

Narrative Information Sheet

1. Applicant Identification

HBCU Community Development Action Coalition
7900 NW 27th Avenue, Suite 236, Miami, Florida 33147

2. Funding Requested

a. Assessment Grant Type

Community-wide Assessment Grant

b. Federal Funds Requested

\$500,000

3. Location

City of Nashville, Davidson County, Tennessee.

4. Target Area and Priority Site/Property Information

Target Area: North Nashville Neighborhood of Tennessee

Census tracts of Target Area: 47037014200; 47037014300; 47037014400

Priority Site 1 (18th Avenue Assemblage): 810-824 18th Ave N, Nashville, TN 37203

Priority Site 2 (Steam Plant): 815 17th Ave N, Nashville, TN 37203

Priority Site 3 (Parking Lot): 910 19th Ave N, Nashville, TN 37208 (northeast corner of 19th Ave N and Herman St)

5. Contacts

a. Project Director

Name: Ron Butler

Phone: (305) 322-7555

Email: rbutler@hbcucoalition.org

Mailing address: 7900 NW 27th Avenue Suite 236 Miami, Florida 33147

b. Chief Executive/Highest Ranking Elected Official

Name: Ron Butler

Phone: (305) 322-7555

Email: rbutler@hbcucoalition.org

Mailing address: 7900 NW 27th Avenue Suite 236 Miami, Florida 33147

6. Population

Target Area: 5,712 (EJScreen, 2022)

7. Other Factors

Other Factors	Page #
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 brownfield 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	2, 3, 4, & 10
The reuse of the priority site(s) will incorporate energy efficiency measures.	3, 4, 9 & 10
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	8 & 9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority
 Attached

9. Releasing Copies of Applications
 Not Applicable



TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
DIVISION OF REMEDIATION
WILLIAM R. SNODGRASS TENNESSEE TOWER
312 ROSA L. PARKS AVENUE, 14TH FLOOR
NASHVILLE, TENNESSEE 37243

October 10, 2022

Ron Butler
HBCU Community Development Action Coalition
7900 NW 27th Avenue, Suite 236
Miami, FL 33147

Re: State Letter of Acknowledgement for the Community Wide Assessment Grant Application

Dear Mr. Butler,

The Tennessee Department of Environment and Conservation (TDEC) is pleased to acknowledge your efforts to apply for a \$500,000 US Environmental Protection Agency (EPA) Brownfields Community Wide Assessment Grant.

Since many brownfields are abandoned, underutilized, and/or contaminated, TDEC is expressly interested in seeing initiatives to return these sites to productive uses. This effort is consistent with our mission to enhance the quality of life for citizens of Tennessee and to be stewards of our natural environment. In cooperation with Region 4 EPA, the TDEC brownfields staff will provide technical support and oversight for your grant.

We greatly appreciate your efforts to address brownfields in the neighborhood around Fisk University and Meharry Medical College in Nashville, TN.

Sincerely,

Digitally signed by Paula Middlebrooks
Date: 2022.10.10 13:18:47 -05'00'

Paula Middlebrooks
State of Tennessee Brownfields Redevelopment Program

1.PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION; 1.a.Target Area &

Brownfields; 1.a.i.Overview of Brownfield Challenges & Description of Target Area: The Historically Black Colleges and Universities (HBCU) Community Development Action Coalition (CDAC), a national 501(c)3 organization and the applicant, provides community and economic development support to the nation’s 107 HBCUs and Minority Serving Institutions (MSIs). These institutions share the founding mission to address inequalities and have lent powerful voices to social justice movements. They are suited by history and by vision to bring their impact to environmental rights. HBCUs are particularly well-positioned to tackle the brownfield challenges and environmental justice issues that are so prevalent in underserved communities. Historic redlining, discriminatory zoning practices, economic pressures, inadequate representation, and corporate abuses have contributed to a pervasive pattern for African American communities and the areas around HBCUs: poorer people, community dissection by major transportation infrastructure, areas with poorer air quality, and siting of polluting industries and landfills that wealthier and whiter neighborhoods lobbied to not have in their neighborhoods. Many of our HBCU and MSI partners have historically been the “path of least resistance” for industrial and transportation projects. Over time these patterns introduced a multitude of pollution sources into these communities and disrupted local economies, homes, businesses, and the vitality of areas surrounding minority serving institutions. As economies have shifted, many HBCU communities were left eroded (socially and economically) with vacant commercial corridors, abandoned industrial sites and environmental stigma. Brownfields have disproportionately burdened HBCU and MSI communities.

The geographic boundary where the CDAC is proposing to conduct eligible grant activities is defined as up to a 0.75-mile radius surrounding HBCUs and MSIs nationwide. **The specific target area for this application is the 0.75-mile radius around the co-located Fisk University and Meharry Medical College HBCUs in North Nashville, Tennessee.** The 1.8 sq. mile target neighborhood has been fragmented and cut off from the rest of Nashville by major transportation infrastructure: I-40 and I-65 (each 6 lanes), I-440 and US-70 (each 4 lanes), and 4 railroad tracks. This neighborhood consists of a minority-majority population of 5,712 people (EJScreen, 2022). It is home to Jefferson Street, which is known for its musical past and was once the epicenter of Nashville's thriving R&B and jazz scenes.

Although located just 5-minutes northwest of Nashville’s popular country music Broadway strip and, “Music Row”, the target area is a world away from the glitz and glamour of these tourist attractions. Gross social and environmental injustices have been an unfortunate and damaging part of this neighborhood’s history. In 1940, the Home Owners Loan Corporation mapped this neighborhood as a place in which it was recommended to refuse to make loans to the residents (aka redlining) which has caused lasting negative effects for this community (University of Richmond, 2022). The neighborhood also experienced decline following the construction of I-40 in that late 1960s, which cut the neighborhood off from the Broadway strip, Hadley Park, Tennessee State University HBCU, local businesses, and downtown (NOMA, 2022).

