



R04-23-A-007

**MAYOR**  
Terrence E. Windham

**CITY MANAGER/CITY CLERK**  
Dineki McCaa

**CITY MAGISTRATE**  
Susan Jones

## **CITY OF ALICEVILLE**

419 Memorial Parkway East  
ALICEVILLE, AL 35442  
(205) 373-6611  
Fax: (205) 373-3165

## **COUNCIL MEMBERS**

Robert Wilder  
Mayor Pro-Tempore

Talya Ball  
Rebecca Gilliam  
Christopher Lewis  
Thomas Wilkins

### **IV.D. Narrative Information Sheet**

1. Applicant Identification:  
Name: Aliceville, Alabama  
Full address: 419 Memorial Parkway N.E., Aliceville, AL 35442
2. Funding Requested:
  - a. Assessment Grant Type: Community-wide
  - b. Federal Funds Requested:
    - i. \$500,000
    - ii. Not Applicable (Site-specific grants only)
3. Location:
  - a) City: Aliceville
  - b) County: Pickens County
  - c) State: Alabama
4. Target Area and Priority Site/Property Information
  - Community-wide Assessment Grant applicants, other than tribes:
    - Target area: Aliceville, Alabama
    - Address of Priority Sites:
      - 1000 4<sup>th</sup> Avenue South (Former Aliceville Cotton Mill)
      - 140 Pine Hill Drive (Former Aliceville Rural Health Clinic)
      - 628 AL-17 (Former National Guard Armory)
      - 402 Mobile Road (Former Branco Oil Station)
  - Community-wide Assessment Grant for States and Tribes applicants: N/A
  - Site-specific Assessment Grant applicants: N/A
5. Contacts
  - a. Project Director  
Terrence E. Windham, Mayor  
205-373-6611  
[alicevillemayorwindham@gmail.com](mailto:alicevillemayorwindham@gmail.com)  
419 Memorial Parkway N.E., Aliceville, AL 35442
  - b. Chief Executive/Highest Ranking Elected Official  
Terrence E. Windham, Mayor  
205-373-6611  
[alicevillemayorwindham@gmail.com](mailto:alicevillemayorwindham@gmail.com)  
419 Memorial Parkway N.E., Aliceville, AL 35442
6. Population  
Aliceville Population: 2,362 ([www.census.gov](http://www.census.gov))

7. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <a href="#">Section I.A.</a> , for priority site(s) within the target area.	
The target area(s) is located within a community in which a coal-fired powerplant has recently closed (2011 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority  
Attached

9. Releasing Copies of Applications  
N/A



**Alabama Department of Environmental Management**  
[adem.alabama.gov](http://adem.alabama.gov)

1400 Coliseum Blvd. 36110-2400 ■ Post Office Box 301463  
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(334) 271-7700 ■ FAX (334) 271-7950

November 9, 2022

The Honorable Terrence E. Windham  
City of Aliceville  
419 Memorial Parkway N.E.  
Aliceville, Alabama 35442

RE: EPA Brownfields Community-wide Assessment Grant

Dear Mayor Windham:

That Alabama Department of Environmental Management (ADEM) is pleased to support the City of Aliceville in its pursuit of a Brownfields Community-wide Assessment Grant from the US Environmental Protection Agency to address its key brownfield sites.

Aliceville is located on the edge of Alabama's Black Belt and suffers many of the same economic and environmental disparities as other Black Belt communities. Abandonment of the textile industry has led to significant economic decline in the community and major job losses. Additionally, Aliceville faces many environmental justice issues, has a high minority population (80.4%), struggles with a high poverty rate (40.3%) and an ever-declining population (12% in the last two decades). We understand that the city is trying to achieve economic revitalization through the pursuit of an EPA brownfield grant in an effort to minimize contamination and bring jobs back into the community.

The Target Area for the EPA Brownfields Community-Wide Assessment grant is the jurisdictional limits of the City of Aliceville. Four priority sites have been identified in the grant application for assessment and reuse. These sites include the Former Aliceville Cotton Mill, the Former Aliceville Rural Medical Center, the Former Aliceville National Guard Armory, and the Former Branco Oil Station.

ADEM is in support of your grant application and, upon request, can participate in the various brownfields outreach activities needed to accomplish the City's brownfield redevelopment goals. We wish you and the residents of Aliceville success in the pursuit of these funds. Please let us know if we can be of further assistance.

Sincerely,

Crystal Collins, Chief  
Redevelopment Unit  
Land Division





# CITY OF ALICEVILLE, ALABAMA

## FY2023 EPA Brownfields Assessment Grant Application

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

#### **1.a. Target Area and Brownfields**

*1.a.i. Overview of Brownfield Challenges and Description of Target Area:* Located in Pickens County within the Black Belt of Alabama, approximately 36 miles west of Tuscaloosa and 10 miles east of the Mississippi state line, lies the little town of Aliceville. The land that is now known as Aliceville was bought by John Taylor Cochrane, founder of the Alabama, Tennessee, and Northern Railroad, in 1902. Cochrane recognized the value of the area, with its rich topsoil and vast cotton fields. However, due to the geography of the region there was no easy way to move the cotton except by river. Seeing an opportunity, Cochrane built a railroad station in what became the center of Aliceville, and over the next few years the town grew up around the cotton industry. Within five years, Aliceville (named after Cochrane's beloved wife) was incorporated and boasted a dozen or so stores, a bank, and several other public buildings and enterprises. Historically, much of Aliceville's economy was dependent on the cotton industry, with the city's two cotton mills, and the surrounding cotton farms supporting the livelihood of many members of the community. The Aliceville Cotton Mill was built in 1928 and for more than 70 years was the driving force of the local economy. With the abandonment of the textile industry following the implementation of the North American Free Trade Agreement in 1993, Aliceville's economy began to suffer. Eventually both cotton mills in town were forced to shut their doors, costing the city hundreds of jobs.

