

R07-26-A-007

FRANKLIN COUNTY

COUNTY COMMISSION



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UNION, MISSOURI 63084
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Franklin County Government, Missouri FY2026 Brownfields Community-Wide Assessment Grant Application Narrative Information Sheet

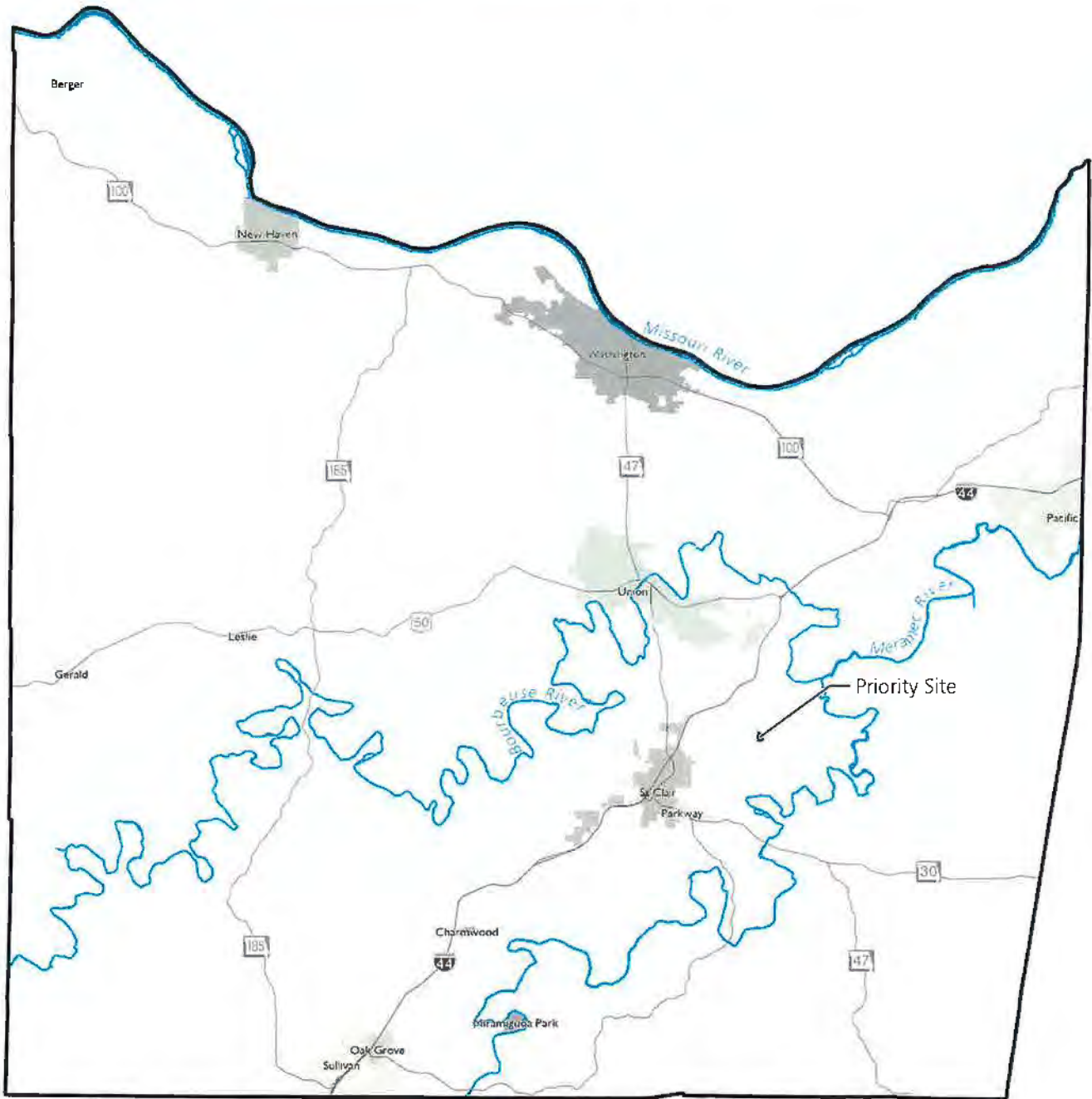
1. **Application Identification:** The proposed recipient of the EPA Community-Wide Assessment Grant monies is the County of Franklin in Missouri with offices located at 400 East Locust, Union, MO 63084
2. **Website URL:** <https://www.franklinmo.org/>
3. **Funding Requested:**
 - a. *Grant Type:* Community-Wide Brownfield Assessment
 - b. *Federal Funds Requested:* \$500,000.00
4. **Location:** The community we propose to serve is Franklin County, Missouri.
 - a. Maps Approximate Address: 928-998 Generally Dr., St. Clair. MO 63077
5. **Target Area and Priority Site Information:** The geographic limits of our project are Franklin County, Missouri. The Target Area is the entirety of Franklin County. The Priority Site of the grant is just outside the city limits of St. Clair, bounded by Hwy TT to the south, private property on the east, west, and north, and railroad track bordering the northern perimeter of the property. The Priority Site is an inactive improperly closed landfill named Generally Hauling Sanitary Landfill (aka Interstate Disposal Systems), a 40-acre non-reclaimed landfill in Franklin County. In addition to the Priority Site, grant funds will be used to conduct an inventory to investigate and determine other priority brownfield sites within the county. The map with the location of the Priority Site is attached to this application for visual reference.