Industrial uses clamored for the target area’s inexpensive land near the interstates and four railways that cut through it, which has resulted in brownfield challenges existing in abundance throughout the neighborhood. Abandoned industrial sites, paved over contamination, active remediation sites, deteriorating infrastructure, and storage tanks dominate the landscape. The neighborhood is in the 99% (TN) and 89% (US) for hazardous waste proximity and also in the 97% (US) for proximity to EPA Risk Management Plan facilities, which are facilities subject to Section 112(r) of the 1990 Clean Air Act and, according to EPA, “use extremely hazardous substances”. (EJScreen, 2022; CEJST, 2022; EPA website). These brownfield challenges have caused negative environmental and health impacts in the community. The neighborhood is in the 95-100% (US) for exposure to air toxins that cause cancer risk and respiratory hazard which is exacerbated by being surrounded by major highways and a lack of safe multi-modal transportation options (EJScreen, 2022). Additionally, according to the CDC, Davidson County had over 20 days with maximum temperatures above 90 degrees in 2021 likely connected to having heat-absorbing brownfield sites and acres of concrete in place of green space, contributing to the heat island affect in the community. This extreme heat can lead to heat stress hospitalizations and even death. The brownfield sites also contribute to blight within the community which has led to declining

property values well below the national average (Zillow, 2022). Disinvestment due to these existing brownfield conditions has led to the scarcity of everyday needs, with low supermarket access at the ½-mile, 1-mile, and no vehicle access thresholds, qualifying the area as a food desert (USDA, 2022).

The lack of multi-modal transportation options to reduce pollution, lack of green space and park space to provide shade and encourage physical activity, and lack of access to healthy food due to disinvestment and isolation are issues that can be addressed by the reuse of the neighborhood's brownfield sites. The funds will be used to plan for the assessment/clean-up of industrial-related contamination and for the reuse of existing brownfield conditions into parks/gathering spaces, small businesses, and multi-modal paths and corridors. This community has experienced systemic injustices in the past, yet, with the assistance of this grant to address the negative impacts of these brownfield sites, more investment and placemaking can occur within the target area. The CDAC aims to revitalize this neighborhood while also lifting up its HBCU students, who will be the future generation to make important changes in their communities such as those that are proposed with these funds.

1.a.ii. Description of the Priority Brownfield Site(s): The Tennessee Department of Environment and Conservation (TDEC) has identified 10 closed and 4 open remediation sites as well as 18 facilities with underground storage tanks within the target area. According to EPA, there are 2 response cleanup locations within the neighborhood. The neighborhood also has 10 homes utilizing water wells, presenting an opportunity for potential contaminants to impact drinking water (TDEC, 2022) due to the close proximity (1.8 sq miles) and density of the Target Area. Asbestos-containing material (Asbestos), lead-based paint, creosote, petroleum products, volatile organic compounds, Perchloroethylene, and solvents are some of the concerns due to aging infrastructure, the railroads, industrial uses, gasoline stations, dry cleaners, and more. The following three brownfield sites, **each with secured site access**, have been selected as priorities for assessment and reuse due to: 1. redevelopment potential to directly support community-driven goals of the target area (as discussed in Section 1.b.i); 2. perceived or known environmental contamination; 3. proximity to the community's HBCUs; and 4. Proximity to and advancement of the developing Black Heritage Walk, an art and placemaking installation highlighting the contributions of African Americans in the greater Nashville area..

The **18th Avenue Assemblage (Priority Site 1)** consists of a small deteriorating street and twelve adjacent parcels that are a mixture of industrial, warehousing, or abandoned facilities. This street, 0.3-miles in length, is a proposed extension of the Black Heritage Walk and links Martin Luther King Jr Magnet School and the Fisk University HBCU, located at each end. It passes over a railway and by heavy industrial uses (manufacturing and processing plants for machinery, hardware, lumber, flour and meal, leather products, cotton goods, tobacco products, and liquor) which have historically been associated with the contamination of soil. Contaminants of concern include asbestos and lead-based paint from aging infrastructure (i.e. flaking paint on bridges), petroleum, volatile organic compounds, and heavy metals from manufacturing activities. One of the warehouses (Tennessee Wheel and Rubber) is a closed remediation site which has remained abandoned since 2006 when EPA initiated emergency removal action (TEC, 2022; EPA, 2022), but questions remain about soil and groundwater impacts at the site. The compromised infrastructure of the site due to the lack of maintenance, abandoned cars, and vacant and unsecured former industrial properties cause safety risks for students and residents who travel down it, especially pedestrians and bicyclists as there is not a continuous sidewalk or bike lanes. Revitalization will be a partnership. The Nashville Department of Transportation and Multimodal Infrastructure (NDOT) has committed to focus on roadway infrastructure and creating a safe multi-use pathway, while this grant will focus on the assessment, cleanup-planning, and reuse planning of the assemblage of brownfield properties to transform them into small businesses, including a bookstore and coffee shop, to support the community and its schools. Solar power will be incorporated during redevelopment (see 1.b.ii).

Situated 0.1 miles east of Site 1, owned by and located on the southern portion of Fisk University HBCU, is an abandoned coal-fired **Steam Plant (Priority Site 2)**. The Steam Plant building is approximately 22,200 sq. ft. in size and was operational until 1982. This building has been neglected and left to deteriorate for the last 40 years and today is overgrown with vegetation. A railway runs adjacent to the building and once transported fuel to the site. Since the plant utilized a fossil fuel fired boiler, there is an increased chance that there has been

soil contamination from coal ash, which is a threat to the Fisk University students who may pass by or on the property on their way to classes. Also concerning are the potential for herbicides historically sprayed along the rail line to kill vegetation. The potential environmental impacts also pose a concern for future investment by developers. Contaminants of concern for the site include creosote, heavy metals (including arsenic), and herbicides/pesticides from the adjacent railway; heavy metals (from coal ash), petroleum (from boilers and above ground storage tanks), hazardous substances from coal-fired power generation; and asbestos and lead-based paint from aging infrastructure. The Site is a priority for the use of funds to assess, conduct clean-up planning, and further reuse plans for the site and historic building. This Site is planned to be reused as an event/study space that includes an amphitheater, greenspace, restaurant, and greenway (part of the Black Heritage Walk extension). Solar power will be incorporated during redevelopment (see 1.b.ii).

