

1. Application Identification			
Name	Coastal Regional Commission of Georgia (CRC)		
Full Address	1181 Coastal Drive SW Darien, GA 31305		
2. Website URL			
Lead	CRC	<a href="https://www.coastalrc.ga.gov/">https://www.coastalrc.ga.gov/</a>	
Non-lead	City of Brunswick	<a href="https://www.brunswickga.org/">https://www.brunswickga.org/</a>	
Non-lead	City of Statesboro	<a href="https://www.statesboroga.gov/">https://www.statesboroga.gov/</a>	
Lead's Target Area	City of Darien	<a href="https://cityofdarienga.com/">https://cityofdarienga.com/</a>	
3. Funding Requested			
a. Assessment Grant Type	Assessment Coalition		
b. Federal Funds Requested	\$1,200,000		
4. Location			
<b>Non-lead Partners</b>	<b>City of Brunswick</b>	<b>City of Statesboro</b>	
a) City	Brunswick	Statesboro	
b) County	Glynn	Bulloch	
c) State	Georgia	Georgia	
All Geographical Boundary	The jurisdiction and geographical boundaries of CRC are the ten counties within the jurisdiction of the Coastal Regional Commission of Georgia (Bryan, Bulloch, Camden, Chatham, Effingham, Glynn, Liberty, Long, McIntosh, and Screven) and all cities within those counties.		
5. Coalition Members' Target Area and Priority Site Information			
Partner	Target Area	Census Tract(s)	Priority Site(s) Address
CRC (Lead)	City of Darien	13191110300	404 Adam Street
Brunswick (Non-lead)	Southend Neighborhood	13127000501 13127000900	2891 Cook Street 101 Conservation Way
Statesboro (Non-lead)	Downtown Neighborhood	13031110202	4 Proctor Street
6. Contacts			
Project Director	Name	Karen Saunders, Grant Specialist	
	Address	1181 Coastal Drive SW, Darien, GA 31305	
	Phone	912-580-7314	
	Email	<a href="mailto:ksaunds@crc.ga.gov">ksaunds@crc.ga.gov</a>	
Chief Executive/Highest Ranking Elected Official	Name	Dionne Lovett, Executive Director	
	Address	1181 Coastal Drive SW, Darien, GA 31305	
	Phone	912-514-1602	
	Email	<a href="mailto:dlovett@crc.ga.gov">dlovett@crc.ga.gov</a>	
7. Population <sup>1</sup>			
CRC's Jurisdiction	731,630		
Brunswick	15,159		
Statesboro	34,353		
Darien	1,507		
8. Other Factors			



Other Factors	Page #
Community population is 15,000 or less.	6
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	3
The priority site(s) is in a federally designated flood plain.	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	5
At least 30% of the overall project budget will be spent on eligible reuse/area- wide planning activities, as described in <a href="#">Section I.B.</a> , for priority sites within the target areas.	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	
<b>9. Letter from the State Environmental Authority</b>	
Attached	
<b>10. Releasing Copies of Applications</b>	
Not Applicable	



ENVIRONMENTAL PROTECTION DIVISION

**Jeffrey W. Cown, Director**

**Land Protection Branch**  
2 Martin Luther King, Jr. Drive  
Suite 1054, East Tower  
Atlanta, Georgia 30334  
404-656-4713

September 24, 2024

**VIA ELECTRONIC Mail** [ksaunds@crc.ga.gov](mailto:ksaunds@crc.ga.gov)

Coastal Regional Commission of Georgia (CRC)

Attention: Mr. Aaron Carpenter

1181 Coastal Drive SW

Darien, GA 31305

RE: State Acknowledgement Letter – Brownfield Coalition Assessment Grant Application  
Coastal Regional Commission of Georgia

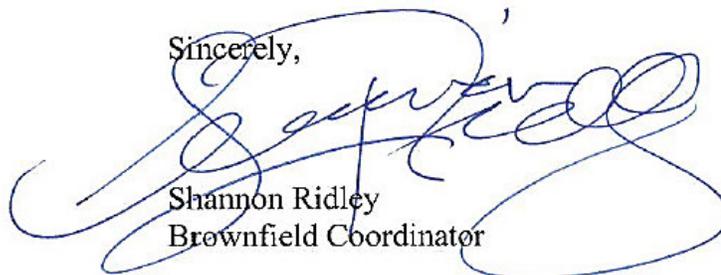
Dear Mr. Carpenter,

This letter serves as acknowledgment from the Georgia Environmental Protection Division (GA EPD) that the Coastal Regional Commission of Georgia is applying to the U.S. Environmental Protection Agency (EPA) for funding assistance under RFA Number EPA-OLEM-OBLR-2407 for a Coalition Assessment Grant, along with the City of Statesboro and the City of Brunswick. The GA EPD understands that the CRC is applying for \$1,200,000 for the FFY 2025 competition cycle.

The GA EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the CRC. A successful award would greatly assist their coalition partner communities in their redevelopment efforts. Thank you for your consideration.

If you have any questions, please contact me at 470-604-9456.

Sincerely,



Shannon Ridley  
Brownfield Coordinator

File: FFY 2025, EPA Grant Applicants, Coastal Regional Commission-Assessment

cc: Karen Saunders, Coastal Regional Commission

**1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION; 1.a. Coalition Members, Target Areas, and Brownfields.** **1.a.i. Coalition Members:** The Coastal Regional Commission of Georgia (CRC) serves as the **lead applicant** for this coalition, a multi-county planning and development agency providing comprehensive support to 35 city and 10 county governments across nearly 100 miles of Georgia’s coastline. CRC has strategically formed a coalition with the City of Brunswick and the City of Statesboro—**both general-purpose units of local government**—to address urgent brownfield challenges that these municipalities cannot manage alone due to resource, funding, and technical constraints.

Brunswick and Statesboro each face distinct yet interrelated struggles. **Brunswick**, once dependent on legacy industries that have since declined, is now caught in a cycle of economic stagnation. This economic downturn is evident in stagnant population growth, depreciating property values, and limited municipal revenue – all of which undermine the City’s ability to provide essential services or attract investment. The presence of brownfield sites in Brunswick intensifies environmental and public health risks, further compounding these issues and deterring new development. Consequently, Brunswick residents face limited access to affordable housing, well-paying jobs, and efficient transportation options, which restricts mobility to better employment opportunities outside the area. **Statesboro**, once a thriving hub for agriculture and industry, now confronts high poverty rates, a shrinking tax base, and a municipal debt exceeding \$7 million. The City’s growth has become uneven, with outlying areas expanding and placing additional strain on limited resources, while the historic core experiences disinvestment and rising vacancy rates. Statesboro’s 2024 Comprehensive Plan highlights critical obstacles such as staff shortages and the challenge of balancing growth with revitalization in both flourishing and struggling neighborhoods. Environmental concerns linked to legacy industrial activities have left portions of the community vulnerable to contamination, creating additional barriers to economic revitalization.

Both cities lack the capacity to remediate and repurpose brownfield sites on their own, underscoring the need for this coalition. CRC oversees the second-fastest growing region in the state. Where Statesboro and Brunswick lack expertise and capacity, we have planning staff that bring a breadth of experience in economic development and revitalization, as well as financial systems and staff equipped to manage large grants through project completion. By partnering with CRC, Brunswick and Statesboro gain access to the technical expertise and financial management support needed to implement effective brownfield remediation and redevelopment strategies—opportunities otherwise out of reach.