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
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	NA

9. Letter from the State or Tribal Environmental Authority: Franklin County has attached a letter of acknowledgement from the Missouri Department of Natural Resources.

10. Releasing Copies of Application: Not Applicable – The application does not have confidential, privileged, or sensitive information.

Franklin County, Missouri



Map Data

- Municipalities
- Rivers
- County Boundary
- Major Road



Sources: U.S. Census Bureau;
East-West Gateway
Council of Governments



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

Mike Kehoe
Governor

Kurt U. Schaefer
Director

January 16, 2026

Dave Schatz
Presiding Commissioner
Franklin County Commission
400 East Locust Street
Room 206
Union, MO 63084

RE: Small Business Liability Relief and Brownfields Revitalization Act Environmental Protection Agency (EPA) Grants

Dear Presiding Commissioner Schatz:

Please allow this letter to confirm acknowledgment by the Missouri Department of Natural Resources of the intention to apply to EPA for funding by Franklin County authorized under the above-referenced Acts. I understand, acknowledge and support the efforts of Franklin County or any of its constituent agencies or agents intend to utilize such funds for eligible purposes pursuant to the above-referenced Acts if its grant application succeeds.

Franklin County is applying for a FY2026 US EPA Brownfields Assessment Grant.

We expect Franklin County to enroll the cleanup site(s) in the Brownfields\Voluntary Cleanup Program (BVCP) and receive the program's benefits. Of course, we require that each site enroll separately in the BVCP. Nothing in this letter should be construed as automatic acceptance of the sites; standard enrollment procedures still apply.

Sincerely,

Kurt U. Schaefer
Director



(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area: Franklin County is actively seeking a Community-Wide Brownfields Assessment grant to inventory potential brownfield sites throughout the County and conduct Environmental Site Assessments (ESA)s at a Priority Site. The entirety of the County is the Target Area of the grant. The Target Area Inventory and the Priority Site Assessment will be conducted in parallel. The Target Area Inventory will research and identify possible brownfield locations in the County and develop a ranking to inform a site listing and future remediation efforts. To date, the County has not undertaken any level of brownfield analysis. This Inventory will be the first of its kind. The Priority Site Assessment will conduct Level I and Level II ESAs on the Priority Site and develop a reuse plan for the site. The ultimate goal of both the Target Area Inventory and the Priority Site Assessment is cleanup and restoration of brownfield sites for future use, or maintenance as green space, and to make sure these sites no longer impact public health and safety and the environment.

Franklin County is located in east-central Missouri and is 40 miles west of downtown St. Louis. The County is the fourth largest county in the state, 922 square miles in area. Approximately 107,256 people reside in the County. A little over half (53 percent) of this population reside in the 13 incorporated municipalities. Over 80 percent of the land area of the County is classified as agricultural, row crops and livestock. Property adjacent to the I-44/historic Route 66 corridor are assumed to contain transportation-related brownfield sites, such as gas stations, bulk fuel storage as well as historic commercial, manufacturing, or light industrial sites in or next to municipalities. Such sites can impact public health, safety and the natural environment. It can be assumed that the unincorporated portion of the county contains brownfield sites as well.

b. Description of the Priority Brownfield Site(s): To date, an inventory of the Target Area has not been conducted. However, an abandoned landfill has been identified by the County and is the location of the grant's Priority Site Assessment. The Target Area Inventory will identify other sites by starting with the incorporated areas along I-44 then expand to low-income census tracts along rivers and tributaries. Based on data from EnviroAtlas and the Missouri Department of Natural Resources (MDNR) incorporated areas of St. Clair, Union and Sullivan have had land uses that either used hazardous chemicals in production or had disposal sites for hazardous materials. The Priority Site for this grant is the 40-acre abandoned Generally Hauling Sanitary Landfill (aka Interstate Disposal Systems) located approximately 2.6 miles east of the City of St. Clair, population 4,771 (US Census Bureau, ACS) and approximately 0.5 miles north of the intersection of State Route TT and Generally Drive. From 1975 – 1991 the site was operated as a permitted sanitary landfill. In 1991, Missouri Department of Natural Resources MDNR denied an operating permit for the landfill, but landfill owner/operator allowed municipal solid waste to continue to be disposed until 1993. At that time the operation of the landfill stopped, but no closure operation took place. Since that time this site has been inactive (idle) and subject to weather events over the years, causing stormwater runoff and erosion. The County has attempted to sell the property several times for delinquent property taxes. When the successful bidders learn more about the nature of the property and its needs, they do not finalize ownership. The County is considered to hold the property in trust until ownership is finalized.

