



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING & PERMITS

PUTTING PEOPLE FIRST

Narrative Information Sheet – City of Birmingham, Jefferson County, AL

Randall L. Woodfin
Mayor

Katrina R. Thomas
Director

Tracey Hayes
Deputy Director

Darren L. Whitt
Deputy Director

Artemus G. Willis
Deputy Director

1. Applicant

Identification: City of Birmingham, Alabama 710 North 20th Street, Birmingham, AL 35203

2. Website URL: <https://www.birminghamal.gov/>

3. Funding Requested:

Grant Type: Community-wide
Federal Funds Requested: \$500,000

4. Location: City of Birmingham, Jefferson County, Alabama

5. Target Area and Priority Site Information:

North Birmingham:

1. US Pipe and Foundry 3000 30th Ave North Birmingham, AL 35207

Census track: 01073000700 (a CEJST area)

2. Former Carver High School 3900 24th St. North Birmingham, AL 35207

Census track: 01073000800 (a CEJST area)

Pratt-Ensley:

3. Ensley Works 2300 Ave B Birmingham, AL 35224

Census track: 01073012500 (a CEJST area)

4. 2000 Pleasant Hill Rd Birmingham AL 35224

Census track: 01073003500 (a CEJST area)

6. Contacts:

Project Director: Timothy Gambrel, Chief Planner, Planning, Engineering and Permits, City of Birmingham, AL phone: 205.297.8059

Highest Ranking Executive Official: Honorable Mayor Randall L. Woodfin, City of Birmingham, AL phone: 205.254.2000

7. Population: City of Birmingham: 201,803

North Birmingham: 6,942

Pratt-Ensley: 5,717

8. Other Factors Checklist:

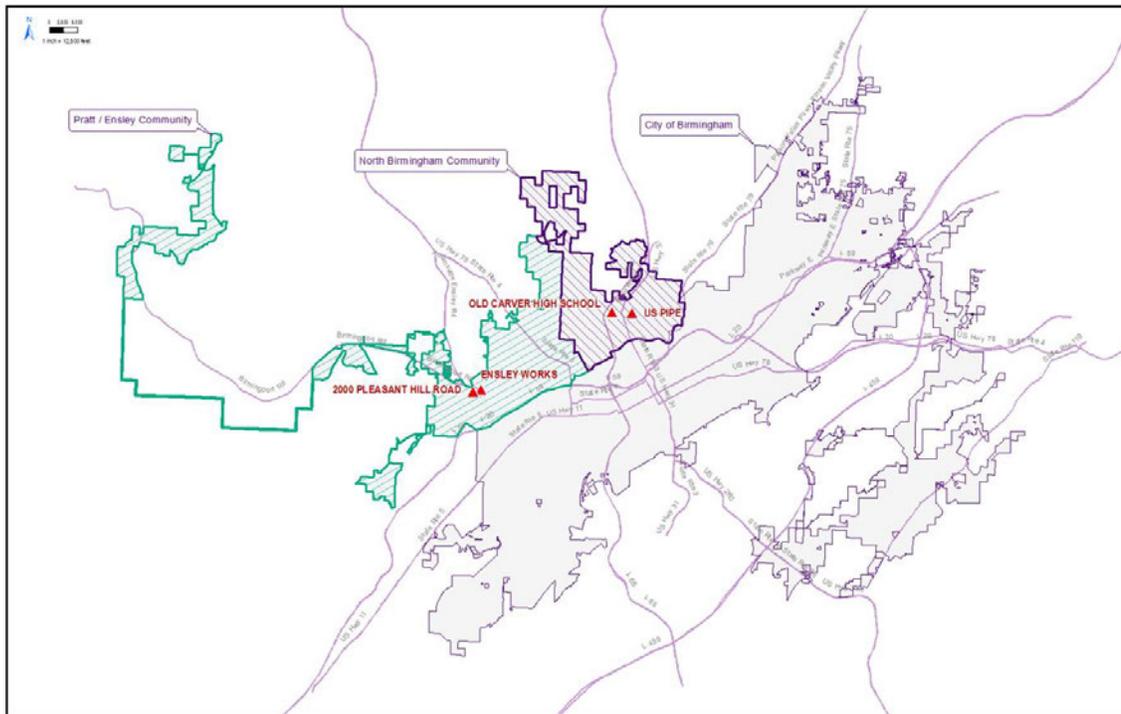
Other Factors	Page number
Community population is 15,000 or less.	P6
The applicant is, or will assist, a federally recognized Indian Tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secure resources are identified in the Narrative and substantiated in the attached documentation.	
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.	P6
The proposed project will improve climate adaptation/mitigation capacity and resilience to protect residents and community investments.	P6
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority:

See Attached.

10. Releasing Copies of Application:

Not a problem; no portion of the application is confidential.



City Boundary with North Birmingham and Pratt-Ensley Target Areas noted



Alabama Department of Environmental Management
adem.alabama.gov

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November 4, 2024

Mr. Tim Gambrel
City of Birmingham
710 North 20th Street, Room 500
Birmingham, Alabama 35203
timothy.gambrel@birminghamal.gov

RE: Brownfields Community Wide Assessment Grant Letter of Support

Dear Mr. Gambrel:

The Alabama Department of Environmental Management (ADEM) is pleased to support the City of Birmingham in your pursuit of a FY25 Brownfields Community Wide Assessment Grant from the U.S. Environmental Protection Agency (EPA).

