on the City’s website and will ensure community engagement.

The City’s **Brownfield Team (BT)**, made up of city staff, will review and evaluate comments, community input, and suggested sites for the inventory during quarterly meetings, recording all community-member suggestions and information in the minutes and posting them on the City’s Brownfield Program webpage. The City’s CIP will incorporate several forms of media. Brownfield updates will be posted to the City’s Facebook page in addition to the City’s Brownfield Program webpage. The City will provide resident **interaction via website and social media in addition to in-person community engagement. As for those residents who have no transportation or internet access**, the City already uses the local newspaper and newsletters with information for other committees and meetings, and signage throughout government and community buildings. The City will disseminate Brownfield Project information through press releases and local newspapers and will update organizations and community members through City Council meetings. All promotional materials with the names and contact information of the City’s BT will be posted on the City’s brownfield webpage, facilitating community-member contact with BT members.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**Description of Tasks/Activities and Outputs:**

<b>Task 1: Outreach &amp; Site Inventory</b>	
a.	<p><i>Project Implementation: EPA-funded:</i> Community Involvement Plan (CIP), outreach materials, Brownfield (BF) webpage, and social media posts will be developed by the City’s BF Project Manager with assistance from the environmental contractor (EC). City staff will lead the community/educational meetings discussing project plans and updates. The City’s BF Project Manager 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 City staff using GIS and the property appraiser’s website. EC will work with City staff to create an evaluation ranking tool to determine the order the sites will be addressed. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.</p>
b.	<p><i>Anticipated Project Schedule:</i> CIP created in 1<sup>st</sup> quarter. Community/educational meetings held 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup> and 18<sup>th</sup> quarters. BF webpage and outreach materials created in 1<sup>st</sup> quarter and posted throughout the grant project. Meeting held in 1<sup>st</sup> quarter</p>



	will continue the preliminary inventory process. Evaluation ranking process begins in 2 <sup>nd</sup> quarter and continues throughout the grant.
c.	<i>Task/Activity Lead:</i> City: Hali McNeice, Grants Coordinator, BF Project Manager
d.	<i>Outputs:</i> CIP, BF webpage, 9 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports, evaluation ranking tool, site inventory list.
<b>Task 2: Assessment</b>	
a.	<i>Project Implementation: EPA-funded:</i> The EC conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; 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> Assessments begin in the 2 <sup>nd</sup> quarter and continue throughout the grant project.
c.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Mike Smith, Executive Director Economic Development, BF Project Director.
d.	<i>Outputs:</i> 15 Phase I ESAs, 1 Generic QAPP, 8 Phase II ESAs including SAP, site access agreements, property eligibility determinations, Section 106 determinations (if applicable).
<b>Task 3: Reuse Planning</b>	
a.	<i>Project Implementation: EPA-funded:</i> Projects identified for cleanup. The EC 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 EC will assist the City in hosting charrettes/visioning sessions. A planner will create the following EPA-approved planning documents: fiscal impact analysis, site reuse visions, resource roadmap, economic impact analysis.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in the 6 <sup>th</sup> quarter and will continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Mike Smith, Executive Director Economic Development, BF Project Director.
d.	<i>Outputs:</i> 4 ABCAs, 4 vision sessions/charrettes, 1 Cleanup QAPP, 1 Abatement Specification, 1 Fiscal Impact Analysis, 2 Site Reuse Visions, 1 Brownfield Area-Wide Plan.
<b>Task 4: Program Management</b>	
a.	<i>Project Implementation: Non-EPA funded:</i> Using its own funding, the City will procure an EC to assist with the BF Grant project. The City’s BF Project Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. <i>EPA-funded:</i> The EC will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the five-year term of the grant. The travel budget allows two staff to attend four BF training conferences/workshops.