In 2024, a new property owner north of the Generally Hauling Sanitary Landfill (Generally Landfill) was concerned about material that appeared to be seeping into a spring adjacent to his property and a creek on his property. The spring and creek feed an unnamed tributary, which enters the Meramec River approximately two miles from the target area. Staff from the MDNR Water Pollution Control Program and MDNR Waste and Recycling Program have inspected this property and prepared memorandum and summaries of testing results. Analysis by MDNR on the water in the spring and creek show that levels of iron and copper were above the Chronic Water Quality Standard for aquatic life and wildlife. The property owner is concerned that this material is leachate coming from the Generally Landfill and is leading an effort to have the landfill closed properly.

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Franklin County, Missouri – Target Area Inventory and Priority Site Assessment

c. Identifying Additional Sites: With this grant, the County will inventory potential brownfield sites throughout the Target Area. First areas of interest will be incorporated areas in the central and southern portion of the county, Union, St. Clair, and Sullivan, adjacent to the I-44/historic Route 66 corridor due to the fact that land uses either used hazardous chemicals in production or disposal sites for hazardous materials operated in those areas. Sites near these population centers will be inventoried first then followed by sites in the unincorporated portion of the county. The County will build off the most recent MDNR Brownfields/Voluntary Cleanup data. Criteria for prioritizing additional sites will be based on proximity to residential populations, economic and community development potential, resiliency, and creation of greenspace. Prioritization will initially focus within the low-income census tracts then to expansion of greenspace along rivers and tributaries.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans: This community wide assessment grant will help a reuse strategy that facilitates economic development, expansion of greenspace, and improve resiliency. The Target Area Inventory will directly support the goals of the County Master Plan by prioritizing sites for assessment, conducting ESAs, developing reuse plans, and conducting other planning and community engagement activities. The reuse strategy will contribute to the Priority Site Assessment and Target Area Inventory sites being brought into productive reuse as greenspace and fits their current zoning classification. The Priority Site is zoned as “W” Zoning District: “The intent of this district is to provide for agricultural and small-scale commercial uses, cultural uses, institutional uses, and agricultural uses to mix with low density residential uses for the convenience of residents and travelers.” Cleanup will advance the goal in the county’s MasterPlan to ensure contiguous land uses are compatible to minimize conflict. Currently the Priority Site is in conflict with the adjacent land uses that are rural, agricultural, single family and undeveloped.

e. Outcomes and Benefits of Reuse Strategy: Successful Target Area Inventory, Priority Site Assessment and eventual cleanup will help decrease fear of contamination from brownfield sites such as gas stations, dry cleaners and former industrial sites. The benefit of the reuse strategy will ensure that occupancy and reuse of these sites are safe and protective of human health as well as address any future impacts to local creeks and rivers. The sites will go from a safety concern to a property that provides environmental and economic benefits back to the county as a whole. Open space is highly valued in Franklin County and is one of the primary reasons people choose to invest in the County. The reuse strategy will help decrease the threat of contamination along tributaries, ensure the safety of a public drinking water sources, and preserve recreation destinations.

Finding beneficial uses for sites within the Target Area will encourage conservation efforts and encourage recreational activities for both County residents and visitors to the County. These things offer indirect economic benefits through increased tourism, increased access to local businesses and improved livability of residents. Applications of renewable energy technologies such as solar generators to power clean up equipment and leachate management systems (LMS)s can save on energy costs and reduce operating expenses. Other energy efficient technologies include field machinery with clean emission technology for exhaust systems and energy efficient field equipment. Remediated brownfield sites will reduce impacts from natural hazard events, such as flash flooding and riverine flooding. The possible impact of a flooded brownfield site could be a release of contaminates into stormwater, and subsequently into basements and creeks and rivers; a remediated brownfield site will not have those impacts.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse: Franklin County is eligible for various grant programs and can provide information on funding opportunities to property owners, potential purchasers and to its internal operations. The county plans to seek additional funding as needed through: EPA Brownfield Assessment and Cleanup grants and Revolving Loan fund, if available; USDA Rural Development Program; HUD Community Development Block Grant Program; MDNR Brownfield

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Voluntary Cleanup Program; MDNR and Missouri Department of Economic Development (MoDED) Brownfield Remediation Program; and other funding sources. The Target Area Inventory will produce a ranked list of possible brownfield sites that could be used to justify eligibility for funding through EPA, HUD, MoDED and or MDNR programs.