A 1-acre **NDOT Lot (Priority Site 3)** owned by NDOT, is situated along the Black Heritage Walk. The site is a parking lot, constructed in 1979 as an engineering control to cap petroleum impacted soil, the lot serves no functional purpose. It is currently chained off, not in use, and contributes to the heat island affect. Current Site conditions include unmaintained vegetation and parts of the parking lot that are starting to crumble and decay which is of major concern with the petroleum contamination underneath. Grant funds will be used to assess the current environmental status of the property and to complete a Cleanup Plan that will allow for the site to be transformed from an unused acre of asphalt into a community park (NDOT is currently open to transferring ownership).

1.b.Revitalization of the Target Area; 1.b.i.Reuse Strategy & Alignment with Revitalization Plans: The CDAC, together with community partners identified in 2.b., have worked diligently to properly plan and envision a bright future for the target area that supports and aligns with the local government's plans including the *Vision Zero Safe Streets in Nashville Action Plan (2022)*, *Fisk University Master Plan (2008)*, *Shaping the Healthy Community: The Nashville Plan (2016)*, and *Nashville Next (2017)*. The reuse of Priority Site 1 will transform 18th Avenue into a multi-modal corridor and plan for the clean-up and revitalization of the street's vacant and abandoned industrial sites. This aligns with the NDOT's *Vision Zero Safe Streets in Nashville Action Plan (2022)* which has the goal of developing a safe multi-modal transportation system that better connects residents and provides access to the places that they need. The reuse of Priority Site 2 will renovate the abandoned steam plant as a restaurant and event/study space with a greenway system. This aligns with the *Fisk University Master Plan (2008)* which identifies this site to be redeveloped as an asset to the HBCU and to the neighborhood. The reuse of Priority Site 3 will plan for the removal of an unused parking lot to clean up contamination and create a community park. The *Shaping the Healthy Community: The Nashville Plan (2016)* aims to provide a healthier built environment for the City's residents and support active living which the planned reuse will help achieve. The incorporation of solar power (site 1 & 2) supports these Plan goals. Additionally, *Nashville Next (2017)* is the general plan for the City that includes guiding principles such as championing the environment, creating economic prosperity, expanding accessibility, and fostering strong neighborhoods. Each reuse project furthers this Plan's principles by connecting to the Black Heritage Walk to create a gateway into the community and to stimulate reinvestment back into this neglected neighborhood.

1.b.ii. Outcomes & Benefits of Reuse Strategy: Through the execution of the proposed reuse strategy, CDAC will produce the following outcomes and benefits within the target area: economic redevelopment, environmental justice, renewable energy from solar, and small business development. The planned clean up and reuse of each priority site will in turn stimulate economic development in this urban neighborhood. Reinvestment into the community will make it more attractive to buyers which will improve housing vacancy rates, which are currently at 17% (because they are largely uninhabitable; census data does not discern the reason for vacancies), and expand the tax base (EJScreen, 2022). The additional tax funds will facilitate the creation of a community park (Priority Site 3) and keep this site undeveloped providing more green space within the neighborhood. As the target area has had access to Hadley Park cut off by the construction of I-40, this park will provide a gathering and recreational space that encourages residents to be more active which in turn will improve overall community health. The park will also create a more equal distribution of greenery and trees

within the community to provide for heat mitigation. Converting the right of way on Priority Site 2 into a rails-with-trails greenway and adding multi-modal facilities on 18th Avenue (Priority Site 1) will additionally provide more recreational opportunities and community access for residents and help reduce vehicular pollution. Also, the reuse of the old steam plant on Priority Site 2 is planned to utilize energy efficiency measures including using high efficiency fluorescent lighting in the creation of restaurant. Additionally, CDAC will utilize Clean Energy Initiative grant funds to install solar energy panels at Sites 1 & 2. The neighborhood will experience tremendous benefits from the planned reuses of the brownfield sites that will directly benefit the residents and the HBCU students. Displacement of residents or businesses is not anticipated as each reuse project utilizes abandoned properties and will result in public spaces and small businesses that will directly serve the demographic who lives there.

1.c. Strategy for Leveraging Resources; 1.c.i. Resources Needed for Site Reuse: As a 501 (c) 3 non-profit organization, the CDAC has access to monetary funding through grant opportunities and partnerships with other nonprofit organizations and local government. Due to the target area’s demographics, leveraging funding opportunities are key to make development work, financially. This grant provides funding for the initial due diligence and planning steps necessary to gain project traction that will allow for the following identified sources to be leveraged. The following funding matrix has been developed specifically to address the funding gaps for remediation, reuse and development.