The Department understand that the City of Birmingham is seeking assistance with the heavily industrial areas of North Birmingham and Pratt-Ensley. North Birmingham is comprised of six (6) distinct neighborhoods, while Pratt-Ensley represents 12 distinct neighborhoods within the City. Both of these areas have suffered from legacy pollution as a result of over 100+ years of steel manufacturing. These communities struggle with blight, high housing and commercial vacancy rates and high city expenses for maintaining abandoned property and deterring crime. This grant will go a long way in helping to turn these areas around.

The ADEM Redevelopment Section routinely aids governments interested in brownfields redevelopment. Upon request, ADEM may participate in the various outreach activities needed to accomplish your brownfields project goals, entry of sites into the ADEM Voluntary Cleanup Program (VCP), or use of our own grant funds for conducting site assessments (offered on a first come/first served basis, subject to fund availability).

We wish you and the residents of the City of Birmingham success in the pursuit of your grant. Please let us know if we can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Crystal Collins".

Crystal Collins, Chief
Redevelopment Unit
Land Division



PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1a. Target Area and Brownfields

i. Overview of Brownfields Challenges and Description of Target Area:

The City of Birmingham is nestled in Jones Valley, one of the southernmost valleys of the Appalachian Mountains as they end in northern Alabama. Here a local abundance of coal, limestone and iron ore can be found. This formed the beginning of Birmingham's industrial prowess, the legacy of which continues to this day. Birmingham was founded in 1871 by a land company with backing from railroad officials. Two (2) major rail lines cross in Birmingham. Birmingham is the State's largest city and county seat for Jefferson County. It quickly became the "Pittsburg of the South" as the largest producer of iron and steel in the south. By 1900, Birmingham produced over three (3) times the tonnage of steel of the Pittsburg region and was the highest producing iron and steel location in the country. Over the years, the steel, coking and other industrial facilities often changed ownership, but the processes remained the same. Sadly, over 100+ years of such manufacturing these facilities aged poorly, and much needed costly upgrades were passed on to subsequent owners. They suffered from lack of investment in technology upgrades and pollution controls. Environmental penalties, fines and/or facility closures have been occurring over the last two decades and continue as recently as 2022 but have also been thwarted for years by delay tactics, corruption and whittled down penalties that no longer served a deterrent role¹.

Birmingham also became a mecca for the southern black population migration escaping post-civil war sharecropping further south. Even before 1900, more than half of the industrial workers were black. Convict labor was often used as free labor, as many blacks worked off petty crimes. As these industrial facilities were built, worker housing was always across the street. The industrial properties were often very large tracks of land. Housing was nearby but often separated from other neighborhoods by these large industrial tracks, highways and/or rail lines. Soot packed skies from air pollution in the highly industrial areas of Birmingham such as North Birmingham and Pratt-Ensley neighborhoods continued for decades and as asthma and cancer rates surged, it coincided with the civil rights era and worker unrest. Due to real estate "red lining", blacks living and working in these neighborhoods could not move to cleaner, white areas of the city. Rev. Fred Shuttlesworth of the historic Bethel Baptist Church in North Birmingham confronted segregated accommodations, transportation, schools, employment and voting rights. Riots and protests symbolized the 1960's, but in Birmingham, bombings, dog attacks and fire hoses used on protesters seen on TV screens gripped the nation. The death of four young girls at the Sixteenth Street Baptist Church from bombing turned a hardened nation toward passage of the Civil Rights Act in 1964 and the Voting Rights Act of 1965. In 1979, Birmingham elected its first black mayor.

No southern city has experienced a longer or more damaging legacy of environmental justice challenges than Birmingham, and even more so in the highly industrial target areas of North Birmingham and Pratt-Ensley. The current Birmingham City Mayor Randall Woodfin proposed in 2020 an undertaking called "The Big Ask". It seeks to buy out many residents of North Birmingham still suffering quality of life, depressed real estate and health effects at a cost of about \$37 Million. A source of funds for this effort has not been identified but the needs of the area still exist.

Birmingham today seeks an engaged community in its rebuilding and reclaiming its natural assets while preserving and respecting its past. It forges a new path toward cleaner processes. While steel manufacturing including U.S. Steel, McWane Nucor, and other TRI discharge reporting industries still exist, so does burgeoning medical research center at the University of Alabama at Birmingham, as well as bioscience and technology development firms, along with construction, engineering and banking thrive within a very modern city. This grant will help the city assess contaminants in legacy industrial areas and move toward the sustainable future they have planned.

Target areas:

The first target area is North Birmingham (10 mi²). It is comprised of six (6) distinct neighborhoods. North Birmingham was once its own city incorporated in 1902 but annexed to Birmingham in 1910. The neighborhood is bisected by 2 major roads (I65 and US31), along with

¹ <https://www.propublica.org/article/bluestone-jim-justice-north-birmingham>

railroad and spurs. Village Creek bounds the southern end of the area. The environmental legacy and challenges here are many, but the two largest take up significant real estate and define the character of the area. They are the 35th Ave Superfund site, and the Walter Coke, now Bluestone Coke RCRA site. The 35th Ave Superfund site is the neighborhood itself, or the “receptor”. That’s because at least five (5) different nearby industrial contributors are thought to have contributed to the neighborhood contamination and industrial site listing was fought by special interests and other properties were still operating and subject to RCRA. It is comprised of over 400 acres, 650 residential and commercial properties (90,000 tons of contaminated soil removed to date – an expected \$20 Million cleanup). The soil became contaminated because of contaminated air deposition as well as using industrial “fill” dirt where needed. Clothing drying on an outdoor clothesline would become dirty again and chunks of lead slag were documented in several yards. This was daily life for generations of black workers. The Walter Coke site is also a significant contributor to neighborhood contamination. It is a 400-acre site with numerous enforcement actions against it under RCRA. The facility finally shuttered all remaining operations in 2022 after nearly 90 years of operation and many owners. It is in this backdrop that the U.S. Pipe site, 48 acres, also considered a contributor to the 35th Ave Superfund site, is a target facility for this assessment grant. The old Carver High School, within North Birmingham is also a target site for this assessment grant. The neighborhood is blighted by overgrowth from abandoned properties, vacant lots, dilapidated structures, abandoned and some still operating TRI emitters, along with known history of soil and air pollution bring down property values, increase city operating costs for maintenance and policing. It lacks healthcare and daycare facilities, structured greenspace and local shops. It is a food desert.