**1.a.ii. Overview of Brownfield Challenges and Description of Target Areas:** The CRC’s **geographic boundary** is the same as our Commission’s jurisdictional boundary, which includes 10 counties (Bryan, Bulloch, Camden, Chatham, Effingham, Glynn, Liberty, Long, McIntosh, and Screven) and all 35 cities within those counties. **The geographic boundaries of the non-lead members, Brunswick and Statesboro, will be the jurisdictional limits of each respective city.**

Coastal Georgia is a region celebrated for its historic towns, vibrant ports, and rich cultural heritage, but beneath this scenic façade lies a pressing crisis. The Golden Isles of Coastal Georgia, often associated with wealth and prestige as a host to world summits<sup>1</sup> and home to many of the State’s elite, have a complex history. These islands were once home to communities of color who were forcibly relocated inland. Over time, this inland area became a hub for heavy manufacturing and industrial operations, further shaping the region’s economic and environmental landscape. Decades of shipbuilding, heavy manufacturing, and industrial activities have left a legacy of widespread contamination. Soil and groundwater pollution threatens the health of minority residents, stifles economic growth, and perpetuates deep-rooted environmental injustices. The COVID-19 pandemic laid bare these vulnerabilities: in 2020, the Region’s manufacturing sector shed 5,851 jobs, resulting in \$2.2 billion in economic losses.<sup>2</sup> Recovery efforts must now confront not only economic fragility but also the environmental degradation holding these communities back. Our target areas, **all identified as disadvantaged by the Climate and Economic Justice Screening Tool (CEJST)**, house communities that have long borne the brunt of environmental and economic neglect. By prioritizing remediation and strategic redevelopment, we aim to unleash the economic potential of these areas, create greenspaces and affordable housing, provide pathways to well-paying jobs, and restore community health. Cleaning up and reactivating these brownfields is more than an environmental effort—it is a critical investment in justice, resilience, and the sustainable growth of Coastal Georgia.

**Brunswick**, the first non-lead member (pop. 15,072), is a 25-square-mile historic port City situated on a peninsula framed by the Brunswick, East, and Turtle Rivers. As the gateway to the Golden Isles - St. Simons, Sea Island, Little St. Simons, and Jekyll Island - and home to one of Georgia’s two deep-water ports, Brunswick has long been a center of maritime activity. As such, industrial and port activities created a stratified City, with social and environmental injustices plaguing its working class making a living from heavy industry and the port. Brunswick has 14 sites on Georgia's Hazardous Sites Inventory, including four Superfund sites—the most of any city in Georgia and are clustered within a

<sup>1</sup> <https://www.georgiaencyclopedia.org/articles/government-politics/g8-summit-in-georgia/>

<sup>2</sup> Manufacturing Economic Impact Coastal Region, Center for Business Analytics and Economic Research, Georgia Southern University, June 2022

one-mile radius of predominantly Black communities. Additionally, the tragic 2020 murder of Brunswick native Ahmaud Arbery highlighted the City's struggles with systemic racism, thrusting it into the global spotlight.

During World War II, the city played a critical role in the war effort, with the *J.A. Jones Construction Company* building 85 Liberty ships, employing 17,000 people, and shaping the City's **Southend Neighborhood, Brunswick's Target Area (TA)**. **The Southend Neighborhood TA, home to 7,750 residents, is about 2.57 square miles bounded by East River to the West, Highway 17 to the East, Turtle River to the South, and L Street to the North.** This vibrant, working-class neighborhood thrived as workers built their homes within walking distance of the shipyard. However, after WWII, the shipyard closed, and the city began to grow northward, driving disinvestment in the neighborhood. Of the residents living in Southend, 59% are low-income and 68% are people of color. Assessing and remediating brownfields in the Southend Neighborhood will be critical for addressing the City's environmental justice issues; stimulating reinvestment that will allow for safe, accessible infrastructure that connects residents to safe, affordable housing, job opportunities, and green spaces.

**Statesboro, the second non-lead member (pop. 33,385),** is 194 miles southeast of Atlanta and 55 miles west of Savannah, covering 15.32 square miles. Founded in 1803, the city was historically known for its agricultural economy, driven by Sea Island cotton and Bright Leaf tobacco. However, the agricultural economy took a major hit in the 1930s when the invasive boll weevil decimated cotton crops. In response, local farmers transitioned to tobacco, which allowed Statesboro to recover more quickly from the Great Depression than many other communities. By 1953, the city had become the largest market in the "Bright Tobacco Belt," with over 20 million pounds of tobacco passing through its warehouses. Despite this recovery, Statesboro faced another economic downturn in the late 20th century as global manufacturing trends shifted. The outsourcing of jobs and the decline of domestic textile production led to widespread factory closures. Once-thriving mills and factories, which had employed many of the City's residents, shuttered, leaving behind large, vacant industrial sites, creating a domino effect impacting all business types. At the same time, suburban expansion drew businesses away from the historic downtown, resulting in deteriorating commercial spaces and economic stagnation. Many of these abandoned properties became brownfields, polluted by the remnants of past activity. Today, Statesboro is home to three colleges and a large student population (17,750) living in the City, but much of the City's growth has occurred outside its historic core. The City's economic and environmental challenges are now most pronounced in its **Downtown Neighborhood (Statesboro's TA), a 0.5-square-mile area bordered by HWY 80 to the North, South Zetterower Avenue to the East, Bruce Drive to the South, and South College Street to the West.** Home to only 1,301 residents, this area faces significant economic and public health disparities, with higher unemployment (13% in TA vs. 12% for city), lower life expectancy (11% in TA vs 10% for city), and increased cancer rates (5.2 in TA vs. 3.4 for city) compared to the city as a whole.<sup>3</sup> The Downtown Neighborhood TA, filled with brownfield sites from the City's early beginnings, presents both a challenge and an opportunity for revitalization, making Downtown the focal point of its brownfield redevelopment efforts.

**CRC's Target Area is the City of Darien's jurisdictional limits. Darien (pop. 1,253)** is a quaint 24 square-mile coastal tidewater town about 60 miles south of Savannah. Darien's rise began with its position as a key port city in the antebellum South. Its economy flourished through the export of timber, with vast pine forests providing the raw material for lumber mills and shipbuilding. By the mid-1800s, Darien had become one of the most significant timber exports in the country. However, by 1916, the last remaining sawmill in Darien went bankrupt. Darien's population in 1900 was 1,739 residents. By 1930 the town had dwindled to 937 residents. Beginning in the mid-1920s, Darien experienced renewed growth with the commercial seafood industry. With the loss of work in timber, Darien's African Americans turned to the productive nearshore waters for a livelihood. The shrimp fishery, largely dominated by Black workers, began attracting increasing numbers of whites, particularly immediately after World War II (1941-45). By the early 1960s, Darien and McIntosh County had the largest shrimping fleet on the Georgia coast. By the mid-20th century, industrialization, automation, and shifts in global shrimp production led to the decline of Darien's once-thriving shrimping fleets. As the industries that had sustained the town for over a century began to falter, many businesses that supported the seafood industry workers closed, and the population again stagnated. Darien lost 25% of its population between 2010-2020.<sup>4</sup> The downfall of the timber and shrimping industry has created a domino effect, causing businesses to shutter, people to leave, and brownfields in its wake. Today, 44% of residents are low-income, 25% are elderly, 25% are disabled, only 54% of all residents have access to exercise facilities, and birth defect rates are 30% above the state average.<sup>5</sup> Revitalizing contaminated sites is critical to breaking cycles of poverty and poor health in this vulnerable community.

1.a.iii. Description of the Priority Brownfield Sites: In preparation for this application, we began inventorying brownfield sites across our three target areas, identifying 62 sites (31 in Brunswick, 22 in Statesboro, and nine in Darien) ranging

<sup>3</sup> EJ Screen Community Report

<sup>4</sup> US Census Bureau, Decennial Census. 2020.