Leveraged Resource & Program Description	Sites Benefitting	Redevelopment Activity Supported
Renaissance HBCU Opportunity Fund	Sites 1 & 2	Adaptive reuse and development
The Renaissance HBCU Opportunity Fund is unique compared to other OZ opportunities because the capital is specifically earmarked for projects that enhance the economic vitality of HBCUs and their surrounding neighborhoods. Each partner HBCU will share in the net income generated by the project and have the opportunity to acquire the Fund’s interest upon the conclusion of the 10-year Opportunity Fund compliance period.		
Clean Energy Initiative (JPB Foundation)	Sites 1 & 2	Solar Panel Installation
The HBCU-CDAC Clean Energy Initiative was developed to replicate a community workforce investment program's successful model focused on the Clean Energy Industry and solar energy specifically.		
NDOT Special Projects Program	Sites 1 & 3	Support streetscape infrastructure improvements
Neighborhood Access and Equity Grant Program (Disadvantaged Communities)	Site 2	Greenway and Site 1 complete street infrastructure improvements
This Federal Highway Administration program is to improve walkability, safety, and affordable transportation in disadvantaged communities. The CDAC is an eligible applicant, in partnership with NDOT.		
Community Development Block Grant (HUD)	Sites 1 & 2	Property acquisition fees and building rehabilitation.
Our Town Grant	Site 2	Black Heritage Walk
\$150,000 Our Town Grant through the National Endowment for the Arts. The World AfriCultural Community Project & Metro Nashville Mayor’s Office will partner on the grant, which requires a partnership between a local government and nonprofit. It is for placemaking and will support the Black Heritage Walk and priority site reuse plans. Metro Nashville will supply the required 50% match.		
Reconnecting Communities USDOT Grant	Entire Target Area	Design and construct bridges to reconnect the target area to greater Nashville
In 2023, NDOT will work with the CDAC towards a \$10,000,000 Reconnecting Communities USDOT Grant to design and construct bridges to reconnect the target area to greater Nashville. The grant is dedicated to reconnecting communities cut off from economic opportunities by transportation infrastructure. NDOT will provide required matches.		
US EPA Brownfield Cleanup Grant	Sites 2 & 3	Cleanup Funds
Development Partners – Pillars Development & HBCU Economic Development Corporation	Site 1	Cleanup Funds and building development costs

1.c.ii. Use of Existing Infrastructure: The target area is located within Metro Nashville’s urban core. The redevelopment of the priority sites will facilitate the use of the existing infrastructure (power, gas, water, sewer, telecommunications and high-speed internet lines, and existing roadways), which are fully in place at all priority sites. NDOT, through their Special Projects budget, will fund the roadway and sidewalk safety improvements needed for Sites 1 and 3. Sidewalk and pedestrian safety improvements for Site 2, the Greenway, and Black

Heritage Walk will be sought through the Neighborhood Access and Equity Grant for disadvantaged communities. These sources of funds are referenced in Section 1.c.i.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT;

2.a. Community Need; 2.a.i. The Community's Need for Funding: The target area has an inability to draw on other resources to carry out assessment, remediation, and reuse of the brownfield priority sites due to extremely low incomes and a woefully insufficient tax base on which to draw for initial funding. The target area ranks in the 88% (TN) and 89% (US) for low income with only 12% of the residents able to own homes, despite the depressed property values of \$100-150K compared to the national average of \$357,810. (EJScreen, 2022; Zillow, 2022). While the target area is within Nashville, it only makes up 8% of the City's total population and funding has traditionally been focused on the downtown core and wealthier parts of the city (US Census, 2020). The U.S. Department of Housing and Urban Development (HUD) has identified the target area as an Opportunity Zone and a Promise Zone due to poverty, violent crimes, and infrastructure and safety concerns that make upward mobility more difficult (Metropolitan Development and Housing Agency, 2015). The target area also falls within the Jefferson Street Redevelopment District which was established to reverse the disinvestment and blight that the neighborhood persistently has experienced (Metropolitan Development and Housing Agency, 2015). This grant will facilitate development that meet the specific needs of the community, discussed in 1.b.ii., by reducing costs for proper environmental assessment and cleanup/reuse planning on vacant brownfields and enabling tight development pro formas to work.

2.a.ii. Threats to Sensitive Populations; (1) Health or Welfare of Sensitive Populations: The target area is home to a substantial population of environmentally sensitive residents, including minority groups and the impoverished. The target area is in the 91% (TN) for people of color and suffers from significant economic inequality with its per capita income 40% lower than Davidson County's per capita income (EJScreen, 2022 & US Census, 2020). This sensitive population suffers a range of health issues including being in the 99% (US) for asthma and 96% (US) for diabetes (CEJST, 2022). Welfare issues such as high crime, arson and general blight also impact the target population, both in terms of their health and safety and their sense of wellbeing. The reuse of the priority sites will address these issues through providing safer routes for alternative transportation options to reduce vehicular pollution and stimulating reinvestment back into the community which in turn will attract more community necessities such as grocery stores/healthy food options which are severely lacking.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The target area population suffers from a greater-than-normal incidence of diseases and conditions that are associated with the exposure to the contaminants of concern, such as petroleum, at the priority brownfield sites. The residents in the target area are in the 99% (TN) for exposure to diesel particulate matter which correlates to also being in the 99% (US) for asthma and low birth weight, which both have been linked to exposure to particulate matter (EJScreen, 2022; CEJST, 2022; nih.gov). Infants born to women of color have over twice the mortality rate with key causes being birth defects or low birth weight (Kaiser Family Foundation, 2022). Additionally, the community is in the 95-100% (US) for exposure to air toxics that cause cancer risk and respiratory hazard (EJScreen, 2022). Target area air toxins are largely attributed to the vast amount of manufacturing facilities that have located along the target area's four rail lines and numerous highways. The community is also in the 97% (US) for low life expectancy contributed by poor health and living conditions (CEJST, 2022). The grant funds will address the identification and reduction of these threats by assessing and planning for the clean-up of contamination. The reuse of the priority brownfield sites changes uses from contamination sources, contributing to the poor air quality, to community assets, such as Site 1's manufacturing to a bookstore and coffee shop and Site 2's use as a coal-fired Steam Plant to gathering/study space.

(3) Promoting Environmental Justice: The target area includes a minority-majority underserved population that has been systematically denied the same economic opportunity as other neighborhoods through the historic redlining and the construction of major highways and railways through the community as well as the historical siting of incompatible uses such as the railway corridors and heavy industry adjacent to minority-serving housing and HBCU institutions. This has resulted in persistent inequality and poverty with 60% of the

neighborhood burdened with low income (EJScreen, 2022). Additionally, this zip code has the highest incarceration rate in the nation, with a rate of 14% (Brookings Institution, 2018). This underserved population has also been adversely and disproportionately affected by environmental and health risks as they have not received the same degree of protection from hazards as other neighborhoods as reflected by being in the 99% (TN) for hazardous waste proximity and 98% (TN) for traffic proximity which has resulted in poor health (EJScreen, 2022; CEJST, 2022). This is exacerbated by being a community classified as a Medically Underserved Population by HRSA. The project will promote environmental justice through the reuses of the priority sites; by providing a healthier environment in which to live, learn, work, and play, by planning for the clean-up of contamination and for the replacement of brownfield conditions with parks/gathering spaces, small businesses, extension of the Black Heritage Walk, and multi-modal paths for the residents and HBCU students.