Today, Aliceville comprises just **4.4 square miles and a population of 2,199**. Like other communities located within the Black Belt, Aliceville is one of the poorest communities in Alabama. Over the decades, the community has remained largely black (**76.9%**) with an average per capita income of **barely \$16,000** and a population that is steadily declining (**-18% since 2000**). With numbers like these, it is no surprise that Alabama's Black Belt was used as an example in the **White House Environmental Justice Advisory Council's Justice40 Initiative of an area in desperate need of "federal investments to improve air and water quality and basic health services"**.<sup>1</sup> The state of Alabama has long suffered a myriad of environmental issues—most of which have disproportionately burdened people of color. Environmental issues include contamination from coal-burning power plants, soil depletion from cotton monocrop agriculture, the steel industry, excessive dam building, and the timber industry's wholesale harvesting of longleaf pine.<sup>2</sup> Aliceville and Pickens County, like many other communities in the Black Belt, have taken the brunt of these environmental issues. Pickens County has been designated by the USDA as a **persistent-poverty county, a persistent child poverty county, and a high unemployment county**. Since the decline of the cotton industry in Aliceville, there has been a steady decrease in population from 2,567 in 2000 to 2,166 in recent census data.<sup>3</sup> With this population decline, there has also been a reduction in much-needed community resources. The Rural Aliceville Medical Center closed its doors in the early 1980's, and now the other nearest hospital, located 10 miles away in Carrolton, has closed in the midst of a world-wide epidemic. This has created a distinct shortage of medical facilities for Aliceville residents. The Piggly Wiggly, a town staple for 65 years, has also closed its doors in 2021, leading to even more job losses and only one other place to get groceries in town. Additionally, with the lack of available jobs in Aliceville, many residents have to commute to Tuscaloosa and even Mississippi for work. An estimated **28.3% of Aliceville's citizens have to commute more than 60 minutes**. Persistent poverty levels, low property values, low tax base, and abandoned businesses and property have left the City of Aliceville in desperate need of assistance. We believe an EPA Brownfield Assessment Grant will help by providing our community with the help and resources needed to assess vacant and abandoned properties for contamination. Clearing these properties, and cleaning them up when needed, will help in revitalizing business in our community, expanding and improving our tax base, as well as improving the overall health of the people of Aliceville. **Our Target Area in this endeavor is the entire limits of Aliceville.**

*1.a.ii. Description of the Priority Brownfield Site(s):* A preliminary inventory conducted in Aliceville identified over 15 potential brownfield sites, including over half a dozen old gas stations, several vacant lots, former industrial sites, former cotton warehouses, a former hospital, a former National Guard armory, and the former Aliceville Cotton Mill. The following sites have been chosen as our priority sites due to redevelopment potential, perceived contamination, proximity to sensitive populations, and overall community concern:

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<sup>1</sup> White House Environmental Justice Advisory Council Justice 40 Climate and Economic Justice Screening Tool and Executive Order Interim Final Recommendation

<sup>2</sup> (Re)Writing Histories of Environmentalism in Alabama. 2017.

<sup>3</sup> American Community Survey on American Fact Finder



## CITY OF ALICEVILLE, ALABAMA

### FY2023 EPA Brownfields Assessment Grant Application

**Former Aliceville Cotton Mill** – This massive building was built in 1928 and has been out of use since it officially closed in the early 2000's and was eventually acquired by the city in the mid-2000's. This property is approximately 12.25 acres and houses a large brick warehouse that has fallen into extreme disrepair over the last two decades. The roof is completely collapsed in most places and partially collapsed in others. Additionally, most of the windows are missing and the property is overgrown, making it difficult to see debris. The property is not secured, so it is easily accessible to kids, teenagers, or criminal activity. This is a concern to our community as the **juvenile delinquency rate is 29.4 compared to the national rate of 14.9**<sup>4</sup>. The state of disrepair is extremely dangerous to any juveniles who enter the property. In addition to structural integrity, there is a significant danger of exposure to friable asbestos to trespassers. The Former Aliceville Cotton Mill is located at the corner of 4<sup>th</sup> Avenue SW and Alabama Street SW, just southwest of the city's main street. It is adjacent to several dozen low-income residences that were originally built to house employees of the cotton mill. These mill houses are at significant risk of asbestos exposure given their proximity to the derelict cotton mill structure. Another potential source of release to the environment is a (>10,000) above ground storage tank (AST) on site. Potential environmental concerns include asbestos, mercury, PCBs, lead, other metals, petroleum products, and VOCs<sup>5</sup>. The Former Aliceville Cotton Mill was chosen as a priority site due to its proximity to many low-income residents, risk to juveniles in the community, its size, contaminant concern, and redevelopment potential for use as a business park.

**Former Aliceville Rural Health Clinic** – This former community health center historically served uninsured, underinsured, and low-income families in and around Aliceville. Before it was the Former Aliceville Rural Health Clinic, it operated as the South Pickens Medical Clinic. The former clinic is located at 1400 Carrollton Road, just northeast of Aliceville's town center. The property is approximately 2 acres and contains a single structure that is roughly 14,730 square feet. The former clinic is located on one of the main highways to and from Aliceville and is adjacent to a residential area. Contaminants of concern are asbestos and medical waste. This site was chosen as a priority due to its location, proximity to residences, and its potential redevelopment as a much-needed medical facility for the community.

**Former National Guard Armory** – Located on Highway 17 just west of downtown. This property consists of 12 acres and has a brick structure on site that is approximately 17,700 square feet. Currently, this property is being utilized as a community center that offers GED education classes; however, there is the possibility of lead dust contamination, as many former and current National Guard armories have been found to have lead dust onsite<sup>6</sup>. Other potential contaminants include petroleum products, oils and solvents that may have been stored on the property and used in maintenance operations. This site was identified as a priority due to the concern of lead dust contamination and the city's reuse plan for the site.

**Former Branco Oil Station** – Located on Mobile Road through the heart of Aliceville, this property is about a half-acre with a block store building (approximately 2,000 square feet) associated with a canopy and four fuel dispenser pumps. This property has been out of use for several years. With its position on one of the main roads through the center of town, it is an eyesore to the community. The site is adjacent to multiple businesses as well as a vacant lot. Given that there are pumps still on site, it is likely that underground storage tanks (USTs) remain on the property. Contaminants of concern are petroleum products. This site was selected as a priority given its location in downtown Aliceville, the concern of USTs and associated contamination, and its impact on the surrounding disadvantaged community.