<sup>5</sup> ArcGIS Business Analyst and Living Atlas of the World, YMCA & US Census Tigerline Files, and EJ Screen

from .02 to 150 acres in size. Past uses include gas stations, auto repair shops, dry cleaners, and large industrial facilities. This diverse history has left a legacy of contaminants, including heavy metals (lead, arsenic), VOCs, petroleum hydrocarbons, asbestos, PCBs, pesticides, and toxaphene—posing significant health risks to nearby low-income and sensitive populations. Eager to begin addressing these brownfields, we have identified the following priority sites:

**Brunswick – Southend Neighborhood TA, Priority Site #1: Former J. A. Jones Construction Company Shipyard:** This 136-acre site, located at the southern gateway to Brunswick (101 Conservation Way), is visible from Highway crossing the Sidney Lanier Bridge over the Turtle River. Spanning multiple parcels, the shipyard is dominated by large, rusted metal warehouses and remnants of shipbuilding infrastructure now overgrown with weeds—a visual testament to decades of neglect. Originally established during World War II, the shipyard was developed in 1943 with a \$13 million grant from the U.S. Maritime Commission. The J.A. Jones Construction Company oversaw the construction of six shipbuilding ways, two outfitting piers, and a shallow water outfitting basin. The yard launched its first Liberty Ship in May 1943 and continued full-scale production throughout the war, eventually employing over 17,000 people. The shipyard built a total of 85 Liberty Ships and small coastal cargo vessels, with its final launch occurring in December 1945. After the war the site ceased operations, but portions of the remaining structures were used by a naval combatant ship manufacturer in recent years, until they decided to relocate. Today, the site remains largely abandoned, with dilapidated buildings and remnants of historical shipbuilding infrastructure still in place. Much of the shipbuilding took place long before the promulgation of environmental regulations, and shipyards are commonly known to contain environmental impacts. Contaminants of concern (COCs) at the site include petroleum hydrocarbons, volatile organic compounds (VOCs), heavy metals, PCBs, lead-based paint (LBP), and asbestos. Furthermore, there is a threat of continued exposure as data shows that flooding from a major hurricane could put this site under 3+ feet of water and mobilize remaining contamination in site soils. Furthermore, according to FEMA Maps, some portions of this property are located in FEMA Flood Zone AE.

Due to the 2008 recession, the master-planned residential and commercial development slated for this property was halted and has remained inactive since. Much of the infrastructure—such as roads, power, sewer, and water connections—was completed, and the property still holds potential to fulfill its original vision as a vibrant mixed-use community. Despite extensive efforts by lenders to market the site, no successful offers have materialized, partly due to the environmental stigma associated with the property. However, with renewed interest in redevelopment, the site is once again being considered for revitalization. **The current conditions and environmental risks, combined with its prominent location, make the shipyard a top priority for assessment and eventual redevelopment.** Revitalizing this site is crucial not only to address the significant environmental issues but also to transform this highly visible area into a key economic asset for Brunswick, improving infrastructure and creating new opportunities for community development.

**Brunswick – Southend Neighborhood Priority TA, Priority Site #2: Former Pinova Chemical Plant:** Located at the northeastern tip of the Southend Neighborhood (2801 Cook Street), the Pinova facility spans 152 acres and is bordered by (less than 400 feet away) a large neighborhood AND a predominantly Black residential area, including Section 8 Housing. This site, which operated for 110+ years, was integral to the local economy, manufacturing rosin, polyterpene resins, and toxaphene, which are used in the food production, adhesive, and fragrance manufacturing industries. However, Pinova’s industrial operations, particularly in the production of toxaphene from 1948 to 1980, have left a lasting environmental legacy. Toxaphene, known for its toxicity and banned by the EPA, potentially affects the surrounding community, including those who subsistence fish in Dupree Creek, less than 200 feet from the site. Additionally, the facility was regulated as a “major source” air polluter. Even worse, a local non-profit posted an air quality reporting portal online for residents to record complaints about noxious odors. Between December 2020 and February 2021, the group received almost 100 air quality complaints. In April 2023, a fire destroyed critical production infrastructure at the facility, prompting emergency shelter-in-place orders and evacuations for nearby residents due to concerns about air quality and chemical exposure. **This ultimately led to the facility’s permanent closure on June 28, 2023, resulting in the loss of 213 jobs.** Emory’s Rollins School of Public Health recently completed an exposure study of 100 residents who have lived in Brunswick for at least 40 years. Preliminary blood test results show a substantial number of participants have higher-than-normal blood levels of carcinogenic toxaphene and PCBs, which are chemicals now banned in the U.S. and considered probable human carcinogens. Portions of this property are also situated within FEMA-designated Flood Zone AE, creating additional concerns for potential contaminant migration during flood events, increased environmental risks to surrounding areas. **The Pinova facility is now a priority for assessment due to its known threat to human health and the environment (especially impacting Black and impoverished populations living in close proximity), its extensive size, and its redevelopment potential.** The City of Brunswick and local stakeholders have expressed a desire to repurpose the site for residential or commercial use, and this transition could provide an economic boost to the area while addressing long-standing environmental justice concerns.

**Statesboro – Downtown Neighborhood TA Priority Site #3: Former Simmons Shopping Center:** The Simmons Shopping Center was constructed in 1920 at 4 Proctor Street in the heart of Downtown Statesboro and remained open until 2018. The property consists of six parcels, totaling 2.64 acres, with over 31,000 square feet of building space. The site has been home to an IGA grocery store, a Sears, Goodyear auto services, a Sherman Williams paint store, a restaurant/bar,

and retail shops. The Sears was converted into a nightclub for a short time but closed because someone was shot. Today, the center is aged, covered in peeling (potentially lead-based) and chipped paint, and possibly asbestos-containing building materials (ACM). The site's former use as an auto service facility raises concerns about potential contamination from petroleum products like oil, grease, antifreeze, and solvents. Even more, underground storage tanks (USTs) could have leaked, contaminating soil and groundwater. Moreover, past spills or improper waste management might have left VOCs and other hazardous substances lingering in the environment. According to EJ Screen, there is a concentrated pocket of vulnerable populations living within a ¼-mile of the site: 76% are people of color (81<sup>st</sup> percentile in the US), 67% are low-income (92<sup>nd</sup> percentile in the US), and 18% have no high school diploma. This site is also part of a two-block redevelopment plan, including the construction of 18 townhouses and greenspace are planned for this site. The property is also in an Opportunity Zone, and walkable to key downtown amenities like dining, shopping, and City services, making it a strategic location for future redevelopment.

**Darien TA – Priority Site #4: Former Dry Cleaner:** A 0.32-acre site located at a main downtown intersection at the corner of Market Street and Adams Street (404 Adams Steet) is a priority site for assessment and reuse due to its significant environmental concerns and its location. This site, which was a dry cleaner from the 1940s to the 1970s, has remained vacant and overgrown since the business closed. Given that the dry cleaner operated before environmental regulations, hazardous chemicals such as perchloroethylene (PCE) and trichloroethylene (TCE)—commonly used in historic dry-cleaning processes—were likely released at the site as is commonplace with such facilities during this time period. PCE and TCE impact soil and groundwater and can quickly migrate off-site impacting local water supplies and creating long-term public health hazards. Additionally, the volatilization of these chemicals could lead to vapor intrusion, negatively affecting indoor air quality in nearby buildings. The site is now an overgrown vacant lot, making it an eyesore and an underutilized property in a key area of the City. Addressing these environmental issues through assessment is critical for public health, especially since 121 residents live within a ¼ mile radius of the site, many of whom are vulnerable due to age, income, and education level (27% over 65, 39% low-income, and 15% with less than a high school education). Revitalizing this site would eliminate environmental hazards and create opportunities for redevelopment, benefiting both the community and the economy of Downtown Darien. Therefore, this site is a high priority for assessment and reuse, both for its potential to remove health risks and to bring new life to this disadvantaged community.

iv. Identifying Additional Sites: While developing our application, we prioritized inventorying brownfield sites across our three disadvantaged TAs, identifying 62 sites (31 in Brunswick, 22 in Statesboro, and 9 in Darien). Past uses include gas stations, auto repair shops, dry cleaners, and 100+ acre industrial facilities. This inventory will be updated through engagement and collaboration with local government and community leaders, a review of EPA and Georgia Environmental Protection Division (EPD) records, an examination of property records, and an analysis of historical documentation to highlight past uses of concern. Additionally, local developers, real estate brokers, property owners, business operators, and other stakeholders will be invited to serve on the Brownfield Redevelopment Committee (BRC) to gather insights on potential sites and planned redevelopment projects. After assessing priority sites, the CRC will use a comprehensive prioritization criterion to identify additional brownfield sites, ensuring alignment with environmental, economic, and community-driven objectives. To maintain objectivity, the CRC will implement a quantifiable scoring and ranking system, periodically reviewing the criteria to reflect new information. This data-driven approach ensures equitable distribution of assessment and remediation benefits across historically underserved communities within the CRC's geographic boundaries. The framework will prioritize sites in areas identified as disadvantaged by the CEJST, public health concerns, environmental risks, community input, contamination levels, economic development potential, and proposed reuse benefits. Sites near existing infrastructure, with clear ownership or control, and those capable of leveraging additional funding will also be prioritized. The selection process will emphasize public health and safety, focusing on sites linked to higher incidences of health issues in vulnerable populations. CRC will also prioritize community-identified sites with potential for public benefit, such as affordable housing or community spaces, ensuring responsiveness to local needs.