b.	<i>Anticipated Project Schedule:</i> Procure EC in 1 <sup>st</sup> quarter. ACRES & quarterly reporting begins in 1 <sup>st</sup> quarter and continues throughout the grant. Annual reporting and forms created in the 5 <sup>th</sup> , 9 <sup>th</sup> , 13 <sup>th</sup> , 17 <sup>th</sup> quarters and final closeout.
c.	<i>Task/Activity Lead:</i> City: Lisa Gullledge, Deputy Treasurer, BF Project Finance Director
d.	<i>Outputs:</i> ACRES database reporting, 5 annual financial reports, 20 quarterly reports, programmatic support for the five-year grant period. Two staff to attend four conferences.
<b>Task 5: Cleanup &amp; Oversight</b>	
a.	<i>Project Implementation: EPA-funded:</i> The City and EC will work with a remediation contractor as they perform site cleanup activities, including contractor mobilization/demobilization and cleanup implementation. The City will work with the EC as they manage the site cleanup activities, perform confirmation sampling, contractor oversight, cleanup reporting, and final remedial action report.
b.	<i>Anticipated Project Schedule:</i> Cleanup implementation 10/2027–12/2027. Final remedial action report 01/2028.
c.	<i>Task/Activity Lead:</i> The remediation contractor will implement cleanup activities with oversight from EC and City: Hali McNeice, Grants Coordinator, BF Program Manager.
d.	<i>Outputs:</i> 1 site ready for reuse, 1 job for oversight, and 14 jobs for cleanup activities, 1 cleanup report, 1 final remedial action report.

e. **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.*

- **Of the budget, 93% will be spent on site-specific work, with 34% on remediation work and 24% on area-wide planning activities.**
- This budget contains contractual, construction, conference registration fees (other), supplies, and travel.

**Task 1 Outreach & Site Inventory:** Contractual: CIP \$3,750 (25 hrs × \$150); BF webpage, outreach brochure/handouts, social media posts \$3,000 (20 hrs × \$150); 9 community/educational meetings \$15,750 (\$1,750 per mtg.; 10 hours per meeting to include preparation and execution × \$175); BF site inventory and evaluation ranking tool creation \$10,500 (60 hrs × \$175). Supplies: \$100 (\$100 [100 printouts at \$1 each]).

**Task 2 Assessment:** Contractual: 15 Phase I ESAs \$66,000 (\$4,400 each); 1 Generic QAPP \$7,000; 8 Phase II ESAs including SAP \$248,000 (\$31,000 each).

**Task 3 Reuse Planning:** Contractual: 4 ABCAs \$33,600 (\$8,400 each); 4 vision sessions \$12,600 (\$3,150/meeting); 1 Cleanup QAPP \$5,000; 1 Abatement Specification \$7,500; 2 Site Reuse Vision \$100,000 (\$50,000 each [Principal Planner: 40 hrs × \$250; Senior Planner: 70 hrs × \$200; PM Planner: 120 hrs × \$175; Support Personnel: 40 hrs × \$125]); 1 Fiscal Impact Analysis \$40,500 (Principal Planner: 40 hrs × \$250; Senior Planner: 100 hrs × \$200; PM Planner: 60 hrs × \$175); 1 Brownfield Area-Wide Plan \$82,750 (Principal Planner: 50 hrs × \$250; Senior Planner: 130 hrs × \$200; PM Planner: 210 hrs × \$175; Support Personnel: 60 hours x \$125).

**Task 4 Program Management:** Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$24,500 (140 hrs × \$175). Travel: 2 staff to attend 4 conferences for a total of \$12,800 (flights at \$800, 2 nights in hotel at \$250/night, incidentals and per diem at \$100 per day × 3 days × 2 staff × 4 events). Other: conference registration at \$1,600 (\$200 each × 2 staff × 4 events)

**Task 5 Cleanup & Oversight:** Construction: **\$255,000** Hazmat Abatement (Mob/Demo: \$10,000; Asbestos Abatement: \$195,000; Lead Remediation: \$15,000; Universal Waste Removal: \$5,000;



and Waste Hauling & Disposal: \$30,000). Contractual: Remediation oversight \$60,000 (40 days x \$1,500); Final Reporting \$10,050 (67 hrs x \$150)