g. Use of Existing Infrastructure: As part of the proposed community-wide brownfield inventory effort, one set of data points will identify infrastructure availability and accessibility for potential brownfield sites. It is assumed that the majority of sites in the Target Area are already developed and served by infrastructure (electricity, water, sewer). Cleanup and redevelopment will use existing infrastructure and minimal infrastructure improvements are anticipated to be required. For sites where additional infrastructure may be needed, property owner or developers will be responsible for those upgrades. The County can provide support in researching external funding sources. In particular, for the Priority Site, infrastructure needs and necessary improvements (electricity, water, stormwater management) will be part of the Assessment to be performed.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding: Franklin County is principally agricultural in nature, especially in the western portion of the county and along the Missouri River floodplain. About 80 percent of the county is classified as in agricultural use. Of the approximately 53,000 people employed in the county, the majority are in the manufacturing sector and the educational services, health care, and social assistance sectors. Historically, the county has had a consistently upward growth pattern, which continued from 2010 to 2020, with the population increasing by 3.1 percent. Development is occurring adjacent to I-44 in the central and eastern portions of the County.

The average income in the County is \$68,440 according to the U.S. Census American Community Survey 1-year estimates (2023). The County's LMI is 44.58% and its low-income percentage is 25.1; ten of the County's 28 census tracts have LMI greater than S1% (ACS 2016-2020). The percentage of families in poverty in the City of St. Clair is 10.5%. Between the generally low-income households and slow to moderate economic growth, there is not enough local funding generated or cash available to stimulate repurposing of brownfield sites. The Priority Site in particular is threatening the value of the surrounding land. Real estate transactions are put on hold, owners are unwilling to make investments in their homes, farms and livestock. Environmental site assessment of the Priority Site will provide reassurance to the surrounding community that their land and water will be protected from potential pollution from the landfill. Outside funding sources, such as Brownfields grants, are necessary to catalyze clean up and reuse in lower income communities.

b. Health or Welfare of Sensitive Populations: According to the US Census, the percentage of the population in Franklin County over 65 years of age is 20% and the percentage of the population under five years of age is 5%. The percentage of civilian non-institutionalized population in the county with a disability is 18.5%. Individuals under five, over 65 and persons with disabilities as well as low-income persons are populations that are likely to experience elevated health risks from pollution and serious disease burden. Persons with physical disabilities may require special services or have challenges if hazardous conditions or emergency actions require special response. Conducting the Target Area Inventory of brownfield sites, as well as the Priority Site Assessment, will identify sites where health and wellness issues are and start the process of reducing related threats.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Brownfields and their associated contaminants can negatively impact the health and wellbeing of the community. Contaminants common to Brownfield sites are volatile organic compounds (VOCs) which are linked with petroleum products often associated with leaking underground storage tanks and are known to cause various types of cancer. As the table below indicates, the County has constantly medium to high rates of asthma, cancer and diabetes. The same is true for death rates by cancer, chronic respiratory disease and diabetes. The remediation of sites identified in the Target Area Inventory and the Priority Site, and subsequent reuse of those sites, will provide more green space in the County. More green space will lead to

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increased opportunities for spending time outside in nature and in turn to lower obesity and the incidence of diabetes. Remediation will decrease incidents of disease. This grant will facilitate identification of contaminants to remediate, which will directly reduce environmental threats to the low income, sensitive populations, improving the health and welfare of our target community by providing recreational opportunities for exercise to reduce obesity and improve overall health of the Target area. The Target Area Inventory and the Priority Site Assessment will identify materials and specify remediation approaches. As a result, environmental threat will be reduced, community stress and concerns around recreating around the site will be alleviated. Recreational activity will increase and quality of life will improve.

Prevalence (Age-Adjusted) Rates of Select Diseases					
Adults who have ever been diagnosed as a percent of all adults					
Franklin County, Missouri, 2018 to 2023					
Year	Population	Asthma	Cancer	Coronary Heart Disease	Diabetes
2018	103,670	9.7	6.6	6.2	9.1
2019	103,967	10	6.8	5.9	8.7
2020	104,469	9.5	6.1	6.1	9.3
2021	105,231	9.8	6.5	5.8	9.5
2022	105,879	10.5	7.5	6.2	9.3
2023	106,404	10.5	7.5	5.6	9.7

Source: Centers for Disease Control and Prevention, Behavioral Risk Factor Surveillance System, PLACES, 2025, 2024, 2023, 2022, 2021, 2020 Releases.

Death Rates by Underlying Cause of Death					
Franklin County, Missouri, 2018 to 2023					
Year	County Population	Death Rate per 100,000 Population by Cause of Death			
		Cancer	Chronic Respiratory Disease=	Coronary Heart Disease	Diabetes
2018	103,670	201.6	74.3	164	22.2
2019	103,967	233.7	64.4	174.1	Unreliable
2020	104,469	218.2	64.1	145.5	28.7
2021	105,231	223.3	68.4	157.7	34.2
2022	105,879	247.5	63.3	162.4	45.3
2023	106,404	219.9	65.8	131.6	34.8
Total	629,620	224.1	66.7	155.8	30.7

Note: Chronic respiratory disease includes deaths from asthma as well as other respiratory diseases. Deaths from asthma are not reported on their own due to a suppression when deaths are fewer than 10.