#### **1.b. Revitalization of the Target Area**

**1.b.i. Reuse Strategy and Alignment with Revitalization Plans:** Goals of the City of Aliceville's Comprehensive Plan include revitalizing and improving the aesthetics of downtown Aliceville, incorporating green infrastructure, enticing businesses into Aliceville for job creation, bringing in needed services to the City (such as medical services), improving the aesthetics of Aliceville's gateways and image corridors, and development of community/recreation centers. In addition to these goals developed in the City's Comprehensive Plan, the City has also developed further internal goals of stabilizing the population, fostering a sense of pride in the community, and removing contaminants and hazards from the community. The reuse and revitalization plans for Aliceville's priority sites were developed with the Comprehensive Plan and internal goals in mind. Additionally, our local regional planning commission

<sup>4</sup> Office of Juvenile Justice and Delinquency Department, *Easy Access to State and County Juvenile Court Case Counts (EZACO)*. Accessed via County Health Rankings. 2019. Source geography: County

<sup>5</sup> EPA Revitalizing America's Mills. *A Report on Brownfields Mill Projects*.

<sup>6</sup> Toxic Armories. *The Oregonian*. 2016





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[West Alabama Regional Commission (WARC)] has established a Comprehensive Economic Development Strategy (CEDS) 2017-2022 for its footprint, which includes Aliceville. Reuse strategies for priority sites are in direct alignment with our internal goals and with the goals established in WARC's CEDS.

For the **Former Aliceville Cotton Mill**, the City plans to hire a contractor that specializes in the recycling of materials. The iron, wood, and antique 1928-vintage brick of the Mill structure will be salvaged and recycled, and the property will be cleared and made ready for a commercial business park, aligning with our goals of enticing business into the City and clearing dangerous properties. It also aligns with WARC's CEDS Goal 3 of assisting job creators and innovators to locate or expand in our regional economy and be successful (page 38 of CEDS) specifically through developing or improving (redeveloping) infrastructure, sites and buildings to better attract and serve business and industry.

Aliceville is currently lacking an urgent care or medical center. Access to primary care is low in Aliceville and Pickens County at a rate of only 40.1 compared to state and national levels of 65.8 and 76.5. The plans for the **Former Aliceville Rural Health Clinic** to be assessed and made ready for reuse as a medical center, aligning with our goals to provide needed services to residents. The City has purchased the **Former National Guard Armory** and is looking to continue its development as a community center, complete with a community youth center, recreational space, and space for job training and education programs. This aligns with our goals of developing community/recreation centers, clearing dangerous properties, providing needed services to the city, and fostering a sense of community. It also aligns with WARC's CEDS Goal 1 of assisting citizens with opportunities to better their lives and communities (page 38 of CEDS) specifically through educational and training programs and teaching of social and workforce skills (page 39 of CEDS). The City plans for the **Former Branco Oil Station** to be made ready for reuse as a restaurant. This aligns with our goals of enticing businesses into the downtown area and improving the aesthetics of downtown Aliceville, and it also aligns with WARC's CEDS Goal 3 of assisting job creators to locate or expand in our regional economy and be successful (page 38 of CEDS).

*1.b.ii. Outcomes and Benefits of Reuse Strategy:* The City of Aliceville recognizes that minority populations are often disproportionately impacted by environmental issues<sup>7</sup>. In order to work towards environmental and social justice in our community, Aliceville will also encourage waste reduction, the recycling of materials, and the exploration of modern energy options in all reuse strategies. Additionally, it is important to the City of Aliceville that efforts associated with this grant will work towards our internal goals of clearing dangerous properties, revitalizing the City, and bringing new job opportunities to the people of Aliceville. Over the last several decades, the City has faced major job losses in and around our community. When the Former Aliceville Cotton Mill closed in 2000, 170 jobs were lost. When the Pickens County Medical Center ten minutes from Aliceville closed in 2021, over 150 jobs were lost to residents in Aliceville, Carrollton, and surrounding areas. When the Aliceville Piggly Wiggly closed last year, another 30 jobs were lost. Clearing our priority sites for reuse will help the city entice new businesses to Aliceville and provide more jobs for our residents.

Priority Site	Reuse Strategy	Expected Outcomes
Former Aliceville Cotton Mill	Commercial Business Park	Make approximately 12 acres ready for reuse. Remove hazard to community. Recycle antique brick, wood, and iron. Reuse as a commercial business park could provide space and opportunity for anywhere from <b>150-175 new jobs</b> <sup>8</sup> within walking distance of low-income mill houses. Reduction of residents commuting over 60 minutes for work.
Former Aliceville Rural Health Clinic	Medical Center	2 acres and 14,730 sq. feet structure made ready for reuse. Make available much needed medical care to the community. Clear potential contamination associated with medical waste. Creation of approximately <b>60 jobs</b> <sup>9</sup> .
Former National Guard Armory	Aliceville Community Center, Youth Center, & Work Training Center	Make approximately 12 acres and 17,700 sq. ft structure ready for reuse. Clear potential contamination associated with National Guard armories such as lead dust, and petroleum from USTs. Provide space and services to community. Improve social networking, reduce isolation, improve well-being of members of the community, increase community involvement,

<sup>7</sup> Deep South Center for Environmental Justice. *Perspectives on the Future of Climate and Environmental Justice on the US Gulf Coast*. 2021.

<sup>8</sup> Measuring Employment. *Local Planning Handbook Fact Sheet*. Metropolitan Council. 2016.

<sup>9</sup> Trip Generation. *Institute of Transportation Engineers*, 10<sup>th</sup> Edition. 2017.



## CITY OF ALICEVILLE, ALABAMA

### FY2023 EPA Brownfields Assessment Grant Application

Priority Site	Reuse Strategy	Expected Outcomes
		increase civic participation <sup>10</sup> , improve education and skill building in the community, increase employment rate.
Former Branco Oil Station	Restaurant	Make 0.5 acres and structure downtown ready for reuse. Improve aesthetics of downtown. Clear potential contamination associated with gas stations. Create <b>10-15 jobs</b> . Spur investment in downtown area.