**1. b. Revitalization of the Target Areas; 1.b.i. Reuse Strategy and Alignment with Revitalization Plans:** In addition to aligning with the City's land use and revitalization, every project under this grant will advance the CRC's Regional Plan (2022), specifically, number 19, page 78, which is, "redevelop brownfield and greyfield sites." Information on the reuse/revitalization efforts for the priority sites are provided below.

Priority Sites' Reuses & Alignment with Local Government's Land Use & Revitalization Plans or Related Community Priorities
<p><b>Site:</b> J. A. Jones Construction Company Shipyard (<i>Brunswick</i>) <b>Reuse:</b> The proposed "Liberty Harbor" development will create 1,800 single-family and multi-family residential units, a 400-unit hotel site, ±300,000 square feet of commercial space, with ±150,000 square feet of retail, a 450-unit wet slip marina and 400 dry stack slip marina.</p>
<p><b>Alignment/Advancement of Land Use:</b> This project is integral to Brunswick's 2023 Comprehensive Plan. It aligns with the City's strategy to develop Liberty Harbor as a "mixed-use, master-planned community" with open space, recreational amenities, and residential and commercial development (pgs. 9, 45, 72). The reuse will also support economic growth and tourism goals.</p>
<p><b>Site:</b> Pinova (<i>Brunswick</i>) <b>Reuse:</b> This year, the CRC developed a written reuse plan to turn the former Pinova chemical plant into a walkable neighborhood with a community center, shopping districts (70,000 sq. ft. commercial/retail, offices (200,00 sq.</p>

ft) at the peripheries, 16 acres of green space, and a mix of housing types (675 multifamily apartments/workforce housing, 319 townhomes, 336 bungalow homes, and 250 garden homes).

**Alignment/Advancement of Land Use:** The City’s 2023 Comprehensive Plan states, “With the closing of the Pinova Plant, the redevelopment of the site, if carefully planned, could become a major asset for the character area” (Page 30); and “Develop a strategy for the remediation and redevelopment of brownfield sites” (Page 30). This reuse also addresses the community’s long-standing EJ concerns.

**Site:** Simmons Shopping Center (*Statesboro*) **Reuse:** This site is part of a two-block redevelopment plan, and 18 townhouses and greenspace are planned for this site. The rest of the proposed development will include a 100+ room hotel with a restaurant, bar, and meeting space; eight live/work units; a 20,000 sq ft mixed-use building; and a 200+ space parking deck.

**Alignment/Advancement of Land Use:** The reuse aligns with Statesboro’s 2024 Comprehensive Plan, which lists this site as a “catalytic development site”. Specifically, Goal 4.2.3, which is to “promote quality housing” ; “emphasize walkability and interconnectivity in neighborhoods.”, and “Focus redevelopment activity within the central portion of Statesboro to promote a more defined town center.” (pg. 13-14 of Statesboro’s Comprehensive Plan, 2024)

**Site:** Former Dry Cleaner (*Darien*) **Reuse:** The City of Darien envisions the site to be reused as a small, locally-operated fitness center.

**Alignment/Advancement of Land Use:** Darien’s 2023 Comprehensive Plan lists “eliminating blight and underutilized parcels” as its top priority (pg. 30), along with #4, “Maximize use of existing infrastructure by encouraging redevelopment; designing new development to minimize the amount of land consumed” (pg. 39). This project will remove a major environmental hazard in a key downtown location, creating new opportunities for economic and community use.

1.b.ii. **Outcomes and Benefits of Reuse Strategy:** Based on the types of communities being served<sup>6</sup> (Brunswick = **urban**; Statesboro = **urban**, Darien = **rural**), the table below outlines the proposed project outcomes, which will directly benefit the disadvantaged populations residing in our target areas.

Eval. Criteria	Site/Reuse/TA	Outcomes Correlation with Applicant’s Reuse Strategy/Projected Reuse
Stimulate economic development	J. A. Jones Construction Company Shipyard/ Mixed-use Development ( <b>Brunswick</b> )	The creation of <b>1,800 single-family and multi-family residential units</b> , a <b>400-unit hotel site</b> , ±300,000 square feet of commercial space, which is limited to <b>±150,000 square feet of retail</b> , a 450-unit wet slip marina, and 400 dry stack slip marina would generate <b>\$5,000,000 in property tax revenue</b> and create <b>1,500 jobs</b> , according to official City estimates, representing a \$1.5 billion dollar investment.
	Dry Cleaner/ fitness center ( <b>Darien</b> )	Based on an Economic Impact Analysis, reusing this site as a fitness center would create <b>5 jobs</b> and provide <b>\$52,622.80 annually in tax revenue</b> to the city. <sup>7</sup>
Creation or preservation of green-space, park, recreational property, etc.	Pinova/Walkable Mixed-Use Neighborhood with 16 acres of greenspace and a community center ( <b>Brunswick</b> )	A walkable neighborhood that includes a <b>community center</b> at the center of the property, <b>shopping districts</b> at the peripheries, <b>16 acres of green space</b> , and a mix of housing types. This redevelopment would also put 152 acres back into productive reuse.
	Former Simmons Shopping Center / 18 townhouses with greenspace component ( <b>Statesboro</b> )	As written and illustrated in Statesboro’s Downtown Statesboro Master Plan (2022), this site’s reuse will be part of a two-block redevelopment plan. There are <b>18 townhouses planned</b> and a <b>greenspace component</b> for this site.
Climate adaptation / mitigation / resilience	J. A. Jones Construction Company Shipyard/ Mixed-use Development ( <b>Brunswick</b> )	By adding <b>435,600 square feet of green space (10 acres)</b> to the site, the project is expected to sequester approximately <b>25 to 60 metric tons of CO2 annually</b> , improving air quality and reducing the site’s carbon footprint. <sup>8</sup>
	J.A. Jones Construction <u>AND</u> Pinova ( <b>Brunswick</b> )	<b>Reuse will utilize resilient construction practices to withstand potential flooding, incorporating elevated building structures, robust drainage systems, and flood-resistant materials.</b>
Facilitate renewable energy from wind, solar, or geothermal energy, or will incorporate energy efficiency measures	Former Simmons Shopping Center / 18 townhouses with greenspace component ( <b>Statesboro</b> )	Statesboro’s Code of Ordinances requires that new residential and commercial projects use plumbing fixtures that meet strict flow rate restrictions. Therefore, this site’s reuse could <b>reduce water consumption by 20-30%</b> compared to pre-regulation buildings, contributing to significant savings in water use and reducing the strain on municipal water infrastructure.
	Pinova/ Walkable Mixed-Use Neighborhood with 10 acres of greenspace and a community center ( <b>Brunswick</b> )	In Brunswick, new buildings must meet energy efficiency standards such as R-30 roof insulation, windows with a U-factor of 0.35 or less, HVAC systems rated SEER 14 or higher, and high-efficiency lighting for at least 75% of fixtures. Buildings are also required to comply with the International Energy Conservation Code, which mandates the use of energy-efficient materials and designs in new construction and renovations. Energy-efficient upgrades in the mixed-use development are expected to result in <b>15-25% reductions in energy consumption</b> , significantly lowering utility costs for residents and businesses. <sup>9</sup>
	J. A. Jones Construction Company Shipyard/ Mixed-use Development ( <b>Brunswick</b> )	

<sup>6</sup> US Census Bureau, Decennial Census, 2020

<sup>7</sup> John Dunham & Associates. (2024). The 2024 Health and Fitness Association Economic Impact Study: Methodology and Documentation.