The second target area for this grant is Pratt-Ensley. This area was once also its own city as well but incorporated into Birmingham around 1910. It represents 12 distinct neighborhoods, roughly 24 mi² located along the city limits northwest of downtown and west but contiguous to North Birmingham. Near Pratt-Ensley was a coal mine that fed the coking/steel manufacturing plants. The community grew up around the 600-acre original TCI (Tennessee Coal, Iron and Railroad Co.) Steel Works, now generally called Ensley Works due to owner turnover. It contained four 200-ton blast furnaces. The commercial “downtown” area is more defined than North Birmingham. It has many smaller commercial and industrial properties, including textile manufacturing, Birmingham Light & Power, Peerless Laundry, furniture manufacturing, Ensley Motor Co., as well as many others.² This downtown area, filled with turn of the century architecturally significant buildings is also now largely vacant or underutilized. This community was the target of a 2018 Brownfields grant. 28 sites were identified in that grant inventory, along with 15 phase I’s and 6 phase II’s completed (\$400k grant). Much work remains to be done. The neighborhood remains blighted with abandoned buildings not maintained, some lacking roofs, and boarded up storefronts. The neighborhood also lacks healthcare and daycare facilities, recreational facilities, local shopping is limited. It is a food desert. Ensley Works and nearby 2000 Pleasant Hill Rd are target sites for this assessment grant.

ii. Description of Proposed Brownfield Site(s):

North Birmingham:

1. U.S.Pipe & Foundry, 48 acres closed in 2010, losing more than 250 jobs, only concrete slabs remain. The property is currently owned by a holding company seeking reuse of the site. The facility produced iron pipes mostly for water and sewage conveyance. Molten iron was poured into rotating steel molds creating a uniform pipe thickness. During WWII, production shifted to assembling artillery shells. Some environmental assessment has been completed by prior owners demonstrating the presence of PAH’s, esp B(a)P and heavy metals, esp arsenic, lead and PCB’s. Fuller site characterization is needed as well as reuse planning. Concrete slabs remain, several rail line spurs enter the property, property is overgrown. Parts of the site are in the floodway for the creek. A low-income housing project is just the other side of the track. No fencing or barriers.
2. Former Carver High School, now owned by the Birmingham Board of Education on 40 acres, began in 1948 as a vocational school for African American students. It is now closed. It was used as the on-site offices for EPA for oversight of the 35th Ave Superfund cleanup. The brick building

² https://www.shphistoric.com/page20/files/ArchiGuide%2007_20.pdf

footprint is about 130,000 ft². Residual soil contamination may exist as it is adjacent to the cleanup area, but it will likely have lead and asbestos as well.

Pratt-Ensley:

3. Ensley Works - produced steel for many functions, including railroad tracks, 600 acres. WWII saw a sharp increase in demand for steel as did the post war boom. The plant produced over 1.77 million tons of steel per year. It closed in the 1970's and afterward several buildings were used for other incarnations such as storage and light manufacturing related to auto parts. The site is largely dismantled and cleared except for remaining historic smokestacks and the hot metal mixer as landmarks. Given the processes at the site, it is expected to also have PAH's, heavy metals, and PCB's. Parceling of the property requires additional assessment and cleanup. Largely overgrown, parts of the site are in the floodway of the creek. Rail lines and spurs cross the property.

4. 2000 Pleasant Hill Rd - located on property parceled out from Ensley Works, 1 story brick building on 2.8 acres built in the mid-50's to house the Jefferson County Committee for Economic Opportunity (JCCEO), a non-profit operating a Head Start program out of that location for the low-income residents of the area. JCCEO's mission is to reduce poverty and improve the quality of life. The building remains but is now vacant and owned by the City. Due to its proximity to Ensley Works, contamination is suspected, along with possible lead and asbestos within the building.

iii. Identifying Additional Sites:

A community lead inventory of sites of concern was completed with the assistance of the Greater Birmingham Regional Planning Commission in 2014 for the North Birmingham area. It contains 85 sites, complete with photos, acreage and current property owner. A similar inventory list of 28 sites was created by the community under the 2018 Brownfields grant for the Pratt-Ensley area. Site inventory is always an open list and there is no shortage of questionable sites in both neighborhoods. Several of the sites are now owned by the City. In 2013, the City established a Land Bank Authority to steward vacant, abandoned and tax-delinquent properties and put them to uses which contribute to stabilizing neighborhoods and facilitate community needs and redevelopment. While most of the inventory sites are not in the Land Bank, the City may prioritize such sites because it has ready control to access. After that, it will prioritize sites based on threat to the community and redevelopment potential. Work will stay in CEJST areas because that defines most of the city and the entire TA areas. A site prioritization rubric will be developed.