Category	Tasks					Totals
	<i>Outreach &amp; Site Inventory</i>	<i>Assessment</i>	<i>Reuse Planning</i>	<i>Program Management</i>	<i>Cleanup &amp; Oversight</i>	
Travel				\$12,800		\$12,800
Supplies	\$100					\$100
Other				\$1,600		\$1,600
Contractual	\$33,000	\$321,000	\$281,950	\$24,500	\$70,050	\$730,500
Construction					\$255,000	\$255,000
<b>Total Budget</b>	<b>\$33,100</b>	<b>\$321,000</b>	<b>\$281,950</b>	<b>\$38,900</b>	<b>\$325,050</b>	<b>\$1,000,000</b>

**f. Plan to Measure and Evaluate Environmental Progress and Results:** To ensure timely project completion, the City's internal Brownfield Team, including the EC, 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. The City will submit quarterly and annual reports to the EPA. Project expenditures and activities will be monitored quarterly against the five-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. To address potential project delays, the City has contingency plans in place, including monthly communication with the EPA Project Officer and the development of a Corrective Action Plan, if necessary, to ensure the project is completed on schedule.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability.** a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: The City of Crossett is governed by a leadership structure headed by the mayor and city council. The City and the Crossett Economic Development Foundation (CEDF) will lead this grant project together. The City and CEDF will ensure all technical, administrative, and financial aspects of this grant are executed efficiently and in full compliance with federal and state regulations. The Executive Director of Crossett Economic Development Foundation, **Mr. Mike Smith**, will be the **Brownfield Project Director**. Mr. Smith has been the Executive Director for over 23 years and has experience administering Community Development Block Grants, coordinating agency partnerships, budget development, and management of compliance documentation. Mr. Smith has previous experience managing brownfield grants and will oversee the daily activities of this grant. **Ms. Hali McNeice**, who has been the Grants Coordinator for the Economic Development Foundation for 3 years, will be the **Brownfield Project Manager**. **Ms. McNeice** provides logistical coordination, documentation, and reporting support on grants. She assists with stakeholder communication and data management across all projects. Ms. McNeice's responsibilities will include timely and successful expenditure of funds and the completion of the administrative and project management requirements of the grant. **Ms. Lisa Gulledge**, who has been the Deputy Treasurer for the City for the past 28 years, will be the **Brownfield Finance Director**. Ms. Gulledge oversees all the accounting and financial reporting for the City. This includes budget development and presentation to city council, management of grants and financial reporting, budget reports, grant compliance, and preparation of federal and state tax reports. Ms.



Gulledge will be responsible for managing the finances and all draw downs through ASAP.gov for this EPA grant. A qualified environmental contractor (EC) will be used to ensure technical and reporting aspects of the grant implementation are completed accurately.

d. Acquiring Additional Resources: The City will hire a qualified EC to support the technical and reporting aspects of the Brownfield Multipurpose Grant, adhering to EPA's Professional Service procurement process and local contracting requirements. Throughout the project, additional resources or contractors will be acquired as needed. The City recognizes the importance of ensuring that the benefits of this grant extend beyond environmental improvement to meaningful economic and social impacts.

**Past Performance and Accomplishments.** f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements (1) Purpose and Accomplishments: The City has successfully managed multiple federal- and state-funded assistance agreements similar in scope and structure to the proposed Brownfield Multipurpose Grant. In 2023 and 2024, the City was awarded \$100,000 (each year) from the Arkansas Department of Heritage's Arkansas Historic Preservation Program Grant to complete a multiphase HVAC replacement project for preserving the auditorium. This grant was self-administered, and both cycles included bid processes and contract negotiations. The grants closed in May 2024 and 2025, respectively, with all funds expended. In 2018, the City received a combined \$500,000 from the Blue & You Foundation & Arkansas Department of Parks and Tourism's Outdoor Recreation Grant Program. The state grant required a 50/50 local match, which was met through the Blue & You Foundation award. Each entity contributed \$250,000. The grant funds were for community pool renovations: The pool was resurfaced, a zero entry was added for small children, seniors, and handicapped individuals, and a bulkhead was added to convert to 25 yards for regulation swim meets. The diving board was moved to the side to accommodate the swimming lanes, a slide was added, and all plumbing was replaced. All grant activities were self-administered by the City, including coordination of project planning, construction oversight, and compliance with reporting and reimbursement requirements. The project was successfully completed in 2020 with all funds expended.