#### 1.c. Strategy for Leveraging Resources

**1.c.i. Resources Needed for Site Reuse:** The City of Aliceville is committed to the White House Environmental Justice Advisory Council's "whole of government approach" to rebuilding communities in Alabama's Black Belt<sup>11</sup>. As such, we have been working hard to acquire both state and federal assistance in order to revitalize our community. This past year, the City of Aliceville has received multiple state and federal grants. These include a **\$120,000 grant from the Delta Regional Authority to improve infrastructure in Aliceville, a \$120,000 grant from the AL-DOT to repave our Nursing Home access road, and an \$800,000 grant from the federal DOT to replace and improve current sidewalks in our downtown community.** These grants will help support the efforts of revitalization of a community wide assessment grant by improving our infrastructure and making redevelopment in our community much more attractive to investors. Additional sidewalks will improve walkability in our community, marketability of brownfield properties for reuse, and increase foot traffic patronage of business in our community.

As we continue to work towards the revitalization of our city, we will continue to seek out other funding sources that will work together with an EPA Brownfield Assessment grant to strengthen our community. Other potential sources of funding include Community Development Block Grants (CDBG) through the Alabama Department of Economic and Community Affairs (ADECA). These CDBG grants allow communities to integrate brownfields redevelopment planning with transportation and housing planning. Additionally, there are tax credits available that the City plans to leverage for incoming investors. For instance, Pickens County is located in an Alabama Enterprise Zone. This provides credit for up to 30% of a company's new permanent employees, 10% of the first \$10,000 capital investment, 5% for the next \$90,000, 2% for the remaining investment, and tax credits of up to \$1,000 for training new permanent employees in new skill areas. Additionally, an Investment Tax Credit is available for new or expanding businesses.

**1.c.ii. Use of Existing Infrastructure:** All priority sites already have utilities in place and are connected to existing roadways. In addition, our existing roadways are being repaved through the use of state and federal grants listed in the above section and additional sidewalks are being installed throughout our community. With the exception of the Former Aliceville Cotton Mill, reuse plans for the priority sites include making use of existing structures. For the Former Aliceville Cotton Mill, the structure will be demolished and the antique brick, wood and iron will be recycled.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### 2.a. Community Need

**2.a.i. The Community's Need for Funding:** The City of Aliceville is a small, rural community that is largely impoverished. Pickens County is classified as a **USDA low employment county, a persistent poverty county, and a persistent child poverty county.** Additionally, job losses in and around the community coupled with the city's low per capita income (only **\$16,191** compared to the state's \$28,934) and low median household income (**\$26,300** compared to the state's \$52,035) means that the City's tax base is heavily burdened. This burden has only decreased through the steady loss of **population, which has decreased at a rate of 18% since 2000.** Much of the population that has remained is in poverty, with our **poverty rate standing at 44.4%** compared to the state and national rates of 16% and 12.8%. Furthermore, we have a **business vacancy rate of 15.4%** which is significantly higher than the state and national rates of 9% and 8.9%. Pickens County has had a **net loss of 54 businesses** from 2009 to 2019<sup>12</sup> with many businesses lost within Aliceville. With so many businesses sitting empty and so many of our residents living in poverty, the City is receiving very little revenue in taxes, which makes it exceedingly difficult to do the work that is needed in our community. Aliceville has great small-town charm and incredible

<sup>10</sup> County Health Rankings & Roadmaps. Community Centers. 2020.

<sup>11</sup> White House Environmental Justice Advisory Council Justice 40 Climate and Economic Justice Screening Tool and Executive Order Interim Final Recommendation

<sup>12</sup> US Census Bureau, Business Dynamics Statistics. 2019-2020. Source geography: County



# CITY OF ALICEVILLE, ALABAMA

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redevelopment potential; however, we are hindered by our lack of resources. We are working very hard to bring in funding that can make a big difference in the revitalization of our community and firmly believe an EPA Community-Wide Assessment Grant would greatly aid in our efforts.

Demographics	Aliceville	Pickens County	Alabama	USA
Population <sup>13</sup>	<b>2,199</b>	20,249	4,893,186	326,569,308
Poverty Rate <sup>13</sup>	<b>44.4%</b>	24.7%	16%	12.8%
Unemployment <sup>14</sup>	<b>3.6%</b>	3.6%	2.9%	3.8%
Median Household Income <sup>13</sup>	<b>\$26,300</b>	\$40,362	\$52,035	\$64,994
Per Capita Income <sup>13</sup>	<b>\$16,191</b>	\$23,476	\$28,934	\$35,384
Business Vacancy Rate <sup>12</sup>	<b>15.4%</b>	8.2%	9%	8.9%

### 2.a.ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations: The people of Aliceville face major burdens when it comes to their health and welfare. Aliceville has a large number of sensitive populations, including a **76.9% minority population**; **30.2%** population with one or more **disabilities**; **44.4%** of the population living in **poverty**; **75.7%** of the **under 18** population living in **poverty**; **24.6%** of the population does not possess a high school diploma; the population on Food Stamps/SNAP is **over half** the state and national averages, and **13.2%** of the population has no motor vehicle. All these numbers are significantly higher than the state or national counterparts. It is the hope of Aliceville that these disparities will be addressed through assessment and redevelopment of our priority sites. Redevelopment of the old cotton mill will provide access to jobs within walking distance of low-income housing. Redevelopment of the Former Rural Aliceville Medical Center will also provide much-needed medical access for sensitive populations. These two redevelopments have the potential to bring **210-235 new jobs** into the community and remove potential harmful contaminants from the community. Job training programs conducted in the new Aliceville Community Center can provide skills training for those seeking work at the New Aliceville Commercial Business Park.