1b. Revitalization of the Target Areas:

i. Reuse Strategy and Alignment with Revitalization Plans:

Birmingham works closely with each of its 99 neighborhoods with extensive community involvement in planning for a sustainable future. Each area or bundled neighborhoods have specific plans for meeting the desires of the residents. The 99 neighborhoods are bundled into 9 "Framework" planning areas. Each area has undergone extensive public planning to ensure that future development reflects the desires of the residents who live there. This undertaking is unique among cities. The City adopted its *City of Birmingham Comprehensive Plan* in 2013. All neighborhood framework plans are subsets of this city plan. The *North Birmingham Community Framework Plan* was developed in 2015. This framework plan uses research produced from other documents about existing conditions and the North Birmingham Community Health Impact Assessment (completed by Center for Disease Control - CDC) to recommend projects and to outline implementation strategies. These projects serve to improve the quality of life for those in the North Birmingham Community and to attract and retain residents and businesses in the future. Community goals focus on the elimination of blight (defined in TA description) and contamination along with a vision for the transformation into a neighborhood of mixed income housing with high quality community amenities to include shopping areas, healthy food outlets and recreational areas. They also seek to preserve their important civil rights heritage. 36 acres of the North Birmingham area has been designated the "Birmingham Civil Rights District". In 2017, President Obama declared almost half of the area to be a U.S. National Monument as it included the historic 16th Street Baptist and the Bethel Baptist St churches along with several other important structures. The Plan also identified 6 priority properties for reuse plans. This application highlights 2 of them (US Pipe and Former Carver HS).

The *Pratt-Ensley Framework Plan* from 2016, is also a subset of the *City of Birmingham Comprehensive Plan*. It has objectives similar to N Birmingham in that they seek to create high

quality housing options, improve community wellness (referring to healthcare options), improve citizen involvement (educational facilities and non-profits highlighted), establish recreational opportunities within a 10 min walk of every resident (focus on greenways, green infrastructure, etc.), plan for disaster resilience including flood zone regulation, improve workforce development, support a diverse economy, etc. They identify 4 catalyst sites for redevelopment with potential reuse plans, as well as corridors/streets for more general redevelopment. The sites identified in this application fit within the priority areas identified for redevelopment. Each objective names very specific actions and potential partners for such actions. Also note that there are various other plans overlapping these target areas that have been taken into consideration, such as the *Village Creek Watershed Management Plan* and the *Community Development Annual Action Plan* (which helps allocate HUD funded programs & projects) among others.

i. Outcome and Benefits of Reuse Strategy:

Priority Site	Reuse Plans/Strategy (from Framework plans) (Bold is recently approved)	Alignment with Revitalization/Land Use Plans
North Birmingham (target area 1)		
US Pipe	Light industrial with focus on incubator or center for education & training in industrial sectors, and/or stormwater improvement area – detention ponds, bioswales, etc., (green space) and/or testing new remediation techniques such as phytoremediation or in situ chemical reduction.	<i>North Birmingham Community Framework Plan</i> : The multiple uses are envisioned for each property due to the space available. All plans anticipate sustainability: green remediation, rezone flood prone areas for watershed management techniques (climate adaptation), p7; improved transportation options with bikes lanes, trails etc., p39, 43; greenspace, p40; pedestrian friendly streets, p51-58; <i>Birmingham Comprehensive Plan</i> , chapter 6 covers the detail for sustainability of individual structures including LEED certified buildings, p6.3; reducing heat island effect, p6.6; eliminate food deserts, p6.8; recycling, p6.13; weatherization/rebuild programs p6.23, etc.
Former Carver High School	New higher Ed use – GED’s, trade school, etc., possible residential development with mixed income, community facilities for daycare, senior center, space for nonprofits.	
Pratt-Ensley (target area 2)		
Ensley Works	Alabama Power has plans for 11 acres as an electrical power transmission substation. Other uses of property once parceled include mixed use housing, light manufacturing, greenways near creek.	<i>Pratt-Ensley Framework Plan</i> : Large parcels such as Ensley Works envision parceling with multiple uses: housing, p55; green approaches to stormwater, p85; disaster resilience , p 105; recreation, p73; education & workforce dev, p 113; diversified economy, p119. Also see all elements of Birmingham Comp Plan above.
2000 Pleasant Hill Rd	2.8 acres for housing. A pilot “Home for All” program approved by the City includes housing the homeless, along with programs to end homelessness.	

1c. Strategy for Leveraging Resources:

i. Resources Needed for Site Reuse:

The Community Planning documents for both areas and the City’s Comprehensive Plan identify numerous resources needed to achieve outcomes, specifically identifying sources for such funds. The City is well versed in working with funds from local/state/federal agencies, NGO’s, and others to achieve outcomes. Current examples of resources needed for site reuse include the type of programming that some properties may benefit from in the future and/or meet Framework plans: \$2M from DHH for substance abuse programs; \$20M from EDA for Economic Development; \$14M from DOT for connecting neighborhoods (pursuant to the Framework plans); and, \$20M RAISE grant for a 2.5 mile urban trail and multi-modal corridor linking the Civil Rights District with other

neighborhoods with bike, sidewalks and other streetscape design elements. Most projects are collaborations with many stakeholders, such as the \$50M HUD Choice Neighborhood Implementation grant which will engage Birmingham schools, University of Alabama, United Way, etc. and expected to result in affordable housing for existing residents. These public investments are expected to leverage significant private funding. The HUD grant will leverage over \$900M. This grant will stimulate additional funding for site reuse as shown from 2018 grant (4b below).

ii. Use of Existing Infrastructure: The basic infrastructure to support redevelopment is already in place, making some of these large parcels ideal for light manufacturing therefore nothing new is needed, however much planning is going into upgrading roads, to improve local transportation options and create an appealing aesthetic. Such projects are funded only as grant money becomes available.