2.b. Community Engagement: 2.b.i. Project Involvement and 2.b.ii. Project Roles: From its inception, the CDAC has operated on the premise that redevelopment must be achieved for the community, by the community, and within the community. This brownfields project is being led by the CDAC and local non-profits; however, for project success, the agency is also closely coordinating with local government agencies of Metro Nashville. The table below highlights a select few project partners. **Each point of contact below will serve on the Brownfields Steering Committee (Committee) responsible for site selection, prioritization, approval of cleanup plans, and reuse planning.**

Organization	Point of Contact	Project Role
Fisk University	Jamaal Sheats; Jsheats@fisk.edu ; 615-329-8720	HBCU student and faculty involvement in reuse planning, particularly with Site 2 which they own. Temporary placemaking assistance on priority site 3, the Parking Lot. Member on Committee.
Meharry Medical College	Dr. James Hildreth officeofthepresident@mmc.edu 615-327-6759	Member on Committee and coordination with College staff, who will be asked to coordinate with students.
World AfriCultural Community Project, nonprofit	Fathiyah Shepard-Suso; f.ss@worldafricultural.com ; 615-415-6183	Target area organization spearheading the Black Heritage Walk and reuse of Priority Sites 1 & 3. Fathiyah is acting as a liaison between the CDAC, target area residents and groups, Nashville Departments, and NDOT. Lead of Committee.
Jefferson Street United Merchants Partnership	Lauren Fitzgerald; Lauren@Strategize619.com ; email preferred	JUMP is working with the CDAC to identify local businesses to expand and open at Priority Sites 1 & 2. Member on Committee.
Nashville Department of Transportation & Multimodal Infrastructure (NDOT)	Diana Alarcon; diana.alarcon@nashville.gov ; 615-862-8706	NDOT will be a key partner in roadway, streetscape, and beautification projects within the target area. NDOT also owns Site 3 and has committed to working with the CDAC towards reusing Site 3 as a park. They have also committed to funding assistance, both with grant applications and contributing funds, when feasible, when roadway/streetscape grants require financial matches.
Nashville Mayor's Office	Kendra Abkowitz, PhD.; Kendra.abkowitz@nashville.gov ; 615-880-1506	The Mayor's Office is assisting with Metro Nashville department coordination, such as the Planning and Parks and Rec Departments that will be actively involved in reuse planning.
Civic Design Center, nonprofit	Eric Hoke; eric@civicedesigncenter.org ; 847-302-1164	The Center is active in community involvement and reuse planning in the target area. They will guide Committee and engagement efforts so plans and prioritized sites reflect local resident desires and benefit the underserved communities.
African American History & Genealogical Society, Nashville, (AAHGS), nonprofit	Natalie Bell; [REDACTED] 615-961-9890	Beyond sitting on the Committee, AAHGS will assist in securing site access agreements, historic preservation, dissemination of information to the target area, and community engagement activities that will result in written, audio and video documentation of African American stories and history for the Black Heritage Walk.

2.b.iii. Incorporating Community Input: From award, the CDAC, with input from the public, the Civic Design Center, and other project partners will develop a written Community Involvement Plan that will document and

formalize the process to share information, engage the community, and solicit, consider, and respond to stakeholders and residents in an intentional way. Community engagement efforts to communicate the progress of the reuse of the priority sites and to solicit input will occur at meetings/charrettes, homecoming events, festivals, booths at events, and digitally (when an alternative to in-person community engagement is needed). Digital comment forms will be available on the website, social media pages, and through email surveys. Printed and digital comment forms will be responded to by the Committee, led by Ms. Suso and overseen by Mr. Butler. Digital communication and virtual meetings will be employed as dictated by local public health guidance and a live stream of quarterly meetings will be available. Newsletters, fact sheets, and notices on the brownfield program and project activity for all sites will also be distributed to residents and stakeholders through local businesses.

Engagement will continue throughout development, adding in additional brownfield sites as identified. Input from the community will help to guide the brownfield reuses that among improving the health and environment of the neighborhood will also advance and highlight the greenway and Black Heritage Walk. Input will be solicited, considered, and responded to by Mr. Ron Butler, the Project Director. Mr. Butler will remain available by phone and email for brownfield related questions, input, and comments by the public. The CDAC will compile and maintain email distribution lists for the dissemination of project information and notices, along with question received from the community. Project Information Repository - Documents including project fact sheets, technical reports, site nomination forms, and access agreement templates will be kept at a the Fisk University Library and CDAC’s website with links on partner agency sites as well.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS; 3.a. Description of Tasks/Activities & Outputs; i-iv. Project Implementation; Identifying Additional Sites; Anticipated Project Schedule; Task/Activity Lead(s); Outputs:

Task 1 – Programmatic Support
i. Project Implementation: <i>EPA-funded</i> : CDAC cooperative agreement oversight; quarterly and annual reporting including MBE/WBE forms; closeout reporting; EPA ACRES database updates occurring with quarterly reports; conference attendance/travel for one staff; <i>Non-EPA-funded</i> : contractor procurement (completed) and Work Plan development
ii. Identifying Additional Sites: See Tasks 2 and 3
iii. Anticipated Project Schedule: Pre-award contractor/QEP procurement: completed; Work Plan: June 2023; Oversight of cooperative agreement & conference travel: project period; Quarterly, annual (including MBE/WBE and financial forms) and closeout reporting: Oct. 2023 – Dec. 2027; ACRES updates occurring with quarterly reports & Tasks 3 & 4 deliverables
iv. Task/Activity Lead(s): The experienced contractor will complete programmatic deliverables for the CDAC. Ron Butler, CDAC Project Director, will be responsible for reviewing deliverables for accuracy, Work Plan compliance, and schedule.
v. Output(s): 1 attendee at 6 conferences (2 National and 4 EPA Region IV Brownfield Conferences); 1 grant kickoff meeting with EPA, the contractor, and TN DEC; 16 quarterly reports (with ACRES updates); 1 close-out report; and 4 rounds of annual financial and MBE/WBE forms to maintain grant compliance (budgeted with quarterly reports).
Task 2 - Outreach
i. Project Implementation: <i>EPA-funded</i> : Community Involvement Plan (CIP), website updates, brochure development, 16 quarterly brownfields meetings; 3 priority site reuse planning meetings (1 per priority site), and 2 outreach events for brownfield site selection and prioritization along the developing Black Heritage Walk.
ii. Identifying Additional Sites: Site identification will be a priority at the quarterly brownfield meetings, as well as the 2 Black Heritage Walk outreach events. The underserved target area community will identify and prioritize the sites based on site access, health and safety considerations, and opportunity for a needed site reuse for the community. The Brownfields Steering Committee will coordinate on site selection and prioritization at quarterly meetings and will ensure sites serve the underserved community by working towards beneficial site reuses and reduction of contaminants. The contractor will assist in identifying and ranking sites based on severity of perceived environmental issues and reuse potential.
iii. Anticipated Project Schedule: CIP and brochure development: pre-award – Dec 2023; brownfield meetings and website updates: quarterly (Oct 2023-Sept 2027); 3 priority and 2 Black Heritage Walk outreach events: Dec 2023-Oct 2024.

iv. Task/Activity Lead(s): The selected QEP will prepare the CIP, brochure, and meeting materials. The CDAC Project Coordinator, Larry Salley will oversee the CIP and will coordinate quarterly meetings and outreach activities. The World AfriCultural Community Project and Civic Design Center project partners will assist in leading outreach activities.
v. Output(s): CIP, 1 brochure, 1 brownfield webpage on the CDAC website, 16 quarterly meetings, and 5 outreach events.
Task 3 - Site Assessments
i. Project Implementation: <i>EPA-funded</i> : Generic Quality Assurance Project Plan (QAPP); Phase I and Phase II ESAs, site eligibility forms, Site Specific QAPPs, health and safety (H&S) Plans, and site inventory.
ii. Identifying Additional Sites: A site inventory will be completed under Task 3 to assist with identification of additional sites. Site prioritization will occur under Task 2 to ensure identified sites consider and serve the underserved target area community.
iii. Anticipated Project Schedule: Generic QAPP: pre-award-Oct 2023; Phase I ESAs: pre-award through Dec 2026 (Priority Sites pre-award through Sept 2024); Site-specific QAPPs, H&S plans, & Phase II ESAs: Mar 2024-June 2027; Site Inventory: Jan – Jun 2024
iv. Task/Activity Lead(s): All tasks will be overseen by the CDAC Brownfields Project Director. CDAC staff will secure site access. The selected QEP will complete the Generic QAPP and site assessment activities in accordance with current ASTM standards and All Appropriate Inquiry. The Brownfields Steering Committee will prioritize and approve assessment activities.
v. Output(s): 1 Generic QAPP, 6 Phase I ESAs with signed site access agreements, 5 Phase II ESAs with approved site eligibility forms, 5 Site-Specific QAPPs and 5 H&S Plans, and 1 Site Inventory.
Task 4 – Cleanup/Reuse Planning
i. Project Implementation: <i>EPA-funded</i> : Analysis of Brownfields Cleanup Alternatives (ABCAs) 5 Brownfield Reuse Plans, and asbestos abatement plans
ii. Identifying Additional Sites: See Tasks 2 and 3
iii. Anticipated Project Schedule: Cleanup/Reuse Planning: June 2024-June 2027
iv. Task/Activity Lead(s): Contractor, planners, and market analysts with oversight from CDAC Brownfields Project Director.
v. Output(s): 5 ABCAs, 2 asbestos abatement plans, and 5 Brownfields Reuse Plans

3.b. Cost Estimates: The CDAC will consider supplies and additional staff time (if needed) as in-kind leveraged resources. Hourly personnel and consultant costs are included at average rates of \$65 and \$100-\$175/hour, respectively. **\$363,740 of the funds (72.7%) are directly associated with site-specific assessment, engagement, and cleanup/reuse planning work;** 47% is site specific assessment and cleanup planning work. The 3 Priority Sites will each have assessments and cleanup/reuse planning.

Task 1 - Programmatic Support \$49,880: Personnel: \$12,480 Cooperative agreement oversight (4 hours/month for 4 years = 192 hours @ \$65); **Travel: \$7,500** (1 attendee at 6 brownfields conferences (2 National and 4 EPA Region IV) - **\$2,400** for 6 conference registration fees, **\$2,400** for 12 hotel nights, **\$1,800** for flights and transportation, and **\$900** per diem). **Contractual: \$29,900** - 16 quarterly reports @ \$1,400 each for a total of **\$22,400**, 1 closeout report @ **\$5,000**, and 1 kick-off meeting @ **\$2,500**.

Task 2 - Outreach \$40,280: Personnel: \$9,360 Outreach coordination and meetings (3 hours/month = 144 hours @ \$65); **Contractual: \$30,920** Website updates @ **\$2,000**, brochure development/printing @ **\$3,000**, Community Involvement Plan @ **\$4,000**, 16 quarterly brownfields meetings @ \$700 = **\$11,200**, Priority Site community meetings @ **\$8,400** (3 sites @ \$2,800), outreach events to prioritize brownfield sites along Black Heritage Walk @ **\$2,320** (2 events @ \$1,160).