Demographics	Aliceville	Pickens County	Alabama	USA
Percent Minority Population <sup>13</sup>	<b>76.9%</b>	43.3%	31.9%	27.5%
Uninsured Population <sup>13</sup>	<b>12.5%</b>	9.4%	9.5%	8.7%
Poverty Rate – Pop. Under 18 <sup>13</sup>	<b>75.7%</b>	40.4%	22.7%	17.5%
Percent with Disability <sup>13</sup>	<b>30.2%</b>	25.2%	16.2%	12.7%
Households, No Motor Vehicle <sup>12</sup>	<b>13.2%</b>	8.9%	5.9%	8.5%
Population, no High School Diploma <sup>13</sup>	<b>24.6%</b>	17.2%	13.1%	11.5%
Population on Food Stamps/SNAP <sup>13</sup>	<b>29.6%</b>	14.9%	13.4%	11.4%
Obesity <sup>12</sup>	<b>33.5%</b>	33.5%	32%	29%

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The data in the table below shows that Aliceville and Pickens County have higher overall prevalence of **breast and lung cancer** than the state or national levels. Additionally, both the City and County have higher rates of **asthma and COPD**. The overall **cancer incidence** is significantly higher than state and national rates, and Aliceville has an increased rate of **kidney disease** as well. While the rates of **low birth weight and infant mortality** aren't known on a City level, they are significantly higher at the County than state and national levels with infant mortality at almost two and a half times the national rate. Each of our priority sites could be contributing to the overall greater than normal incidence of disease and adverse health conditions. For instance, asbestos is a known cause of lung cancer and a stressor for those with asthma or COPD. Asbestos is a potential contaminant at both the Former Cotton Mill and the Former Rural Medical Center. It is a significant concern regarding the Former Cotton Mill due to its dilapidated state and proximity to the low-income mill housing. Breast cancer has been shown to be linked to particulate matter (PM)<sub>2.5</sub> and PAHs<sup>15</sup>. PAHs are constituents of petroleum and are contaminants of concern for the Former Cotton Mill, the Former Branco Oil Station and the Former Cotton Mill. Additionally, an EPA EJSCREEN conducted for Aliceville showed a high level of both PM<sub>2.5</sub> (70 compared to State's 32) and Ozone (24 compared to State's 8). PAHs are also associated with COPD and low birth weight while both ozone and PM<sub>2.5</sub> are associated with asthma<sup>16</sup>. Air pollution and heavy metals including lead and mercury (potential

<sup>13</sup> 2016-2020 American Community Survey on American Fact Finder

<sup>14</sup> US Department of Labor, Bureau of Labor Statistics. 2022 - August

<sup>15</sup> Impact of Air Pollution on Breast Cancer Incidence and Mortality. Scientific Reports 10 Article 5392. 2020.

<sup>16</sup> EPA. The Links Between Air Pollution and Childhood Asthma. 2018.





## CITY OF ALICEVILLE, ALABAMA

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contaminants associated with the Former Cotton Mill and the Former Armory) have also been shown to impact birth weight, infant mortality, and chronic kidney disease. Both of these are higher in Pickens County than in the state or the nation. The rates for heart disease and stroke are also higher in Aliceville than in the state or nation. Both of these have been linked to lead exposure<sup>17</sup>. It is vitally important to assess these sites and mitigate risks to the community in order to protect the health of the citizens of Aliceville.

Health Conditions	Aliceville	Pickens County	Alabama	USA
Breast Cancer Incidence (per 100k) <sup>18</sup>	210.5	207.7	121.4	126.8
Lung Cancer Incidence (per 100k) <sup>18</sup>	NA	70.6	63.7	57.3
Cancer Incidence (per 100k) <sup>18</sup>	494.2	483.8	450.8	448.6
Adults with Asthma <sup>19</sup>	12.3%	10.3%	9.8%	8.9%
Stroke (Adult) <sup>19</sup>	7.1%	5.4%	3.8%	3%
Population with COPD <sup>19</sup>	14.2%	14.2%	13.7%	11.5%
Kidney Disease <sup>19</sup>	5.2%	4.1%	3.4%	3.1%
Low birth weight <sup>20</sup>	13.4%	13.4%	10.4%	8.2%
Infant mortality (per 100k) <sup>20</sup>	14.1	14.1	8.1	5.7

Environmental Indicators	Aliceville	Alabama	USA
NATA Respiratory HI	90-95	50	90-95
PM <sub>2.5</sub>	70	32	63
Ozone	24	8	8
NATA Cancer Risk	80-90	47	90-95
Lead Paint Indicator	76	72	53

(3) Promoting Environmental Justice: There are numerous environmental justice issues faced by the people of Aliceville. Minority populations are often more negatively impacted by environmental contamination and climate change<sup>21</sup>. For the Former Cotton Mill priority site, **88%** of the residents living within a quarter of a mile of the property are black. With a **76.9% minority population**, most residents of Aliceville are facing these issues. Aliceville has significantly higher EJSCREEN Environmental Indicators than the state of Alabama as indicated in the table above. This impacts the health of the People of Color in our community in significant ways, leading to higher lung and breast cancer rates, other respiratory conditions, heart disease, and stroke. Additionally, communities with prevalent environmental justice issues often do not have the same access to necessary medical and community resources. This is true for Aliceville as we have limited access to primary care (40.1 compared to state and national rates of 65.8 and 76.5). Other environmental justice issues are indicated in the table below:

Environmental Justice Issues <sup>22</sup>	Aliceville	Pickens County	Alabama	USA
Housing – Cost Burden Severe (50%)	26.9%	9.7%	11.3%	13.4%
Housing – Overcrowding	5.5%	1.7%	2.4%	4.4%
Substandard Housing	39%	23.2%	25.2%	31.5%
Food Insecurity	18.5%	18.5%	14.5%	10.2%

The people of Aliceville are disproportionately burdened by poverty and housing issues. **44.4%** of the community is living in poverty. **26.9%** of our community have housing costs that are **50% or more of their total household income**. That is **double** the national average. They are also burdened by overcrowding and substandard housing. Many of the substandard houses are directly beside the Former Cotton Mill. Redevelopment of this site into a commercial business property will provide the residents of these homes with easy access to new jobs that will in turn increase their household income. Redevelopment of the Former National Guard Armory will provide a community center and access to job training programs which will help those living in poverty acquire higher paying jobs. Redevelopment of the Former Rural Medical Center will also provide jobs and access to medical services.