2. Community Need and Community Engagement:

2a. Community Need:

i. Community Need for Funding: The target communities are small populations with high poverty rates. Median HH income is half of the county and one third of the nation. Home values in the target areas sell under replacement costs. Homeowners insurance is of little value. Homes are in the average range of \$88-91k in the target areas compared to \$200k in Birmingham and \$412k nationally. However, one can easily find properties in the \$30-50K range in the TA's. The City of Birmingham does not fare much better. Birmingham once had a population of 350k in the 1950's. Its population, now 201k, means the city has long suffered a high vacancy rate which translates to low tax revenues. This is the essence of Birmingham's 70+ year battle to redefine itself. Vacant property is a high operating cost. The city maintains grounds where property was leveled and maintains active code enforcement in the City and the 45% rental properties in the TA's. The city operates a Land Bank to manage this challenge. In addition, the list of redevelopment projects across the city is long and only doable with grant funds. This grant will go a long way toward site prep for redevelopment by characterizing the site and planning for community vision.

Data Metric ¹	N B'ham zip ³ code 35207	P-E Zip code 35224	City of Birmingham	Jefferson County	Alabama	U.S.
Population	6,942	5,717	201,803	672,265	5.1M	326.6M
Less than HS education	23%	10%	12%	7.1%	13%	11%
Unemployment Rate	10%	18%	7%	3.1%	3.4%	4.4%
Median Household Income	\$27,939	\$43,551	\$42,464	\$63,595	\$63,477	\$75,755
Poverty Rate	41.1%	20.4%	21.6%	16.4%	16.2%	12.8%
Receiving SNAP benefits ²	42.3%	31.6%	25.2%	15.8%	15.1%	12.4%

¹ ACS 2022 5 yr estimate except as noted, also <https://www2.labor.alabama.gov/laus/clfbycnty.aspx>. ² <https://statisticalatlas.com/county/Alabama/Jefferson-County/Food-Stamps> ³ zip code better characterizes area in lieu of 10 CT's for N B'ham and 13 CT's for Pratt-Ensley, where each target site is in different CT's and some CT's range well miles outside the target area. The 4 target sites are all in different CT's whereas they are in same zip code. **Bold** indicates above/below State or national ave; **shaded** above national averages

ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations:

The sensitive populations - children, the elderly and minority populations are typically higher in these TA's than the nation and/or the State. These numbers demonstrate the continued theme related to high poverty, unemployment and life in distressed neighborhoods resulting in disproportionate exposures and higher than average health and welfare impacts. Shown with the EJ data below, these individuals are clearly at disproportionate risk. This grant will help address these metrics by identifying real or perceived contamination within the community, positioning them for creating green space for better health outcomes, creating jobs in redeveloped spaces and improving housing, especially for seniors.

Data Type ^{1,2}	N. B'ham Zip Code 35207 ³	P-E Zip Code 35224	City of Birmingham	Jefferson County	Alabama	U.S.
Total Population	6,942	5,717	201,803	672,265	5.1M	345.4M

Women of Childbearing age (15- 40)	28.2%	15.1%	19.8%	17.4%	38.8%	40.1%
Children <5	6 %	7.7%	5.3%	6.2%	5.6%	5.5%
Children<18 in poverty	13.8%	6.4%	8%	22%	21.8%	16%
Elderly >65	29%	11%	16%	16%	18.0%	17.3%
Minority	92%	78%	75%	51%	31%	25%

1.EJScreen 2024 2. 2022 ACS 5-year estimates. 3.Zip code better characterizes area in lieu of 10 CT's for N B'ham and 13 CT's for Pratt-Ensley, some of which extend miles beyond the city limits. The 4 target sites are all in different CT's whereas they are in same zip code for each TA. **Bold** is higher than State ave; shaded is above US

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:

Health data are only available at the county level in Alabama. Alabama ranks among the lowest in the nation in many health measures – 47th overall. Alabama has the 4th highest death rate from all causes in the nation, exceeded only by other poverty states of KY, WV & MS. It is 3rd highest in obesity (americashealthrankings.org). There are two observations about health data. First, 16% of the people in the target areas lack health insurance, compared to 12% for the city and 9% for the US. This will result in an underreporting of health conditions. Second, it should be recognized that the black population are more vulnerable and often suffer at higher rates than the total population due to their historic lack of mobility. Older housing and commercial/industrial buildings built before the mid-1970's are known for lead, asbestos and sometimes PCBs. PCBs will also be found in transformers at some target sites. The target sites are known to have PAH's, heavy metals and VOC's and petroleum products. Prolonged exposure to these contaminants can also cause cancer and non-cancer health effects such as liver disorders, neurological impacts, immune system impacts or other impacts. Sensitive populations, such as the very young and old, minority and the low-income populations served in these TA's are already known to suffer some of these effects. This grant will facilitate assessment followed by cleanup and redevelopment of these sites and mitigate contributing factors to these cancer and non-cancer endpoints. Meaningful reduction of contaminated dust and fine particles from inhalation and ingestion will result in measurable improved health conditions.