<sup>8</sup> U.S. Environmental Protection Agency (EPA). (2023). Greenhouse Gas Equivalencies Calculator - Calculations and References and U.S. Department of Agriculture (USDA). (2023). *Carbon Sequestration in Forests*.

<sup>9</sup> U.S. Department of Energy. (2021). Energy Efficiency in Buildings: A Key to Sustainability.

**1.c. Strategy for Leveraging Resources; 1.c.i. Resources Needed for Site Reuse:** To ensure the successful reuse of priority brownfield sites, our coalition has secured a range of funding sources from both public and private sectors. The EPA Brownfield Assessment Grant will serve as a catalyst to leverage these additional resources, enhancing site cleanup, infrastructure improvements, and redevelopment. The table below outlines the key funding sources and how the EPA grant will stimulate further investment to achieve our site reuse goals:

Access to Funding from Other Resources	Extent Grant will Stimulate Additional Funds
<b>CRC EDA Grant: \$210,000</b> to update the Comprehensive Economic Development Strategy (CEDS), aligning infrastructure and workforce development with brownfield redevelopment goals.	Further aligns brownfield redevelopment with regional economic goals, attracting additional public and private investment.
<b>Southeast Crescent Regional Commission Capacity Building Grant: \$40,000</b> to enhance CRC's capacity for multi-county economic development initiatives, fostering collaboration and attracting future investments.	Funds CRC to provide technical assistance to build capacity at the local level by identifying additional funding opportunities and drafting grant applications on municipalities' behalf, attracting further investments for site assessments and remediation.
<b>Statesboro T-SPLOST Fund: \$3M–\$8.5M</b> annually, including \$322,135 for a sidewalk connecting to the Former Simmons Shopping Center priority site.	Improve site marketability, increase its potential to secure further public infrastructure investments through T-SPLOST, attract private development interest, accelerating overall site reuse.
<b>Statesboro's Community Redevelopment Tax Incentive Program</b> —Once a property's blighted designation is removed following successful redevelopment, the property becomes eligible for a <b>50% reduction</b> in the city's <b>ad valorem taxation</b> for three years.	This tax incentive is projected to encourage the remediation of at least 10 properties annually, leading to increased property values and reduced reliance on government services, including code enforcement and public safety services.
<b>Brunswick CDBG Funding: \$412,914</b> annually, with <b>\$70,000</b> allocated to removing slum and blight, supporting site cleanup and redevelopment. <b>Statesboro CDBG Funding: \$10,000,000</b> ('24-2034).	Financially supports demolition, cleanup, and rehabilitation, promoting energy conservation and renewable energy projects.
<b>Land Bank Authorities:</b> Facilitate property acquisition and return of tax-delinquent properties to productive use.	Fast-track property acquisitions expedite property redevelopment, attract private sector interest, and align with regional housing and economic growth targets.

**1.c.ii. Use of Existing Infrastructure:** Since all target sites are located within developed urban areas that are already serviced by municipal infrastructure, each of our coalition members will make use of existing systems. Reusing the priority sites will not require the installation of new infrastructure, as current utilities, roads, and services are adequate to support redevelopment. This approach maximizes the efficiency of existing resources, reducing the need for costly upgrades while promoting sustainable, urban redevelopment.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT; 2.a. Community Need; 2.a.i. The Community's Need for Funding:** The three TAs—the Southend Neighborhood in Brunswick, Downtown Neighborhood in Statesboro, and the City of Darien—are small, predominantly low-income areas that struggle to draw on other sources of funding for environmental assessments, remediation, and subsequent redevelopment. Each community is severely constrained by limited local tax revenue due to small populations, high poverty rates, and below-average property values, making external funding essential for progress. Brunswick's Southend Neighborhood, with 59% of its population classified as low-income (26% higher than Georgia's state average), has a 31% lower median home value, making it difficult to generate adequate tax revenue. Brunswick's reliance on property taxes is further strained by recent economic challenges, including the closure of the Pinova facility, which alone represents a tax revenue loss of over \$70,000 annually. Statesboro's Downtown Neighborhood faces similar struggles. Its unemployment rate is 13%—more than double the state average—while 56% of its residents are low-income, making it impossible to fund necessary environmental remediation or attract private investment for redevelopment. Statesboro is particularly disadvantaged as it does not receive Local Option Sales Tax (LOST) revenue, which goes directly to the school system, placing even greater pressure on property taxes. Furthermore, nearly half of Statesboro's population are students, contributing less to income tax revenues. These campuses also occupy substantial land areas exempt from property taxes, further impacting the City's revenue. The City of Darien, with its especially small population of 1,253 and a low-income rate of 44%, struggles to meet its capital improvement needs with just \$105,300 per year available for such projects. The inability to generate adequate funding in all three communities means that brownfields remain a critical obstacle to economic revitalization. This grant will provide the essential resources needed for environmental assessments, remediation, and redevelopment, ensuring these areas can overcome their economic disadvantages.

Small Population and/or Low-Income Indicators						
Indicator <i>*Comparative Data in RED (% greater than state)</i>	Southend Neighborhood (Brunswick)	Downtown Neighborhood (Statesboro)	City of Darien (CRC's TA)	CRC's Geographic Boundary	State of Georgia	United States

Population <sup>10</sup>	7,750	1,301	1,253	733,638	10,711,908	334,735,155
Low-Income <sup>11</sup>	59% (26%>GA)	56% (23%>GA)	44% (11%>GA)	33%	33%	30%
Unemployment Rate	8% (2%>GA)	13% (7%>GA)	3% (3%<GA)	6%	6%	6%
Median Home Value	\$169,400 (31%<)	\$156,700 (36%<)	\$138,900 (43%<)	\$195,900	\$245,900	\$281,900
Severely Cost-Burdened HH (50% or > of total Income)	19% (6%>GA)	20% (7%>)	16% (3%>GA)	14%	13%	14%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

2.a.ii. Threats to Sensitive Populations; (1) Health or Welfare of Sensitive Populations: In each of the target areas, residents face compounded threats from high poverty, significant health disparities, placing already vulnerable populations at an elevated risk and underscoring an urgent need for funding to address these issues.

Sensitive Populations in the TA & Severity of Health and Welfare Issues						
Indicator <i>*Comparative Data in RED (% greater than state)</i>	Southend Neighborhood (Brunswick)	Downtown Neighborhood (Statesboro)	City of Darien (CRC's TA)	CRC's Geographic Boundary	State of Georgia	United States
Population <sup>12</sup>	7,750	1,301	1,253	733,638	10,711,908	334,735,155
Low-Income	59% (26%>GA)	56% (23%>GA)	44% (11%>GA)	33%	33%	30%
Children Below 200% FPL <sup>13</sup>	70% (28%>GA)	47% (5%>)	41%	44%	42%	37%
People of Color	68% (19%>)	60% (11%>)	42%	41%	49%	40%
Children Under 5	7% (1%>)	9% (3%>)	3%	6%	6%	5%
Elderly (over 64)	15%	16%	25% (9%>)	15%	16%	18%
Lead Paint (Pre-1960 Housing)	97 <sup>th</sup> Percentile in State	84 <sup>th</sup> Percentile in the State	66 <sup>th</sup> Percentile in the State	68 <sup>th</sup> Percentile/GA	NA	NA
Persons with Disabilities	14%	17% (3%>)	25% (12%>)	14%	13%	14%

Source: EJ Screen Community Report

**Southend Neighborhood (Brunswick):** According to EJ Screen, the 1,815 residents within a ½ mile radius of the Pinova priority site face significantly higher concentrations of people of color (88% vs. 68% for the TA), low-income (67% vs. 59%), and experience high unemployment (14% vs. 8%). These disparities are even more pronounced when compared to the broader City, where people of color represent 71%, low-income individuals 61%, and the unemployment rate is 8%. Additionally, **20% of households in the Southend Neighborhood (Pinova/J.A. Jones Construction Company Shipyard) do not have a motor vehicle**, compared to 6% statewide and 8.3% nationally<sup>14</sup>, highlighting the need for walkable redevelopment. Lack of reliable transportation is closely linked to chronic disease management, with studies showing that Black patients in neighborhoods with lower vehicle ownership experience higher mortality rates after heart attacks.<sup>15</sup> According to the Mayo Clinic, heart disease is a leading cause of heart attacks, and the Southend Neighborhood ranks in the 95th percentile nationally for heart disease, per CEJST data. The redevelopment of the priority sites, through job creation and the provision of safe, affordable housing, will help address these issues by improving walkability and creating over 1,500 walkable job opportunities, providing vital resources to uplift the community and reduce poverty.