(2) Compliance with Grant Requirements: For both grants, the City maintained full compliance with all workplans, schedules, and terms and conditions. Reporting was completed accurately and submitted on time, with no issues raised by the awarding agencies. Progress toward expected outcomes was consistently documented and communicated, and no corrective actions were necessary. Both projects have been successfully closed out (2024, 2025, and 2020) with all funding expended. City staff are skilled in project management and will monitor all grant activities to ensure compliance with all financial reporting requirements. Their ability to successfully manage different grant systems will ensure the Brownfield Team can update ACRES and work with ASAP.gov for draw downs.



**City of Crossett, AR**

**FY26 Brownfield Multipurpose Grant  
Threshold Criteria**

## Threshold Criteria

### 1. Applicant Eligibility

- a. The City of Crossett, Arkansas (City), is eligible to apply for an EPA Brownfields Multipurpose Grant as a local government as defined under 2 CFR § 200.64.
- b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

### 2. Community Involvement

The City understands that working closely with the community and business leaders is the key to implementing a successful Brownfields Program. It has worked with these key assets to establish the importance of addressing the environmental concerns at these local landmarks for the last several years. The City announced to the public of its intent to apply for an EPA Brownfields Multipurpose Grant at the city council meeting held on October 20, 2025. The City will cultivate productive and thought-provoking interactions between target-area residents, community organizations, and project partners, especially those directly impacted by the project. The City will continue to solicit valuable input from residents, businesses, and community organizations to help identify potential brownfield sites, as they are the most aware of the City's needs. The City will create a Community Involvement Plan (CIP), which will provide an event schedule, an outline of planned community engagement activities, a project background, and a list of key players. The CIP will be made available for review at City Hall and on the City's website and will ensure community engagement.

The City's **Brownfield Team (BT)**, made up of city staff, will review and evaluate comments, community input, and suggested sites for the inventory during quarterly meetings, recording all community-member suggestions and information in the minutes and posting them on the City's Brownfield Program webpage. The City's CIP will incorporate several forms of media. Brownfield updates will be posted to the City's Facebook page in addition to the City's Brownfield Program webpage. The City will provide resident **interaction via website and social media in addition to in-person community engagement. As for those residents who have no transportation or internet access**, the City already uses the local newspaper and newsletters with information for other committees and meetings, and signage throughout government and community buildings. The City will disseminate Brownfield Project information through press releases and local newspapers and will update organizations and community members through City Council meetings. All promotional materials with the names and contact information of the City's BT will be posted on the City's brownfield webpage, facilitating community-member contact with BT members.

### 3. Target Area

The target area for this Multipurpose Grant application is the city limits of Crossett, AR.

**4. Affirmation of Brownfield Site Ownership**

The City is the sole owner of the Crossett Municipal Building located at 307 Main Street in Crossett, Arkansas, having acquired the property on December 3, 1953, via donation from Crossett Lumber Company. The City affirms that this site meets the CERCLA § 101(39) definition of a brownfield and is:

- a) not listed (or proposed for listing) on the National Priorities List;
- b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c) not subject to the jurisdiction, custody, or control of the US government.

**5. Use of Grant Funds**

The Multipurpose Grant funds will be used to conduct assessment, cleanup, and programmatic support of the Multipurpose Grant. In addition, funds will be used to conduct community outreach, brownfield inventory and prioritization, and remediation/reuse planning, thus moving closer to the overall redevelopment goals of the noted priority sites within the target area. The plan for assessment and cleanup expenditures is presented on the following pages of the narrative portion of this application:

- Remediation of the Crossett Municipal Building – **pages 2, 10, 11**
- Eight (8) Phase II ESA – **pages 9, 10**
- One (1) Brownfields Area-Wide Plan preparation including at least one (1) priority site remediation/feasible reuse planning – **pages 1, 9, 10**

**6. Expenditure of Existing Grant Funds**

The City affirms it does not have an open EPA Brownfields Multipurpose Grant or Assessment Grant.

**7. Contractors and Named Subrecipients**

Not Applicable.