Health Condition ¹	Jefferson County		Alabama		U.S.	
	Total Pop	Black Pop	Total Pop	Black pop	Total Pop	Black pop
All cancers ²	451.2	454.8	447.0	443.9	442.0	450.4
Colon ³	35.2	38.9	40.1	44.9	36.4	41.0
Colorectal ²	38.0	43.7	42.3	48.5	37.9	44.3
Liver ³	9.3	10.0	8.4	8.3	8.6	10.0
Bladder ³	15.3	11.4	16.9	10.6	18.8	11.4
Lung ²	57.7	55.2	63.9	56.1	50.8	55.7
Heart Disease ⁴	220.9		250.2		193.6	
Asthma ⁵	9.2		9.6		7.8	
Birth Defects ⁶ (low birth weight/infant death rates)	11.5/9.4		10.0/8.3		8.1/6.2	

¹ per 100,000 population. ²<https://www.alabamapublichealth.gov/ruralhealth/assets/jefferson13.pdf> ³<https://statecancerprofiles.cancer.gov/index.html2023>. ⁴ [CDC.gov/NCHS/faststat/heart-disease.htm](https://www.cdc.gov/NCHS/faststat/heart-disease.htm). ⁵<https://www.alabamapublichealth.gov/healthstats/assets/chp2020.pdf> ⁶ <https://www.alabamapublichealth.gov/healthstats/assets/infantmortality2022.pdf>
Bold indicates above State or national; shaded above US averages.

(3) Environmental Justice:

(a) Identification of Environmental Justice Issues:

The long history of environmental exposures through dust, worker exposure, soil contamination, decades of failed environmental compliance and neglect are evident in these EJ data. Birmingham and the target area are the very definition of Environmental Justice areas. This grant will help the residents measurably change their lives and the very air they breathe. This grant helps to fulfill the

community plans by assessing identified properties and move them toward community redevelopment goals.

Metric ¹	N. B'ham Zip Code 35207 ⁴		Ensley Zip Code 35224		Birmingham		Jefferson County	
	Percentile in		Percentile in		Percentile in		Percentile in	
	State	US	State	US	State	US	State	US
Proximity to haz waste	98	95	88	79	91	84	75	65
Particulate matter	98	98	90	94	92	93	82	86
Nitrogen Dioxide (NO2)	97	95	75	50	88	82	72	58
Lead Paint	96	96	88	90	79	82	59	62
Proximity to USTs	93	94	72	76	84	85	65	69
Proximity to traffic	97	96	81	74	92	72	81	60
People of Color	90	90	83	82	82	80	68	66
Less Than HS Education	83	85	44	59	50	65	40	55
Justice40 (CEJST) community ²	Yes ⁴		Yes ⁴		Yes		No	
EPA IRA disadvantaged community ³	Yes		Yes		Yes		No	

¹ Source: EJScreen. ² CEJST is a multi-agency White House developmental EJ data initiative to express climate and economic justice designated risk area. ³ EPA Inflation Reduction Act EJ designations go beyond CEJST with added 90thtile for EJ Supplemental indicators. ⁴ CT's for the 4 sites noted on the Narrative Sheet. CT's for 4 sites in different CT's but all are CEJST areas. Zip code used because sites are in same zip code for each area. Zip codes and CT's all CEJST areas. **Bold** indicated distress factors ≥ 50thtile. **Shaded** indicated distress factors ≥ 70thtile – relative to the rest of the nation.

(b) Advancing Environmental Justice:

Birmingham’s approach to planning is community driven and specifically oriented to prevent displacement of current residents by listening to and planning for their needs and desires. The plans for each target area oriented toward creating revitalization, sustainability and growth. Programs that provide for home improvements, called “The Critical Repair Program” help homeowners become safer, warmer, dryer through HUD and CDBG funding. The current waitlist is still over 300 households. The “Own Birmingham” seeks to provide homeowners with flexible gap funding to put homeownership within reach. There is also a Senior Citizen Tax Abatement program designed to help the elderly stay in their homes. The Land Bank has a prioritization process for selling acquired vacant property to prevent gentrification. They offer the lots for sale first to contiguous property owners, second to immediate neighborhood members. This prioritizes local needs first. Creating local tax advantage opportunities, supporting small business development are all recognized strategies for minimizing displacement fostering a sense of place and encouraging growth. The City operates a Small Business loan program which provides low or no-cost loans to impacted businesses in order to encourage job growth, retention and attraction of new business growth. In addition, there are 28 Opportunity Zone areas in Jefferson County. The target areas are included and/or adjacent to one of several that generally encompass the downtown Birmingham area. This grant will help identify properties, assess them and significantly advance these local strategies to minimize displacement, particularly among vulnerable populations.

2b. Community Engagement:

i.-ii. Project Involvement & Roles: The table represents a small listing of organizations that have historically been involved with future outcomes for the target areas. Businesses, residents and local partners who have a history in the development of the framework documents for each target area will be part of this effort as well.

Organization	Contact Name & Info	Org Purpose / Specific Role
Village Creek society	Marilyn Roberts marilynvilcreek@bellsouth.net or 205-746-8148	Purpose: To improve the Village Creek Environment for its entire length of 44 miles to benefit over 300,000 or more residences, businesses, schools, and churches in its watershed. Role: environmental advocacy

Bethal Ensley Action Task, INC.	Tara Dorsey tara.dorsey@beatbuilds.org or 205-381-6032	Purpose: A revitalization initiative focused on housing, health and community. Role: advise on community needs
Ensley Alive	[REDACTED] or [REDACTED]	Purpose: A movement powered by a group individually and collectively dedicated to Ensley’s renaissance. Role: business develop, site cleanup
Pratt/Ensley Implement Comit	George McCall [REDACTED]	Purpose: Group of citizens working to implement Framework Plan. Role: site selection
North Birmingham Implement Comit	Anna Brown [REDACTED]	Purpose: Group of citizens working to implement Framework Plan. Role: site selection
Ensley Business Alliance	[REDACTED]	Purpose: Economic development. Role: business development, site cleanup/reuse

iii. Incorporating Community Input: The target areas will be approached separately. Three community meetings in each area are planned. At the beginning of the grant to kick it off, middle to report progress and end to report accomplishments. Two additional public meetings may be held outside target areas. The city website will also be used to facilitate input and response. Notices will be approached in multiple ways including postings at local establishments, mail flyers, newspaper ads, as well as city website. Communications will be a 2-way street in which comments are not just taken in, but response will include how the comment will be incorporated into the planning process. Birmingham has a long practice of listening to residents. If members of the public are not comfortable with in-person participation, or Covid-19 restrictions are reinstated, on-line participation in the meeting will be available through a commercial video conferencing platform.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS

3a. Description of Tasks/Activities & Outputs

i.-iv. Project Implementation:

Task 1: Project Management
i. Project Implementation: The City will manage the grant – including securing the QEP in compliance with 2CFR200 and 2CFR1500 requirements, oversight of the QEP, quarterly and annual EPA reporting, ACRES reporting. QEP will assist with program management tasks. City to attend State, regional, national Brownfields conferences twice = 6 travel/trainings
ii. Anticipate Project Schedule: QEP solicitation Q1, QEP Kick-off meeting -Q2, reporting Q’s1-16, final reporting and ACRES update Q16
iii. Task/Activity Lead: City of Birmingham as lead, assistance of QEP
iv. Outputs: EPA workplan (not funded by grant), 16 quarterly reports; 4 MBE/WBE & FFR’s annually; final closeout report; 6 state, regional, national conferences; continuous ACRES rpting
Task 2: Community Engagement
i. Project Implementation: Community meetings will be lead by the City, supported by QEP. A steering committee for each TA will be established. 3 meetings in each TA, 2 outside TA’s.
ii. Anticipated Schedule: CIP complete Q1, Community meetings in Q2, Q9, Q16, monthly updates of website each month
iii. Task/Activity Lead: City of Birmingham as lead, assistance of QEP
iv. Outputs: 1 CIP; 6 community meetings in TAs; 2 outside TA’s monthly website updates (12x4 yrs)
Task 3: Assessment Activities, Site Inventory
i. Project Implementation: QEP prepares generic QAPP; city selects priority sites; QEP provides prioritization rubric if needed; site access agreements and site eligibility forms completed; Phase I’s completed according to current ASTM methods; Phase II’s may include ground penetrating radar; Site-specific sample plans; approval by ADEM and EPA prior to any field work; lead/asbestos surveys; phase I and II reports; updates to site inventory completed quarterly

ii. Anticipated Project Schedule: Generic QAPP -Q1; phase I's Q2-12; phase II's Q3-16; QAPPs; site access, eligibility, QAPPs, site screening techniques (GPR, etc.) prior to phase II on site.
iii. Task/Activity Lead: QEP with oversight by City; site access completed by City
iv. Outputs: 1 Generic QAPP; 7 phase I's; 6 site-specific QAPP/HASP; 6 phase II's; 3 lead/asbestos
Task 4: Cleanup and Area-wide Planning
i. Project Implementation: QEP will complete site specific cleanup planning; draft ABCA/CAP/RAP; market or other implementation study for 2 of target sites; enter 2 sites in ADEM VCP program
ii. Anticipated Schedule: Up to 2 ABCA's Q8-16, 2 market or implementation studies Q12-16, 2 VCP Q12-16
iii. Task/Activity Lead: QEP with oversight by City
iv. Outputs: 2 ABCA; 2 market/site reuse studies; 2 sites enter in VCP program

3b. Cost Estimates: The City's time is in-kind, as are the community members.

Budget Categories		Task 1: Proj Mgt	Task 2: Comm Eng	Task 3: Assess ment/site invnt	Task 4: Cln up & Redev Pln	Total
Direct Costs	Personnel					
	Fr. Benefits					
	Travel	9,640				9,640
	Supplies					
	Contractual	27,442	39,508	331,410	42,000	440,360
	Other				50,000	50,000
Total Budget						500,000

Budget notes: **Task 1: Travel** to national conf 2 City 2x in grant cycle @\$1,500 (hotel 4 days @\$130, airfare \$800, per diem @ \$60/day) = \$3,000 x 2 ppl = \$6,000. BF regional workshops for 2 years/ 2 ppl @ \$500 (2 nights @ \$130 + per diem @\$60 = \$380 + mileage (0.665) ~\$100+ gas = \$1,920. 2 state brownfields workshops, same assumption, 50 miles = \$1,720. Total for Travel = 31,600. **Contractual:** monthly check ins: 2 hr/mo x 48 mos @ \$215 = \$20,640; reporting 1 hr/mo @ \$141/hr = \$6,802. **Task 2: contractual:** CIP 30 hr @\$200/hr = \$6k x 2 TA's = \$12,000; 8 community meetings 6 hr incl prep & travel @\$200/hr = \$11,000, 2-1 day charettes 8 hrs @\$200/hr = \$3,200; visioning drawing @2 x \$400/event = \$800; final reports 12.5 hr @ \$200/hr x2 = \$5,000. QEP support 4hr x 8 @\$245/hr = 7,840. **Task 3: Contractual:** site inventory 10 hrs x2 TA @\$175/hr for inventory = \$3,500, prioritization process 8 hrs @\$210 = \$1,680; Phase 7 Phase I's (38 hr@ \$145/hr = \$5,500) = \$38,500; Site Eligibility forms (~\$1,450/site) 10 hr x \$145 x 6 sites = \$8,700; phase II's @ \$35k x 6 sites = \$210,000; 1 QAPP, 6 SAPs (41 hr @\$145/hr) = ~\$5,500 = \$38,000, 6 Health/Safety Plan (HASP) ~\$1,400/site = \$8,400; RBM surveys (incl SAP) (55 hr x \$145/hr = \$ x 3 = \$23,925. **Other:** enrolling 2 sites into ADEM BF program plus initial doc reviews @ \$25k = \$50k. **Task 4: Contractual:** CAP/RAP/ABCA @ \$6k x 2 sites = \$12,000, 2 redev feasibility study or market study @ \$15k = \$30,000