**Downtown Neighborhood (Statesboro):** Studies have shown low-income neighborhoods and communities of color are not only disproportionately burdened by contamination but also have limited access to green spaces.<sup>16</sup> Only 1.5% of people living in the priority site census tract live within ½ mile to a park, as opposed to the state (36%) and nation (61%).<sup>17</sup> Revitalizing the **Simmons Shopping Center** site with greenspace directly addresses the disparities in park access and environmental quality, fostering a more equitable, resilient community that prioritizes the health and welfare of its most sensitive populations.

**Darien's** most pronounced vulnerable populations—the elderly (25%), and people with disabilities (25%)—are deprived of essential health resources. Only 54% have access to exercise options, compared to 74% statewide and 84% nationally<sup>18</sup>This contributes to high inactivity rates of 35.5%, well above state (28.5%) and national (25%) averages, according to the CDC's Local Places data. Social isolation impacts 34% of Darien residents, which is higher than the state (24%)<sup>19</sup>, a severe health risk on par with air pollution and physical inactivity.<sup>20</sup> Additionally, 25% of residents are disabled, and 25% are elderly, populations that thrive with supportive exercise environments. Research shows fitness centers reduce social isolation, build confidence, and foster independence, particularly for disabled and elderly individuals.<sup>21</sup> Transforming the **Former Dry Cleaner** priority site into a fitness center will directly counter these health and welfare barriers, uplifting Darien's most sensitive populations and building a healthier, more connected community.

<sup>10</sup> US Census Bureau, Decennial Census. 2020.

<sup>11</sup> US Census Bureau, American Community Survey, 2018-22.

<sup>12</sup> US Census Bureau, Decennial Census. 2020.

<sup>13</sup> US Census Bureau, American Community Survey. 2018-22.

<sup>14</sup> US Census Bureau, American Community Survey. 2018-22.

<sup>15</sup> Goitia JJ Jr, Onwuzurike J, Chen A, Wu YL, Shen AY, Lee MS. Association between vehicle ownership and disparities in mortality after myocardial infarction. Am J Prev Cardiol. 2023 Apr 25;14:100500. doi: 10.1016/j.ajpc.2023.100500. PMID: 37181802; PMCID: PMC10173400.

<sup>16</sup> Byrne et al., 2007

<sup>17</sup> Centers for Disease Control and Prevention, CDC - National Environmental Public Health Tracking Network. 2020.

<sup>18</sup> ArcGIS Business Analyst and Living Atlas of the World, YMCA & US Census Tigerline Files. Accessed via County Health Rankings. 2023, 2022&2020.

<sup>19</sup> Centers for Disease Control and Prevention, National Center for Chronic Disease and Health Promotion, Division of Population Health, Atlanta, GA

<sup>20</sup> Holt-Lunstad, 2020b

<sup>21</sup> https://pubmed.ncbi.nlm.nih.gov/22138879/

2.a.ii.(2). Greater Than Normal Incidence of Disease and Adverse Health Conditions: Populations in the TAs are experiencing a significantly greater-than-normal incidence of cancer, asthma, and birth defects, (which are likely linked to exposure to hazardous substances, pollutants, and contaminants), as evidenced in the table below:

Greater-Than-Normal Incidences of Disease & Adverse Health Conditions in the TAs						
Indicator <i>*Comparative Data in RED (compared/greater than state)</i>	Southend Neighborhood (Brunswick)	Downtown Neighborhood (Statesboro)	City of Darien (CRC's TA)	CRC's Geographic Boundary	State of Georgia	United States
Cancer (Crude Prevalence Rate)	12.3 (28.13%>)	8.5	9.8 (2%>)	8.1	9.6	9
Asthma (Crude Prevalence Rate)	11.9 (14%>)	11.4 (9%>)	11.4 (9%>)	10.8	10.4	10.3
Congenital Malformations, Deformations and Chromosomal Abnormalities, 2014-2023 <sup>22</sup> (Rate)	2.2	2.5	4.6 (30%>)	2.9	3.2	NA

Source: CDC PLACES: Local Data for Better Health, 2024

These health disparities are particularly alarming in combination with socioeconomic challenges that increase population vulnerability. In the **Southend Neighborhood (Brunswick)**, cancer rates are a staggering **28.13% above the state average**, while asthma prevalence is **26% higher** - an unsettling reality for this low-income, predominantly minority community. These elevated rates could be associated with legacy industrial operations (**J.A. Jones Construction Company Shipyard & Pinova**), with known releases of hazardous chemicals like toxaphene. The COCs at both priority sites are carcinogens and asthma triggers and the redevelopment of these priority sites will address these issues by identifying and reducing community exposure to harmful pollutants for this community that has been plagued with environmental justice issues for decades. In **Statesboro's Downtown Neighborhood**, asthma rates among children and adults are **9.6% higher** than the state average. This could be partially attributable to the area's pre-1960s housing, which likely contains LBP and mold, both **asthma** triggers. The former **Simmons Shopping Center** site is another potential source of pollutants like petroleum products and solvents. The reuse strategy will focus on the creation of safe, affordable housing, addressing indoor air quality and reducing asthma triggers for sensitive populations in the target area. The **City of Darien** shows birth defect rates **30% higher** than the state average, an alarming statistic that could be tied to historical contamination from **dry cleaning chemicals** such as PCE at the **Former Dry Cleaner** site. PCE is a well-documented teratogen linked to increased risks of **birth defects**. By remediating this site, the grant will reduce the risks to pregnant women and infants, who are particularly susceptible to these contaminants. Other studies have shown that dry cleaning chemical exposure is linked to higher rates of heart disease, lung disease, and reproductive disorders. **In all three TAs, this grant will provide critical resources to address environmental contamination, mitigate exposure to hazardous chemicals, and improve health outcomes for residents who are already suffering from disproportionately high rates of serious diseases.**

2.a.ii.(3)(a) Environmental Justice; (a) Identification of Environmental Justice Issues: **All three TAs and their priority sites are located in census tracts that are CEJST-defined disadvantaged communities.** These disadvantaged, mostly-minority communities are facing severe, long-term environmental justice issues that threaten their health, safety, and economic viability—conditions that have gone unaddressed for far too long. Our targeted remediation and revitalization efforts will finally provide these vulnerable populations with clean, safe spaces to live and work, reversing decades of environmental neglect and paving the way for sustainable, equitable growth.