<sup>17</sup> Harvard Health Publishing. *Lead Exposure and Heart Disease*. 2019.

<sup>18</sup> State Cancer Profiles. 2014-2018

<sup>19</sup> Centers for Disease Control and Prevention, Behavioral Risk Factor Surveillance System. 2019

<sup>20</sup> University of Wisconsin Population Health Institute, County Health Rankings. 2014-2020. Source geography: County

<sup>21</sup> Deep South Center for Environmental Justice. *Perspectives on the Future of Climate and Environmental Justice on the US Gulf Coast*. 2021.

<sup>22</sup> Data Source: US Census Bureau, American Community Survey. 2016-20. Source geography: Tract



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### 2.b. Community Engagement

2.b.i. Project Involvement, 2.b.ii. Project Roles: The City of Aliceville has already started building partnerships in the community to aid in the success of redevelopment efforts. Our community partnerships represent key members of the community who are strategically placed to connect with stakeholders and represent the people of Aliceville. Our partners will be involved in making decisions with respect to site selection, cleanup, and future reuse. Community partners and their roles are outlined in the table below.

Organization	Point of Contact	Assistance Provided
Alabama Department of Economic and Community Affairs	Kenneth Boswell <a href="mailto:Kennith.boswell@adeca.alabama.gov">Kennith.boswell@adeca.alabama.gov</a> 334.242.5591	Raise awareness of Aliceville redevelopment opportunities with potential developers.
Alabama Brownfields Association	Mike McCown <a href="mailto:Mike.mccown@ppmco.com">Mike.mccown@ppmco.com</a> 205.836.5650	Promote economic revitalization in Aliceville and connect city with real estate resources for promoting redevelopment interest.
Aliceville Area Chamber of Commerce	Caleb Marine 205.373.2820	Member of the Brownfield Advisory Committee (BAC). Will help connect with local businesses as well as network with potential incoming businesses. Will also help with site identification.
Aliceville Housing Authority	Frieda Blakney 205.373.8333	Member of the BAC. Will help connect with members of the community and assist with site identification.
Aliceville Public Library	Frances Lewis <a href="mailto:apl@nctv.com">apl@nctv.com</a> 205.373.6691	Provide public meeting space for outreach events as well as facilitate two-way communication with members of the community.
Economic Development Coordinator	Frederick Kennedy 205.239.5204	Member of the BAC. Will help connect developers with potential sites within Aliceville with the aim of creating jobs in the city.
Aliceville Ministerial Alliance	Reverend Timothy L. Martin 205.393.6548	Provide meeting space for outreach events and facilitate two-way communication, will assist with future reuse decisions.

2.b.iii. Incorporating Community Input: Community engagement is extremely important for the City of Aliceville. We want residents to take an active interest in what is going on in our community and join together to help make this project a success. As such, active communication throughout the lifespan of the project is key. If awarded with an EPA Community-wide Assessment Grant, a Community Engagement Plan (CEP) will be developed and a kickoff meeting will be scheduled and made open to the public. The kickoff meeting will be advertised throughout the community via fliers, the City website, and the City Facebook page. This meeting will be used to educate members of the community on the EPA assessment grant program as well as to seek feedback from the community on concerns and additional site selections. A Brownfield Advisory Committee (BAC) will also be established, made up of City employees and key stakeholders in the community. The BAC will assist in site selection, clean up and reuse planning, and networking with members of the community and other stakeholders. The BAC will also assist the City in ensuring that community input is gathered and that the community's input is central in all project planning. Meetings with the BAC will be held tri-annually and will be open to the community. They will be advertised throughout the community via fliers, on the City website, and through key organizations in the city such as our community engagement partners. These meetings will be held in central locations to encourage ease of access (walkable locations for disadvantaged communities) and high attendance rates. The purpose of these meetings will be educational, updating the community on the project progress, but will also be designed to routinely get community input through visioning sessions and open forums. If COVID-19 safety protocols are needed, community engagement meetings will be held outside or virtually, depending on level of concern. Virtual conferencing and phone calls will also be utilized. As not all members of the community have internet access at home, a phone system will be developed and utilized for gathering community input in the case that virtual meetings are necessitated.

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

#### 3.a. Descriptions of Tasks/Activities/and Outputs

Task 1: Project Management
<i>i. Project Implementation:</i> The City of Aliceville, with the help of a Qualified Environmental Professional (QEP), will manage the grant. Aliceville will procure the services of a QEP in compliance