Task 3 - Site Assessments \$231,620 (46.3% of total budget): Personnel: \$3,120 Securing site access and report reviews (48 hours @ \$65); **Contractual: \$228,500** - 1 Generic QAPP @ **\$4,500**, 6 Phase I ESAs @ **\$30,000** (6 @ \$5,000), 5 Phase II ESAs @ **\$156,500** (5 @ avg. \$31,300), 5 site eligibility forms and Site Specific QAPPs/H&S Plans @ **\$17,500** (5 @ \$3,500), 1 Site Inventory @ **\$20,000**.

Task 4 - Cleanup/Reuse Planning \$178,220 (35.6% of total budget): Personnel: \$3,120 Review of cleanup/reuse plans (48 hours @ \$65); **Contractual: \$175,100** 5 ABCAs (cleanup plans) @ **\$25,000** (\$5,000 each), asbestos abatement plans @ **\$11,100** (2 @ \$5,550 – Priority Sites 1 & 2), and 5 Brownfield Reuse Plans @ **\$139,000** (5 @ avg. of \$27,800).

Project Tasks (\$) Direct Costs Only					
Budget Categories	1. Programmatic Support	2. Outreach	3. Site Assessments	4. Cleanup & Reuse Planning	Total
Personnel	\$12,480	\$9,360	\$3,120	\$3,120	\$28,080
Travel	\$7,500	\$0	\$0	\$0	\$7,500
Contractual	\$29,900	\$30,920	\$228,500	\$175,100	\$464,420
Total (%)	\$49,880 (10%)	\$40,280 (8.1%)	\$231,620 (46.3%)	\$178,220 (35.6%)	\$500,000

(Note Equipment, Supplies, Other (subawards) and Indirect Costs not shown as amounts are zero.)

3.c. Measuring Environmental Results: The CDAC project team will diligently track, measure, and report on the success of the project utilizing EPA’s ACRES and quarterly reports to track the following outputs: number of Phase I and II ESAs completed and number of cleanup and reuse planning documents produced. The actual outputs will be compared to the estimated number of outputs listed in Section 3.a. The project team will track, measure, and report the following outcomes in ACRES: acres of land assessed; land remediated and redeveloped; acres of parks and greenspace preserved or created; number of jobs created or retained; redevelopment investment value; and other funding leveraged. The project team will report outcomes and outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, community outreach/meetings, and brownfields) in quarterly reports. The project team will also evaluate the extent to which site assessments, cleanup planning, and future redevelopment result in the protection of human health and the environment. The project team will evaluate the project progress semi-annually against the goals in Section 3.a and, if goals are not being met or are off-schedule, will meet with local stakeholders, the environmental consultant, and the EPA project officer to discuss the shortcomings and determine appropriate corrective action steps as necessary.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE; 4.a. Programmatic Capability:

4.a.i. Organizational Capacity: and **4.a.ii. Organizational Structure:** The CDAC is a 501 (c) 3 non-profit organization dedicated to creating programs that benefit HBCU/MSI students, staff, and residents of the communities surrounding the campuses. It operates with a 6-member Board of Directors, 20 staff members and numerous partner agencies. The organization is entirely funded by grants and sponsorships. Through the support of individuals, corporations, government agencies, and foundations, our organization tackles programs like financial education, green energy, opportunity zone funding, and helping small businesses thrive in financially underdeveloped corridors around HBCUs and MSIs benefiting students, small businesses near the campuses, and the broader community.

4.a.iii. Description of Key Staff: **Ron Butler**, CEO of the CDAC since 2010, will serve as **Project Director**. He has an M.A., Public Administration and Policy Analysis, and many years of training and work experience in community and economic development. In his 12 years of service to the CDAC, Ron has attracted and managed numerous grants and investments for development projects, training and technical assistance, and planning for the communities surrounding HBCUs and MSIs around the country. Ron also serves as Director for the 79th St CRA (managing a \$2.3M budget) and currently overseeing the implementation of a FY2021 USEPA Brownfields Assessment Grant for the 79th Street Corridor Initiative in Miami. Assisting Mr. Butler as **Project Coordinator** will be **Larry Salley**, Chairman of the CDAC. Mr. Salley holds a master’s degree in Social Work, Public Administration, and Business Administration and has over 30 years of experience developing and managing grant-funded community-based projects. He served as the Executive Director of the Benedict-Allen Community Development Corporation for 22 years during which he managed grants in excess of \$14 million. He has directed 7 workforce development initiatives, 4 affordable housing programs, and 3 small business development projects. **Ms. Margot Curry**, a Senior Accountant will serve as **Financial Director**. Ms. Curry has managed a wide range of grants (including US HUD CDBG and foundation awards) and is well versed in federal accounting requirements. Ms. Curry is the Financial Director for the NW 79th St Initiative nonprofit and completes ASAP drawdowns for their FY2021 EPA Brownfields Assessment Grant.

4.a.iv. Acquiring Additional Resources: The CDAC procured consulting and environmental engineering services from a qualified contractor (QEP). This procurement process was carried out through a fair and open bid process following federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. Our leadership team of capable professionals shares oversight of all grant program funding. In the event of CDAC staff leaving, responsibilities will transfer to another staff member until another capable individual is hired or additional contractor procured. Partner nonprofits can also be sought as additional resources, as needed.