Source: Centers for Disease Control and Prevention, CDC Wonder.

d. Economically Impoverished/Disproportionately Impacted Populations: The county’s most sensitive populations, which include low-income households and those with low education attainment, are disproportionately impacted by environmental hazards. The rate of families in poverty rate in Franklin County in 2024 was 8.5% based on the US Census 1-Year American Survey. The table below summarizes county level education attainment. All residents deserve a healthy, clean, safe environment and neighborhoods where they can thrive. Individuals that have limited ability to voice concerns can be disproportionately impacted by brownfield sites. Lack of access to technology, transportation and communication mechanisms compound isolation and reduce ability to participate in civic life. Economically impoverished populations are less likely to have the financial resources to make their voices heard when they are being negatively impacted by a neighboring land use. This brownfield grant and the community engagement piece can help overcome those barriers and provide mechanisms to access information and participate in planning processes.

Educational Attainment for the Population Over Age 25: Franklin County, MO and United States			
	Franklin County	Franklin County Percent	US Percent
Population Over Age 25	76,150	100.0	100.0
Less than High School	9,177	12.1	10.1
High School Graduate	22,456	29.5	25.7
Some College	26,317	34.6	27.3
College Graduate	12,712	16.7	22.1

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Graduate Degree	5,488	7.2	14.7	
Source: 1-Year American Community Survey Table S1501				

The outcomes of this project will facilitate the creation of additional recreational opportunities in the county, making the area more desirable for investment, leading to improved health outcomes as well as improved economic indicators. Messages around these improved environmental and economic benefits will be communicated as part of Target Area Inventory and Priority Site Assessment. A new understanding and awareness will be developed of the connection of brownfield sites to the county population and particularly the sites’ impact to sensitive populations.

Community Engagement

e. Project Involvement: Franklin County has continually engaged with the community on landfill and brownfield issues. Community involvement will continue throughout every aspect of this project from assessment to reuse. In addition to the programmatic and technical support provided by MDNR and EPA, the following partners will also be leveraged and be included.

f. Project Roles: Describe each identified local organization/entity/group’s role in the project, including how they will be meaningfully involved in decision-making for site selection, cleanup, and future reuse of the brownfield sites, including the priority site(s).

Organization/ Entity/ Group	Entity’s mission	Point of Contact	Specific involvement in the project
Franklin County	Governance, grant management	Dave Schatz, Presiding Commissioner dschatz@franklinmo.gov	Community outreach, participant, input on inventory and site selection, input on site reuse planning
East Central Solid Waste Management District	Help plan and implement recycling services and other alternatives to waste disposal, administer waste reduction, reuse, recycling and composting grants to support these efforts.	Teresa Lee, District Planner tlee@boonslick.org	Community outreach, participant, input on inventory and site selection, input on site reuse planning
Soil and Water Conservation District	The program promotes good farming techniques that help keep soil on the fields, our waters clean and conserves the productivity of Missouri’s working lands.	Lori Nowak, District Specialist, lori.nowak@swcd.mo.gov	Community outreach, participant, input on inventory and site selection, input on site reuse planning
Franklin County Extension Council, University of Missouri Extension Office	Helps create economic opportunities by working with individuals, supporting businesses in their growth and collaborating with communities to enhance local vibrancy.	Rachel Hopkins, Ag Business Specialist, hopkinsrm@umsystem.edu	Community outreach, participant, input on inventory and site selection, input on site reuse planning
Meramec River Recreation Association	An organization of federal, state and local governments, environmental, recreation and	Jo Schaper, Chair MeramecRRA@gmail.com	Community outreach, participant, input on

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	trail groups and private citizens promoting environmental stewardship and recreation on the Meramec River.		inventory and site selection, input on site reuse planning
Close Generally Landfill Facebook page	Public, nonpartisan action group of property owners and citizens united, organized and dedicated to permanently close and cleanup the toxic Generally Hauling Landfill in St. Clair, MO	GarbageForSale@yahoo.com	Community outreach, participant, input on inventory and site selection, input on site reuse planning

2.g. Incorporating Community Input: The County will utilize a multi-media approach to ensure a broad cross-section of residents in the Target Area and Priority Site are engaged in the outreach, assessment, cleanup and reuse process. The County will:

- host informational workshops with project partners;
- host public meetings and produce fliers and technical guides to be shared with the public;
- hold meetings in convenient locations during the Target Area Inventory and during the Priority Site Assessment work;
- hold meetings at a time when they can be attended by working residents and utilize hybrid meetings to include online options (Zoom or Teams) or video recording;
- provide partners and the public with updates on the inventory and assessments through a combination of press releases, postings on partners’ websites, placement of fliers at area businesses and organizations, e-newsletter articles and social media;
- and develop a dedicated Brownfields page on the County’s website, in addition to print media described above to be distributed through partner and area organizations, to highlight educational resources, engagement opportunities, and ongoing work.