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with 2 CFR Part 200 and 2 CFR Part 1500. A preliminary inventory of the City has been conducted and prioritization of the first four sites has occurred so that there will be no delays in beginning the Phase I ESAs for these sites. The project will focus first on the four priority sites, and then continue on to other sites that will be included in the inventory. The sites added to the inventory will later be prioritized with the assistance of the QEP based on the prioritization input from the community and the BAC. Activities will also include general grant oversight, budget management, ACRES updates, Annual, and Final Reports.
<i>ii. Identifying Additional Sites:</i> A Brownfield Site Inventory has already been created and the first four sites prioritized. The BAC and QEP will work together to identify additional sites for eligible activities throughout the course of the grant period. Additional sites will be identified through the use of community input through public forums and will be prioritized based on the level of contamination concern, proximity to at-risk communities, and public input. The BAC and QEP will also utilize the EPA's Community Reuse Property Prioritization Tool for prioritization of additional sites.
<i>iv. Task/Activity Lead:</i> City of Aliceville (Dineki McCaa – 17-year veteran in city government and grant management) will lead this task with assistance from the QEP, as needed.
<i>iii. Anticipated Project Schedule</i> and <i>v. Outputs:</i> 16 Quarterly reports (four per year for the duration of the project), ACRES updates (quarterly or per completed task), annual reports (DBE, FFR), and one final report submitted at the project's conclusion, and post-close out data collection (ACRES).
<b>Task 2: Community Outreach</b>
<i>i. Project Implementation:</i> The City of Aliceville will seek to continuously involve the public in the grant process so that we can ensure all the most pressing needs are consistently being met. A CEP will also be developed. Activities will include BAC and Community Outreach Meetings (virtual and in-person), the dissemination of information via the City of Aliceville Brownfields website page and the City Facebook page, cities' social media pages, through our community partners. Supplies are budgeted for printing outreach materials.
<i>ii. Identifying Additional Sites:</i> A Brownfield Site Inventory has already been created and the first four sites prioritized. The BAC and QEP will work together to identify additional sites for eligible activities throughout the course of the grant period. Additional sites will be identified through the use of community input through public forums and will be prioritized based on the level of contamination concern, proximity to at-risk communities, and public input. The BAC and QEP will also utilize the EPA's Community Reuse Property Prioritization Tool for prioritization of additional sites.
<i>iv. Task/Activity Lead:</i> City of Aliceville (Dineki McCaa) with assistance from the BAC and QEP
<i>iii. Anticipated Project Schedule</i> and <i>v. Outputs:</i> 1 CEP (first 2 qtrs.), A total of 12 community outreach meetings occurring tri-annually starting in quarter 1 (12 sign in sheets and minutes summaries), Quarterly Aliceville Brownfield website updates, updates posted to community input/questions, as received.
<b>Task 3: Assessments</b>
<i>i. Project Implementation:</i> The QEP will conduct Phase I Environmental Site Assessments (ESAs) in accordance with EPA's All Appropriate Inquiry (AAI) Rule and ASTM E1527-13 (or most recent revision). The QEP will develop a Generic QAPP. The QEP will conduct a total of 18 Phase I ESAs - Priority sites will be assessed first. Ten Phase II ESAs (including Site-Specific QAPPs for each) will be conducted by the QEP. Aliceville will oversee the QEP's budget, reporting, and schedule to make sure all standards are met.
<i>ii. Identifying Additional Sites:</i> A Brownfield Site Inventory has already been created and the first four sites prioritized. The BAC and QEP will work together to identify additional sites for eligible activities throughout the course of the grant period. Additional sites will be identified through the use of community input through public forums and will be prioritized based on the level of contamination concern, proximity to at-risk communities, and public input. The BAC and QEP will also utilize the EPA's Community Reuse Property Prioritization Tool for prioritization of additional sites.
<i>iv. Task/Activity Lead:</i> QEP with oversight by the City of Aliceville (Dineki McCaa).
<i>iii. Anticipated Project Schedule</i> and <i>v. Outputs:</i> Phase I ESAs on the three priority sites will be conducted within the second quarter of the grant. An additional 15 Phase I ESAs of non-priority sites will be conducted by the close of Year 1. A total of 10 Phase II ESAs (including SSQAPPs) will be conducted during each of the quarters of Year 2, priority sites first. Generic QAPP, Quarter 1 Year 1.
<b>Task 4: Cleanup and Reuse Planning</b>
<i>i. Project Implementation:</i> The QEP will conduct cleanup planning by preparing 4 Analysis of Brownfields Cleanup Alternatives (ABCAs) for this project, starting with the priority sites. Aliceville will create 2 Reuse Plans.



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- ii. Identifying Additional Sites: A Brownfield Site Inventory has already been created and the first four sites prioritized. The BAC and QEP will work together to identify additional sites for eligible activities throughout the course of the grant period. Additional sites will be identified through the use of community input through public forums and will be prioritized based on the level of contamination concern, proximity to at-risk communities, and public input. The BAC and QEP will also utilize the EPA's Community Reuse Property Prioritization Tool for prioritization of additional sites.
- iv. Task/Activity Lead: QEP with oversight by the City of Aliceville (Dineki McCaa).
- iii. Anticipated Project Schedule and v. Outputs: 4 ABCAs (after assessment completion, in year 4), 2 Reuse Plans (conducted as Phase II ESAs are being completed).

### 3.b. Cost Estimates

Budget Categories		Project Tasks (\$)				Total
		Project Management	Community Outreach	Assessments	Cleanup and Reuse Planning	
Direct Costs	Personnel	\$15,500	\$15,000	-0-	\$30,000	\$60,500
	Fringe Benefits	-0-	-0-	-0-	-0-	-0-
	Travel	\$6,900	-0-	-0-	-0-	\$6,900
	Equipment		-0-	-0-	-0-	-0-
	Supplies		\$1,100	-0-	-0-	\$1,100
	Contractual	\$17,500	\$17,000	\$377,000	\$20,000	\$431,500
Total Direct Costs		\$39,900	\$33,100	\$377,000	\$50,000	\$500,000
Indirect Costs		-0-	-0-	-0-	-0-	-0-
Total Budget		\$39,900	\$33,100	\$377,000	\$50,000	\$500,000

#### **Task 1: Project Management - \$39,900**

Personnel costs: 310 hours have been budgeted at a rate of \$50 per hour for a total of \$15,500. Travel costs: \$6,900 is budgeted for two City personnel to attend two conferences at \$1,725 per conference per person. This includes \$600 per flight ticket; \$600 for hotel stay (4 nights for a hotel at \$150 per night); \$250 for 5 days per diem at \$50 per day; and Conference Registration at \$200. This totals to \$6,600 and \$6,900 is budgeted to cover any additional unexpected costs. Contractual: 125 hours have been budgeted at a rate of \$140 per hour for a total of \$17,500. QEP will assist with ACRES reporting, quarterly reporting, annual reporting, and additional programmatic support, as requested.

#### **Task 2: Community Outreach - \$33,100**

Personnel costs: 300 hours have been budgeted at a rate of \$50 per hour for a total of \$15,000. Supplies are estimated at \$275/year for handouts and other supply needs. Contractual: tri-annual community outreach meetings will take place. Estimated rate of \$100 per hour for 170 hours for a total of \$17,000.

#### **Task 3: Assessments - \$377,500**

Contractual: The EPA TAB Provider provided estimates for these contractual costs. The estimated cost of developing one Generic Quality Assurance/Quality Control Plan (QAPP) is \$5,000. \$72,000 has been budgeted for 18 Phase I ESAs at an estimated average cost of \$4,000 per Phase I ESA. \$300,000 has been budgeted for 10 Phase II ESAs at an estimated average cost of \$30,000. The cost of the Phase II ESAs includes the cost of producing Site-Specific QAPPs for each Phase II ESA to be conducted. Total of estimated costs for Phase I and II ESAs and the Generic QAPP is \$377,000.