4.b. Past Performance & Accomplishments; 4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: The CDAC has not received funds through an EPA Brownfields Grant but has received other grant funds. Three recent examples of grant sponsored programs are as follows. 4.b.ii.(1) Purpose and Accomplishments: **HBCU Business Incubator Program** Awarding Agency: BBT Bank/Trust Bank Award Amount: \$250,000 Project Period: three-year grant period May 2016- May 2019 to create a small business development support program for HBCU and MSI communities. A series of eight small project grants ranging from \$20,000 -\$50,000 supported operations and specific training and technical assistance services for businesses connected to small business incubators at HBCUs and MSIs. Accomplishments/Outputs: Eight HBCU small business incubators participated in the program and over 200 small businesses within HBCU communities were served. All planned outcomes were achieved. **Our Money Matters Program** Awarding Agency: Wells Fargo Foundation Award Amount: \$5.6 million three-year grant Project Period: March 2020 – February 2023. Our Money Matters is an innovative financial wellness program with a mission is to equip HBCU and MSI students and the residents of their surrounding communities with the skills needed to reach financial freedom (Our Money Matters, 2021). Our Money Matters includes online programming; in-person education and counseling; support services (food pantries, career days, and emergency funding); outreach and collaboration with surrounding community leaders. Many students attending HBCUs and MSI's are first-generation college attendees, with more than 70 percent qualifying for the Federal PELL grant due to their family's low socioeconomic status. Residents in the communities surrounding their campuses also often struggle financially. The program is designed to help transform the mindset of participants and prepare them to become high wage earners, financial and social entrepreneurs, investors, and philanthropists. Accomplishments/Outputs (to date): Online platform (the center piece of the Our Money Matters program) created, tested and active; 16 signed MOUs with HBCUs and MSIs around the country; 2,500 with the goal of reaching 25,000 (students, faculty, staff and residents) participants enrolled. Planned Outcomes at end of Project Period: The program will serve 25,000 participants during the project period. **Clean Energy Initiative** Awarding Agency: JPB Foundation in NYC Award Amount: \$700,000 Project Period: May 2020–May 2022. The CDAC Clean Energy Initiative was developed to replicate a community workforce investment program's successful model focused on the Clean Energy Industry and solar energy specifically. It has been implemented in the City of Baltimore, Maryland, and anchored at Morgan State University (MSU, a public historically black research university). Accomplishments/Outputs (to date): MSU installed solar panels on 33 homes owned by low-income families and provided 13 educational workshops and roundtables to over 2,600 residents. MSU also connected community homeowners and business owners to campus leaders to promote the many benefits of using clean energy. The program is currently expanding to Southern University in Shreveport, LA. Planned Outcomes at end of Project Period: 20 HBCUs/MSIs Program participants; low-income households receiving solar panels on homes at 15 HBCUs/MSIs; 50 residents trained.4.b.ii.(2) Compliance with Grant Requirements: All projects identified above are/were managed by the Project Director and Financial Director, who will also oversee this project. The CDAC is/was in full compliance with the workplan, schedule, and terms and conditions under the assistance agreements and has maintained an excellent record of stewardship of all previous funding awarded. The CDAC has a strong history of timely and acceptable reporting, as required by the awarding agencies. For all prior grants, the CDAC has successfully made and reported on progress towards achieving expected results of the agreement in a timely manner.

**HBCU Community Development Action Coalition
FY2023 US EPA Brownfields Assessment Grant
Threshold Criteria**

1. Applicant Eligibility

The HBCU Community Development Action Coalition (CDAC) is a nationwide 501(c)(3) organization that exclusively serves Historically Black Colleges and Universities (HBCUs) and Minority Serving Institutions (MSIs) to address environmental justice challenges by creating programs that benefit HBCU/MSI students, staff, and residents surrounding the campuses. Documentation demonstrating tax-exempt status under section 501(c)(3) of the Internal Revenue Code has been provided by attachment.

2. Community Involvement

From award, the CDAC, with input from the public, the World AfriCultural Community Project, the Civic Design Center, and other project partners will develop a written Community Involvement Plan that will document and formalize the process to share information, engage the community, and solicit, consider, and respond to stakeholders and residents in an intentional way. Community engagement efforts to communicate the progress of the reuse of the priority sites and to solicit input will occur at meetings/charrettes, homecoming events, festivals, booths at events, and digitally (when an alternative to in-person community engagement is needed). Digital comment forms will be available on the website, social media pages, and through email surveys. Printed and digital comment forms will be responded to by the Committee, led by Ms. Suso and overseen by Mr. Butler.

Digital communication and virtual meetings will be employed as dictated by local public health guidance and a live stream of quarterly meetings will be available. Newsletters, fact sheets, and notices on the brownfield program and project activity for all sites will also be distributed to residents and stakeholders through local businesses.

Engagement will continue throughout development, adding in additional brownfield sites as identified. Input from the community will help to guide the brownfield reuses that among improving the health and environment of the neighborhood will also advance and highlight the greenway and Black Heritage Walk. Input will be solicited, considered, and responded to by Mr. Ron Butler, the Project Director. Mr. Butler will remain available by phone and email for brownfield related questions, input, and comments by the public. The CDAC will compile and maintain email distribution lists for the dissemination of project information and notices.

Project Information Repository - Documents including project fact sheets, technical reports, the CIP, site nomination forms, and access agreement templates will be kept at a central, accessible repository on the HBCU-CDAC's website with links on partner agency sites as well.

3. Expenditure of Existing Grant Funds

HBCU CDAC does not have an active assessment or multipurpose grant.

4. Contractors and Named Subrecipients

Contractors

**HBCU Community Development Action Coalition
FY2023 US EPA Brownfields Assessment Grant
Threshold Criteria**

Prior to submitting this application, the HBCU CDAC completed a qualifications-based procurement process to select a consultant team to provide professional services under the technical portion of this project. The CDAC affirms that the procurement process was completed in accordance with 2 CFR Part 200 and 2 CFR Part 1500.18 and the *Best Practice Guide for Procuring Services Under EPA Assistance Agreements*. The Request for Qualifications (RFQ) was drafted in house by Mr. Ron Buter of the CDAC and published on 8/9/22 on CDAC's website and [Bids & RFP - Environmental, Demolition, Asbestos, Engineering and more! \(envirobidnet.com\)](#). Only one response was received. If more responses were received, the CDAC had intended to rank the responses. The contractor exhibited the experience CDAC is looking for in starting a Brownfields Program and a Professional Services Agreement is currently underway.

Named Subrecipients

Not applicable. The CDAC has not named any subrecipients in this application for Brownfields Grant funding.