Additionally, partners (see above) will help with the outreach and communication process. These established communication mechanisms will be used to announce events, meetings, and workshops, distribute technical guides, fliers, and other literature and web-based information. Input from the community will be solicited directly at each public meeting. In addition, contact information including phone and email will be placed prominently on all notices, presentations, reports, and web sites to directly solicit community input. Lastly, all community members and other stakeholders are an important part of the decision-making process. Therefore, a community feedback form will be placed on the County’s Brownfields webpage that can serve to directly provide input by the community.

3. Task Descriptions, Cost Estimates and Measuring Progress

a. Description of Tasks/Activities and Outputs

Task 1: Grant Management
a. Project Implementation <ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: County will be responsible for the programmatic implementation of the grant including advertising and selected a Qualified Environmental Professionals (QEP)/consultants in accordance with applicable federal and state procurement rules to execute the program. The QEP/consultant will assist in completing and submitting EPA quarterly, annual and final close-out reporting, MBE and WBE reports and general program management. ▪ Non-EPA grant resources to carry out task/activity, if applicable: N/A
b. Anticipated Project Schedule: Fall 2026 – Fall 2030

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c. Task/Activity Lead: Franklin County with QEP/consultant support
d. Outputs: QEP/consultant contract; EPA updates and quarterly reports, final close-out report, MBE/WBE reports, annual financial reports
Task 2: Community Outreach
a. Project Implementation <ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: Franklin County and the selected QEP/consultant will be responsible for establishing a community outreach approach; updating the County’s website with brownfield-related educational materials, project updates and engagement opportunities; preparation of e-newsletter articles and social media updates to share with project partners; preparing fact sheet(s) as needed; holding informational workshops with project partners; fostering relationships with regional developers; consulting with landowners; creating opportunities to engage the local press; and hosting public meetings and individual meeting with interested parties, as needed. ▪ Non-EPA grant resources to carry out task/activity, if applicable: N/A
b. Anticipated Project Schedule: Fall 2026 – Fall 2030
c. Task/Activity Lead: Franklin County with assistance from QEP/consultant
d. Outputs: Updated webpage, social media updates and press releases; fact sheet(s) and educational materials; minimum of 2 workshops, minimum of 8 public meetings; up to 16 individual meetings with interested parties
Task 3: Priority Site Assessment and Target Area Inventory
a. Project Implementation <ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: QEP/consultant will perform Phase I ESA for priority site to be done in accordance with ASTM 1527-21 and EPA’s “All Appropriate Inquiry” (I) rule. Anticipate that a Phase II ESA and QAPP will also be conducted for this site in accordance with ASTM 1903-19 and MDNR regulations. Franklin County and QEP/consultant will work with project partners and MDNR to identify potential brownfield sites in the County. The QEP/consultant will assemble site selection criteria which will be used by the County and project partners to select additional high priority sites for assessment in the future. ▪ Non-EPA grant resources to carry out task/activity, if applicable: N/A
b. Anticipated Project Schedule: Fall 2026 – Fall 2030
c. Task/Activity Lead: QEP/consultant; Franklin County with assistance from QEP/consultant
d. Outputs: EPA eligibility documents, 1 Phase I ESA, 1 QAPP, 1 Phase II Building Materials Investigation, 1Phase II Subsurface Investigation; Franklin County brownfield site inventory including database and maps; selection criteria for priority sites
Task 4: Cleanup and Reuse Planning
a. Project Implementation <ul style="list-style-type: none"> ▪ Priority site cleanup and reuse will be evaluated following the results of the Phase II ESA data based on potential reuse strategies. Remedial actions are to be evaluated based on cost, intended use, feasibility and effectiveness in protection of human health and the environment and with community input. Cleanup planning documents will include Analysis of Brownfield Cleanup Alternatives (ABCAs), and reuse plans. ABCAs will be conducted in accordance with both MDNR and EPA guidelines. ▪ Non-EPA grant resources to carry out task/activity, if applicable: N/A
b. Anticipated Project Schedule: Winter 2028 – Fall 2030
c. Task/Activity Lead: QEP/consultant with Franklin County oversight
d. Outputs: 1 ABCA, 1 cleanup plan, 2 bid specification documents, 2 redevelopment plans, & 2 site renderings