#### **Task 4: Cleanup and Reuse Planning - \$50,000**

Personnel costs: 500 hours have been budgeted at a rate of \$60 per hour for a total of \$30,000 to develop two Site Reuse Assessments with Site Re-Use Visioning at two of the community meetings. Contractual: \$20,000 has been budgeted for the development of 4 ABCAs at a cost of \$5,000 per ABCA.

### 3.c. Measuring Environmental Results

Aliceville will work with the QEP to keep the project on schedule and on budget. Costs, identified sites, Phase I ESAs, Phase II ESAs, ABCAs, Community Outreach Meetings, and Reuse Plans will all be tracked closely via a developed spreadsheet, and progress will be reported regularly to ensure all project milestones are met on time and within budget. Outcomes will be recorded such as number of sites assessed, number of sites with off-site risks, number of sites purchased and redeveloped, number of jobs created, amount of funding leveraged, amount of increase in property values, amount of increase in





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property tax revenues, and acreage of greenspace created. Progress reports will be regularly submitted to the EPA through the ACRES database so that Aliceville and the QEP are continually aware of whether the project is meeting budget and schedule demands, which will allow for prompt corrective action to be taken should the project fall behind schedule.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **4.a. Programmatic Capability**

**4.a.i. Organizational Capacity, 4.a.ii. Organizational Structure, and 4.a.iii. Description of Key Staff:** The City of Aliceville is small, but our employees are capable and stand as representatives for our community. We have 27 employees under three branches in our city government. Decades of administrative, financial, and managerial experience will be leveraged for this project. In addition to city employees, members of the BAC will also be utilized for coordination with community members, outreach events, and identifying and communicating with stakeholders and possible development partners. If awarded, the EPA Community-wide Assessment Grant will be managed by the City of Aliceville City Manager/Clerk, Dineki McCaa. Ms. McCaa is uniquely qualified to manage this grant with the wide-ranging work experience she has gained. Ms. McCaa has received two Master's Degrees in Business Management and Human Resource Management. She has worked in City Government for over 17 years. In addition to local government management, her job skills and experience includes a career in mental health and writing grants for private organizations. Mrs. McCaa works directly with the Mayor, City Council, and members of the community. As the City Manager, Ms. McCaa will work closely with Mayor Windham to provide grant management assistance to ensure the grant compliance is met. Mayor Windham is a graduate of Aliceville High School class of 2006. In 2010 he completed his Bachelor's degree at Jacksonville State University. At Jacksonville State, he assumed many leadership roles across the campus including becoming the Vice President of Student Senate. Mayor Windham is no stranger to Municipal Government as he has been elected twice as City Councilman of District 3 and served as the Alabama District 7 Covid-19 Advisory group with Congresswoman Terri Sewell. Additionally, during his term, he has fought for the repair of dangerous roads, established a permanent pay scale for City employees, and established the first Covid-19 testing site in Pickens County. He also serves and is active on several boards across the city, county, and state. In the case that Mrs. McCaa is no longer able to fulfill her duties as grant manager, management of the grant will be taken over by Mayor Terrence Windham.

**4.a.iv. Acquiring Additional Resources:** The City of Aliceville will contract QEP to lead the environmental assessment, cleanup, and reuse planning tasks. The QEP will also support outreach efforts and project reporting tasks. A Request for Qualifications for firms to provide brownfields consulting services for the duration of the project will be released in compliance with 2 CFR Part 200 and 2 CFR Part 15000 requirements. The City is experienced in obtaining and managing contractors. In addition, the City will encourage the QEP to seek local and minority owned contractors whenever possible.

##### **4.b. Past Performance and Accomplishments**

**4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements** (1) Purpose and Accomplishments and (2) Compliance with Grant Requirements. The City of Aliceville has never received an EPA Brownfields grant; however, we have received other federal or state funding and are experienced in successfully managing funds. Examples of our grant management experience are shown in the table below:

Program	Amount	Purpose and Accomplishments
Community Development Block Grant	\$90,970.71	<ul style="list-style-type: none"><li>• Awarded 2019</li><li>• Project was to purchase a 2001 Spartan Pumper (Fire Truck)</li><li>• Project completed, grant successfully closed out in January 2019</li></ul>
Delta Regional Authority	\$120,000	<ul style="list-style-type: none"><li>• Awarded 2022</li><li>• Project is to improve infrastructure</li><li>• Ongoing – Compliant</li></ul>
AL-DOT	\$120,000	<ul style="list-style-type: none"><li>• Awarded 2022</li><li>• Project is to repave downtown</li><li>• Ongoing - Compliant</li></ul>
Federal DOT	\$800,000	<ul style="list-style-type: none"><li>• Awarded 2022</li><li>• Project is to put in sidewalks</li><li>• Ongoing - Compliant</li></ul>

The City of Aliceville has successfully complied with all applicable grant terms and conditions for the projects listed above in addition to any other grant agreements awarded to the City. The City has never been noncompliant with a grant and has met all milestones. The City of Aliceville has a proven history of timely and acceptable reporting and

compliance with all grant-related activities.



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### Threshold Criteria for Assessment Grants

#### 1. Applicant Eligibility

Aliceville is a city in Alabama and is a General-Purpose Unit of Local Government defined by 2 CFR § 200.1, therefore is eligible for funding under this solicitation.

#### 2. Community Involvement

The City of Aliceville has already started building partnerships in the community to aid in the success of redevelopment efforts. Our community partnerships represent key members of the community who are strategically placed to connect with stakeholders and represent the people of Aliceville. Our partners will be involved in making decisions with respect to site selection, cleanup, and future reuse. Community partners and their roles are outlined in the table below.

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### **3. Expenditure of Existing Grant Funds**

Aliceville does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

### **4. Named Subcontractors and Subrecipients**

Not Applicable