3c. Plan to Measure and Evaluate Environmental Progress and Results: Quarterly and annual reports to EPA noted in tasks will keep the project on schedule, ACRES reporting. City PM will evaluate schedule quarterly and make adjustments if needed. Metrics important to the State will also be reported including sites enrolled and certificates of completion issued. Over time, outcomes will also be shared with the public and EPA for jobs and dollars leveraged as each site is redeveloped, housing units developed, green space created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4a. Programmatic Capability

i-iii. Organizational Capacity, Organizational Structure, and Description of Key Staff:

The City of Birmingham has many different departments to ensure functioning of the city. All accountability is to the Mayor and City Council. City self-audits each year, many employees have

decades of experience with the city, finance and accounting separate from all departments. The City manages over \$100M in grants over multiple departments.

Timothy Gambrel, Chief Planner, Department of Planning, Engineering & Permits will serve as Project Manager. Tim has led a team of planners to develop “Framework” plans, rewrite the city’s zoning ordinance, rezone the city to new ordinance, and a new zoning category “Urban Neighborhood” with the intent to increase housing production around transit. He has a Geography degree and has worked for the city for 24 years.

Donald Wilborn, Senior Planner, Department of Planning Engineering and Permits, city employee for 13 years, will serve as Project Manager. Donald assisted in development of the “Framework” plans, has worked extensively with community organizations, and collaborates with other city departments to secure grant funds for implementation. Donald attended Georgia College and State University, and holds a Master’s Degree in City Planning from the Georgia Institute of Technology. Mr. Wilborn will back up and step into Mr. Gambrel’s role if ever needed, due to his knowledge with the project.

Marilyn Chapman, Chief Administrative Analyst, in the City’s Finance Department and has worked for the City for 22 years. Ms. Chapman has a degree in Accounting from the University of Montevallo (AL). Ms. Chapman will review project expenses and complete the ASAP draws.

iv. Acquiring Additional Resources:

The City of Birmingham will procure a Qualified Environmental Professional (QEP) to provide the needed technical support for the implementation of this grant. The competitive process will follow 2 CFR Part 200 and 2 CFR Part 1500, issuing a Request for Qualifications (RFQ) in widely advertised newspapers and on the website in a fair and open competition. Additional efforts to hire locally will be met by hiring DBE/WBE firms for subcontract work including drilling, lab analysis, community engagement, and redevelopment or market studies. No subawards are anticipated for this project.

4b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant: Birmingham has not had a Brownfields grant in the last 8 years. The City currently manages over \$100M in federal grants. No adverse audit reports. Local job training programs will be connected to redevelopment where possible. Lawson State in Birmingham had an EPA Job Training grant in 2016. Workforce development programs exist in Birmingham and will be engaged where possible.

(1) Accomplishments, and (2) Compliance with Grant Requirements

Type	Year	Amount of award	Outputs / outcomes (Accomplishments)	Compliance with Grant Requirements; reporting
Assessment	1995 (Pilot grant)	350,000, \$0 remained	7 phase I’s, site inventory and extensive outreach & education about the new law & liability concerns	All quarterly, annual reporting on time; ACRES complete
Assessment	2016	\$400,000, \$0 remained	15 phase I’s, 6 phase II’s. <u>All 6 phase II locations experienced new ownership and/or planned redevelopment.</u> Examples incl: Elyton School became a Juvenile Justice Center; a bank building was demolished and new shopping ctr created with 20 jobs ; N B’ham school will become housing; vacant lots became mixed use; another vacant lot became landscape company.	All quarterly, annual reporting on time: ACRES complete; redevelopment either new or still in planning and leveraged information generally not available at this time.

Threshold Information: City of Birmingham, AL FY2025 Community-wide Assessment Grant

1. Applicant Eligibility:

- a. The City of Birmingham is a city within the State of Alabama and therefore an eligible entity.
- b. The City of Birmingham is a 501(c)(4) organization.

2. Community Involvement:

The City of Birmingham, through its years of neighborhood “Framework” planning processes and its ordinance development processes, has engaged with residents more than most cities in Alabama. In addition, due to EPA’s Superfund and RCRA involvement over years in the North Birmingham neighborhood and the 2016 Brownfields grant in the Pratt-Ensley neighborhoods, prior community involvement has resulted in a more environmentally educated public. This grant proposes to add to this heightened level of involvement with 3 community meetings in each target area at the beginning, middle and end of the grant to seek input and report accomplishments. Two (2) additional, “at large” meetings may also be planned to further support the City’s Brownfields mission. Outreach efforts will include mailings, flyers, newspaper ads and posting on the city website. On-line participation options will exist for those who do not wish to participate in person or if covid type restrictions are instituted. An explanation of how comments are incorporated will be posted on the city website.

3. Expenditure of Existing Grant Funds:

The Brownfields grants awarded to the City of Birmingham have long expired and were closed out without remaining funds.

4. Contractors and Named Subrecipients:

The City of Birmingham has not procured the services of a QEP/contractor for implementation of this grant. When it does so, it will comply with 2CFR200 and 2CFR1500, as well as seeking participation in the Disadvantaged Business program. No subrecipients are identified for this grant.