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b. Cost Estimates

Budget Categories	PROJECT BUDGET					
	Grant Management	Project Tasks (\$)				Total
		Community Outreach	Priority Site Assessment & Target Area Inventory	Cleanup & Reuse Planning	Administrative Costs	
Personnel	\$60,320	\$12,064	\$0	\$0	0	\$72,384
Fringe Benefits	\$18,096	\$3,619	\$0	\$0	0	\$21,715
Travel	\$0	\$0	\$0	\$0	0	\$0
Supplies	\$1,000	\$1,000	\$0	\$0	0	\$2,000
Contractual	\$1,181	\$6,720	\$343,000	\$43,000	0	\$393,901
Total Direct Costs	\$80,597	\$23,403	\$343,000	\$43,000	0	\$490,000
Indirect Costs	\$0	\$0	\$0	\$0	\$10,000	\$10,000
Total Budget	\$80,597	\$23,403	\$343,000	\$43,000	\$10,000	\$500,000

Task 1: Grant Management – Personnel Costs: \$58/hr for 5 hours/week for 4 years = \$60,320; Fringe Benefits: 30% of Personnel Costs = \$18,096; Supplies: \$1,000 for file management supplies such as desktop scanners, printers, and ink; Contractual: \$12,727 for legal consultation on contracts.

Task 2: Community Outreach – Personnel Costs: : \$58/hr for 1 hour/week for 4 years = \$12,064; Fringe Benefits: 30% of Personnel Costs = \$3,619; Supplies: \$1,000 for printing brochures and fact sheets; Contractual Costs: \$120/hr for 5 hours/public meeting for preparation, travel, and attendance of 8 public meetings = \$4,800 and \$120/hr for 16 one-hour meetings with interested parties = \$1,920 for a total of \$23,403.

Task 3: Brownfield Inventory & Site Assessments – Contractual Costs: Assumes \$3,000/Phase I ESA x 1 sites = \$3,000; \$5,000/Quality Assurance Project Plan (QAPP) x 1 site = \$5,000, \$15,000/Phase II Building Materials Investigation x 1 sites = \$15,000; and \$20,000/Phase II Subsurface Investigation x 1 sites = \$20,000 for a total of \$43,000. Inventory of brownfield sites within Franklin County = 300,000. Grand total for tasks = \$43,000 + \$300,000 = \$343,000.

Task 4: Remediation & Site Reuse Planning – Contractual Costs: 1 ABCA at \$4,000 each = \$4,000 + 1 cleanup plan at \$5,000 each = \$5,000 + 2 bid specification documents at \$6,000 each = \$12,000 for a total of \$21,000 for Cleanup Planning; 2 redevelopment plans at \$4,000 each = \$8,000 + 2 site renderings at \$7,000 each = \$14,000 for a total \$22,000 for Redevelopment Planning. Grand total for task = \$21,000 + \$22,000 = \$43,000.

f. Plan to Measure and Evaluate Environmental Progress and Results

The Planning Director will be responsible for ensuring that all work conducted is compliant with State and Federal guidelines. The mechanism for tracking, measuring, and evaluating progress and achieving our program outcomes (short and long-term) will be measured through our quarterly EPA reports. Upon notification of award, the County will prepare the required Cooperative Agreement Work Plan with EPA that will outline the overall project schedule, project budget,

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identify various work tasks, benchmarks, and milestones that will be tracked and measured during grant implementation. Progress will be monitored quarterly and modifications to the Work Plan will be completed if needed.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Capacity: With nearly 348 full-time employees and an annual budget of over \$96 million, the County has sufficient staff capacity and experience to implement a successful Brownfields program. The County provides a full range of services ranging from the County Sheriff and emergency management services to health and welfare assistance, to planning and zoning. The County receives roughly \$12 million each year in grants from State and Federal agencies, including HUD, DOT and others. There are well defined and stringent management protocols, systems and oversight in place. Both procurement and payment systems are formal and structured.

b. Organizational Structure: To ensure that all grant requirements, objectives and deadlines are met, the county will rely on Jim Grutsch, Highway Administrator, who works closely with Tim Baker, County Clerk and Presiding Commissioner David Schatz. The team will oversee timely quarterly draws of grant funds, maintain accurate records, and ensure all required financial reporting of grant expenses is completed.

c. Description of key staff:

Jim Grutsch, Highway Administrator. Jim Grutsch is the Franklin County Highway Administrator and, as such, must direct and manage applications and grants for the 750-mile highway system in the county. Holding a Local Public Agency (LPA) person of responsibility for federal grant funding is a requirement for the position, and grants totaling \$1.5M-\$3M per year are obtained by the Highway Department. Prior to being appointed as Highway Administrator, Jim managed heavy and highway construction in Missouri and Illinois as a Division Manager.

Tim Baker, County Clerk. Tim Baker is finishing his second term as the Franklin County Clerk. While the Clerk's office carries many responsibilities, Tim is best known for serving as the county's Chief Election Officer. Bringing his strong business background to the role, Tim has saved the county more than \$750,000 during his time in office. He has also received state recognition for his Know Your County book, a program through which he has spoken to thousands of students about civics and the importance of voting. Tim is constantly looking for ways to improve how his office operates while finding new ways to better serve county citizens.

Presiding Commissioner David Schatz. Dave Schatz is the Franklin County Presiding Commissioner, formerly serving as a Missouri State Senator, and before that as a Missouri State Representative. During his 15-year career in state and local government, Dave has been involved in coordinating and planning multiple projects. He is the owner of a successful local business, and as such, also has over 20 years experience in coordinating budgets, projects, teams, and marketing.

d. Acquiring Additional Resources

The County has systems in place to ensure a competitive QEP procurement process and will issue a Request for Proposals/Request for Qualifications (RFP/RFQs) that will be advertised locally and on its website to ensure equitable local competition. The RFP/RFQs are reviewed by County staff and interviews of the top submittals/qualified firms are generally conducted. All bidding will comply with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500.27, DBE participation in 40 CFR 33, and other applicable rules governing labor and contracting. If other resources are needed, such as legal support in the development of institutional controls, the County retains legal representation on a contract basis and other qualified vendors that can be utilized (as in-kind).

USEPA Brownfield Community-Wide Assessment Grant
Franklin County, Missouri – Target Area Inventory and Priority Site Assessment

Past Performance and Accomplishments

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

The County has never received an EPA Brownfields Multipurpose Grant, Assessment Grant, Revolving Loan Fund Grant, Cleanup (MARC) Grant, and/or 128(a) Grant, but has received other federal financial assistance agreements. The most current financial federal assistance agreement that the county manages is the Edward Byrne Justice Grant funded through the U.S. Department of Justice. Other federal assisted agreements are listed below.

(1) Purpose and Accomplishments

The County has received two grants from the Missouri Department of Public Safety. One was for the Missouri Blue Shield Grant Program for \$50,000 to provide funding to support the Missouri Blue Shield Program. Grant output is funding a new detective vehicle for the Sheriff's office. The second is an Edward Byrne Justice Grant for \$187,426.78 to provide resources to combat drug-related crimes. Grant output is funding partial yearly salary for three narcotics detectives.

The County has received two grants through East-West Gateway Council of Governments for U.S. DOT federal aid transportation projects. One was for Little Boone Creek Bridge Replacement for \$635,914 and another was for Lockhart Road Bridge Replacement for \$530,763.

The County has received a grant from the National Association of County and City Health Officials for \$42,000 to create and adapt a preparedness plan to address the needs of people experiencing homelessness during water, sanitation, and hygiene related emergencies. The output was an emergency preparedness plan addressing the needs of people experiencing homelessness, a completed exercise and a poster and oral presentation at the NACCHO 2023 conference.

(2) Compliance with Grant Requirements: For each of its grants, the County has consistently followed our Cooperative Grant Agreement terms and conditions and we have successfully completed financial status reports, Quarterly Reports, MBE/WBE reports on time.

ATTACHMENT A - THRESHOLD DOCUMENTATION

1. Applicant Eligibility:

- a. Eligible Entity:** Franklin County, Missouri is a County and therefore an eligible entity.
- b. Exempt from Federal taxation status:** See attached tax exempt status and legal opinion regarding lobbying activities.

2. Community Involvement

The County will utilize a multi-media approach to ensure a broad cross-section of residents in the Target Area and Priority Site are engaged in the outreach, assessment, cleanup and reuse process. The County will

- host informational workshops with project partners;
- host public meetings and produce fliers and technical guides to be shared with the public;
- hold meetings in convenient locations during the Target Area Inventory and during the Priority Site Assessment work;
- hold meetings at a time when they can be attended by working residents and utilize hybrid meetings to include online options (Zoom or Teams) or video recording;
- provide partners and the public with updates on the inventory and assessments through a combination of press releases, postings on partners' websites, placement of fliers at area businesses and organizations, e-newsletter articles social media;
- and develop a dedicated Brownfields page on the County's website, in addition to print media described above to be distributed through partner and area organizations, to highlight educational resources, engagement opportunities, and ongoing work.

Additionally, partners will help with the outreach and communication process. These established communication mechanisms will be used to announce events, meetings, and workshops, distribute technical guides, fliers, and other literature and web-based information. Input from the community will be solicited directly at each public meeting. In addition, contact information including phone and email will be placed prominently on all notices, presentations, reports, and web sites to directly solicit community input. Lastly, all community members and other stakeholders are an important part of the decision-making process. Therefore, a community feedback form will be placed on the County's Brownfields webpage that can serve to directly provide input by the community.

3. Expenditure of Existing Grant Funds

The County does not currently have an open Brownfields Assessment or Multi-Purpose Grant.

4. Contractors and Named Subrecipients

No contractors or subrecipients are proposed to conduct work as part of this application.