The Severity of the Environmental Justice (EJ) Issues in the Target Areas				
Target Area	EJ Issues (EJ SCREEN)	State Percentile	EJ Issues (CEJST)	USA Percentile
Southend Neighborhood (Brunswick)	Lead Paint (% Pre-1960 Housing)	97 <sup>th</sup>	Housing Cost Burden	84 <sup>th</sup>
	Superfund Proximity	98 <sup>th</sup>	Proximity to Superfund	98 <sup>th</sup>
	Wastewater Discharge	97 <sup>th</sup>	Wastewater Discharge	91 <sup>st</sup>
	Drinking Water Non-Compliance	99 <sup>th</sup>	Unemployment	84 <sup>th</sup>
	Low Income	84 <sup>th</sup>	No High School Diploma	16%
Downtown Neighborhood (Statesboro)	Lead Paint (% Pre-1960 Housing)	84 <sup>th</sup>	Expected Agricultural Loss Rate	96 <sup>th</sup>
	Underground Storage Tanks	95 <sup>th</sup>	Low Income	75 <sup>th</sup>
	Drinking Water Non-Compliance	89 <sup>th</sup>	Transportation Barriers	85 <sup>th</sup>
	Population Under 5	80 <sup>th</sup>	Poverty	83 <sup>rd</sup>
	Low Income	82 <sup>nd</sup>	No High School Diploma	12%
City of Darien	Lead Paint (% Pre-1960 Housing)	66 <sup>th</sup>	Energy Cost	94 <sup>th</sup>
	Drinking Water Non-Compliance	84 <sup>th</sup>	Low Income	79 <sup>th</sup>
	Supplemental Demographic Index GA	79 <sup>th</sup>	Transportation Barriers	82 <sup>nd</sup>
	Over Age 64	83 <sup>rd</sup>	Poverty	82 <sup>nd</sup>
	Low Income	69 <sup>th</sup>	No High School Diploma	19%

2.a.ii.(3)(b) Advancing Environmental Justice: This brownfield grant is a lifeline for Coastal Georgia communities grappling with severe, long-standing environmental injustices. In **Brunswick's Southend Neighborhood**, low-income, predominantly Black residents have endured decades of exposure to toxic pollutants from the former Pinova site, where

<sup>22</sup> Age-Adjusted Death Rate by County of Residence, Georgia Department of Public Health, Office of Health Indicators for Planning (OHIP)

substances like toxaphene have contaminated air, soil, and water. These residents are paying with their health: cancer rates here are over 28% higher than the state average, and asthma prevalence is alarmingly high, which could be linked to exposure from industrial sites that have lingered without remediation. Assessing and ensuring any exposures associated with these sites are remedied will immediately reduce exposure to harmful chemicals and restore dignity to a community that environmental and systemic inequities have sidelined. **Statesboro’s Downtown Neighborhood** is similarly burdened, where the former Simmons Shopping Center—a hub of past contamination—lies at the heart of a community with nearly double the state’s unemployment rate and limited access to clean, safe green spaces. Here, sensitive populations, including children and seniors, face heightened risks from pollutants leaching into soil and water. Revitalizing this area would **create desperately needed affordable housing, green spaces, and community amenities that provide a safe, healthy environment for residents living amid hazardous blight**. In Darien, where a staggering 30% higher-than-average rate of birth defects could be linked to long-standing chemical contamination at the former dry cleaner site, elderly, low-income residents remain at the mercy of toxic remnants. For these communities, CRC’s grant-supported revitalization efforts are not just economic improvements but life-saving interventions. This funding is crucial to erasing the environmental legacy of contamination, offering communities safe spaces, equitable opportunities, and a healthier future. Investing in this grant is investing in justice, health, and the resilience of communities that have long been denied their right to a safe environment. These projects are designed to minimize displacement by fostering carefully planned development that offers job opportunities and affordable housing, addressing the specific environmental justice issues identified in the target areas directly. However, if displacement becomes an issue, each City will follow the guidance outlined in each of their respective written displacement plans.

**2.b. Community Engagement; 2.b.i. Project Involvement and 2.b.ii. Project Roles:** To ensure non-lead members will be effectively engaged and informed throughout the project, three city personnel from Brunswick, three from Statesboro, and two from Darien have committed to joining the Brownfield Redevelopment Committee. To ensure all partners are actively involved, we are engaging with the organizations listed below, and most of them will also serve on our Brownfield Redevelopment Committee, which will oversee the prioritization of brownfield sites.

Name (N) of Organization & Entity’s Mission (M)	Point of contact (name & email) & Specific involvement in the project or assistance provided
N: Georgia Conservancy M: Protecting Georgia through ecological and economic solutions for stewardship, conservation, and sustainable use of the land and its resources. <b>(ALL TAs)</b>	Katherine Moore, <a href="mailto:kmoore@georgiaconservancy.org">kmoore@georgiaconservancy.org</a> . Serve on the Brownfield Redevelopment Committee (BRC), providing input on integrating climate resilience into brownfield site cleanup and reuse by identifying and advising on adaptive reuse strategies that mitigate future environmental risks.
N: Environmental Justice Advisory Board M: Advocates for environmentally healthy neighborhoods in Glynn County <b>(Brunswick)</b>	Kimberly Andrews, <a href="mailto:kma77@uga.edu">kma77@uga.edu</a> . Serve on the BRC, meeting space, providing input on site selection, cleanup, and reuse from an environmental justice perspective, and aid in developing the prioritization criteria.
N: Glynn Environmental Coalition M: Community nonprofit organization committed to assuring a clean environment and healthy economy for citizens of Coastal Georgia <b>(Brunswick)</b>	Rachael Thompson, <a href="mailto:gec@glynnenvironmental.org">gec@glynnenvironmental.org</a> . Help develop the prioritization criteria, providing input from an environmental justice and environmental health perspective, will serve on the BRC, and assist with community outreach and education.
N: Main Street Statesboro M: Organization dedicated to revitalizing downtown Statesboro and supporting local economic growth <b>(Statesboro)</b>	Allen Muldrew, <a href="mailto:Allen.muldrew@statesboroga.gov">Allen.muldrew@statesboroga.gov</a> . Serve on the BRC, provide meeting space, help develop the prioritization criteria from an economic development perspective, site selection, assist with outreach, provide meeting space, identify and attract additional funding sources.
N: Habitat for Humanity of Bulloch County M: Local nonprofit housing organization helping people live in affordable and safe homes. <b>(Statesboro)</b>	Kathy Jenkins, <a href="mailto:director@habitatbulloch.org">director@habitatbulloch.org</a> . Serve on the BRC, participate in decision-making for site selection and reuse planning, assist with outreach by organizing community input.
N: McIntosh Sustainable Environment and Economic Development (S.E.E.D.) V: Create sustainable, thriving communities that honor cultural heritage, promote environmental health, and support equitable economic development. <b>(Darien)</b>	John K. Littles, [REDACTED]. Serve on the BRC, provide meeting space, advise on sustainable redevelopment to ensure brownfield projects reflect local priorities, and support equitable economic growth.
N: One Hundred Miles M: Community-driven nonprofit focused on community advocacy & resilience. <b>(Darien)</b>	Alice Keyes, <a href="mailto:alice@onehundredmiles.org">alice@onehundredmiles.org</a> . Serve on the BRC, provide meeting space, and provide community outreach assistance.
N: WorkSource Georgia M: Assist in building skilled workforce that meets employer needs, drives economic growth, and enhances self-sufficiency, especially for underserved communities. <b>(ALL TAs)</b>	Charisse Lee; <a href="mailto:Chlee@eckerd.org">Chlee@eckerd.org</a> . Has offices in all 3 TAs, will provide meeting space, distribute project updates, and provide training and certification programs for local residents, preparing them for jobs related to site assessment, environmental cleanup, and redevelopment.

**2.b.iii. Incorporating Community Input:** The cities of Brunswick, Statesboro, and Darien will implement a comprehensive communication plan that actively engages the local communities, stakeholders, and organizations throughout the project. Recognizing the importance of trusted local voices, each city will identify and work closely with key community leaders who will be directly notified of project updates, upcoming meetings, and ways to participate in the project’s progress. **Bi-annual community outreach meetings** will be hosted in **each TA**, where residents will receive updates and

be invited to provide feedback on-site identification and prioritization, environmental concerns, and reuse planning. Each meeting will allocate dedicated time for questions and input, allowing community members to discuss their priorities and express concerns. For residents unable to attend in person, these meetings will be live-streamed, with recordings posted on city websites for later viewing. For those unable to attend meetings in person, digital communication will play a major role in reaching a broad audience. The CRC will maintain a dedicated project page on our official website, serving as a hub for updates, event announcements, and access to key project documents. Residents will be able to submit questions and feedback through an online form. Additionally, updates will be shared on social media, where citizens can interact, stay informed, and share project information within their own networks. Notifications of community outreach meetings and project progress will be distributed through local newspapers, press releases, television ads, and flyers posted in community centers, libraries, and other public spaces. To ensure inclusivity, all communication materials will be available in both English and Spanish to support non-English-speaking residents. Translation services for other languages, as well as services for hearing-impaired residents, will be available upon request at meetings. Written summaries of community feedback, along with the cities' responses, will be posted on the project webpage and reviewed at subsequent meetings to keep the community informed of how their input is being used. This approach ensures that all community members, regardless of language or physical ability, have meaningful opportunities to stay informed and contribute to the project, creating a transparent, inclusive, and responsive communication strategy.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS: 3.a. Description of Tasks/Activities and Outputs**  
 The CRC structured project activities to ensure they align with eligibility requirements and project objectives. Although health monitoring activities are not currently part of this brownfields project, we will assess the need for such actions based on the results of environmental assessments. Sections 3.a.i, 3.a.ii, 3.a.iii, and 3.a.iv are summarized below:

<b>Task 1. Program Management</b>	
<b>i. Project Implementation</b>	<b>ii. Anticipated Project Schedule</b>
Grant oversight and correspondence with EPA	Ongoing throughout project
Develop and monitor the Grant Work Plan	Quarter 1 (Q1), updated as needed
Finalize scope and terms with environmental professional selected through a federally compliant selection process; Kickoff Meeting with Project Partners and contractors to finalize agreements, and discuss roles and expectations	Q1
ACRES updates	At the end of each month, and as needed
Financial tracking and reports	At the end of each month, annual reports
Annual reports	Q4, Q8, Q12, Q16
Final report	Q16
1 CRC Staff to attend four brownfield conferences. (1 per year)	August 2025 (pre-award), the other 3 TBD
<b>iii. Task/Activity Lead: CRC, with reporting assistance from the Qualified Environmental Professional (QEP)</b>	
<b>iv. Outputs: 1 Grant Work Plan, 16 quarterly reports, 4 FFRS, 4 MBE/WBE reports, 1 final report, ACRES updates</b>	
<b>Task 2. Site Inventory and Community Outreach</b>	
<b>i. Project Implementation</b>	<b>ii. Anticipated Project Schedule</b>
Complete our Community Involvement Plan (CIP) and update as needed	Q1, updated as needed
Hold meetings with partners to review sites, environmental records, reuse potential, developer interest, and goals alignment	As needed
Finalize Brownfield Redevelopment Committee (BRC)	Q1
Finalize the site inventory, selection, and prioritization	Q2, updated quarterly
Attend community meetings	Q1, Q2, bi-annually
Prepare community educational materials (press releases, flyers/mailers)	Q1, as needed
Website and social media work	Website and social media account integration established in Q1, updated as needed
Collect and respond to community feedback	Continuously as needed
<b>iii. Task/Activity Lead: CRC finalizes the BRC (includes CRC staff)</b>	
<b>iv. Outputs: 1 Brownfields Project website (regular updates), 6 community meetings, 5 press releases, 5 flyers, 1 site inventory</b>	
<b>Task 3. Phase I and Phase II Environmental Site Assessments (ESAs)</b>	
<b>i. Project Implementation</b>	<b>ii. Anticipated Project Schedule</b>
Create Quality Assurance Project Plan (QAPP)	Q1
Conduct 20 Phase I ESAs (4 Priority Sites plus 16 additional sites)	Begin after site inventory is approved by the BAC. Priority Sites completed by Q4. Additional sites completed throughout the project and completed by Q14.
Conduct 15 Phase II ESAs and 5 Phase III ESAs	Begin a Site-specific Sampling and Analysis Plans (SAP) after the site Phase I is completed. Priority sites completed by Q4. Additional sites completed throughout the project. All completed by Q15.
<b>iii. Task/Activity Lead: QEP with CRC oversight</b>	
<b>iv. Outputs: 1 QAPP, 20 Phase I ESAs, 15 Phase II ESAs with SAPs, 5 Phase III ESAs</b>	
<b>Task 4. Planning</b>	
<b>i. Project Implementation</b>	<b>ii. Anticipated Project Schedule</b>

Identify cleanup options and costs	Begin after Phase II is completed. Priority sites completed by Q5. All completed by Q16.
Develop 8 Analysis of Brownfields Cleanup Alternatives (ABCAs)	Begin after cleanup identification is completed. Priority sites completed by Q6. All completed by Q16.
Create 8 Land Use Assessments, and 5 Site Reuse Visions	Begin after assessment and ABCA is completed and may include eligible reuse planning, infrastructure evaluation, or site disposition strategy. All activities completed by mid-Q15.
<b>iii. Task/Activity Lead:</b> ABCAs = QEP with CRC oversight / Planning= CRC Staff with QEP support	
<b>iv. Outputs:</b> 8 ABCAs, 8 Land Use Assessments, and 5 Site Reuse Visions	

**3.b. Cost Estimates:** Cost estimates were developed from our internal review of five winning coalition assessment applications from the FY2024 grant competition in a similar geography, and our experience conducting planning activities. Cost estimates for implementing the tasks anticipated to be associated with this project are presented in the below table, followed by a detailed explanation of how the costs were derived. All personnel costs are based on programmatic support, community outreach, and eligible planning activities. **Administrative costs will not exceed 5%.**

	Program Management	Community Outreach	Assessments	Planning	Total	
Direct	Personnel	\$20,053.86	\$23,883.89	-0-	\$120,834.62	\$164,772.37
	Fringe Benefits	\$8,982.24	\$10,850.43	-0-	\$54,894.96	\$74,727.63
	Travel	\$17,200	-0-	-0-	-0-	\$17,200
	Supplies	-0-	\$3,800	-0-	-0-	\$3,800
	Contractual	\$36,000	\$22,500	\$781,000	\$40,000	\$879,500
<b>Total Direct Costs</b>		<b>\$82,236.10</b>	<b>\$61,034.32</b>	<b>\$781,000</b>	<b>\$215,729.58</b>	<b>\$1,140,000</b>
<b>Total Indirect Costs</b>		<b>\$6,963.16</b>	<b>\$8,752.97</b>	<b>-0-</b>	<b>\$44,283.87</b>	<b>\$60,000.00</b>
<b>Total Budget</b>		<b>\$89,199.26</b>	<b>\$69,787.29</b>	<b>\$781,000</b>	<b>\$260,013.45</b>	<b>\$1,200,000</b>

**Task 1: Program Management: \$89,199.81 (7% of total)**  
*Personnel/Fringe/Indirect:* 600 hrs x ~\$60/hr = \$36,000; *Travel:* 1 staff x 4 conferences x \$4,300 per conference = \$17,200, includes 4 flights (4 x \$500 = \$2,000), hotel (\$250/night for 16 nights spread across 4 conferences= \$4,000), Per Diem (\$100/day for 16 days = \$1,600/person) and 4 registrations (\$250 x 4 = \$1,000/person); *Contractual:* 240 hrs x \$150/hr = \$36,000

**Task 2: Community Outreach: \$69,787.29 (6% of total)**  
*Personnel/Fringe/Indirect:* 725 hrs x ~\$60/hr = \$43,500; *Supplies:* BSC/community meeting presentation materials = \$3,800. *Contractual:* 150 hrs x \$150/hr = \$22,500

**Task 3: Phase I & II ESAs: \$781,000 (65% of the total project funds)**  
*Contractual:* Generic QAPP = \$6,000. 20 Phase I ESAs at avg cost of \$5,000 ea. (includes lien search back to 1980 for each parcel) = \$100,000. Each Phase I will include a Property Eligibility Determination and AAI Checklist. 15 Phase II ESAs at average of \$35,000 ea. = \$525,000. 5 Phase III ESAs at avg cost of \$30,000 ea. = \$150,000. Each Phase II will include Sampling & Analysis Plan, and Health & Safety Plan.

**Task 4: Planning \$260,012.90 (22% of total)**  
*Personnel/Fringe/Indirect Costs:* Reuse Assessment and Planning ~3,667 hours x ~\$60/hr = \$220,000. Planned Reuse activities include 8 **Land Use Assessments**= \$40,000 (83.333 hrs per Land Use Assessment x ~\$60/hr x 8) 5 **Site Reuse Visions** = \$180,000 (\$36,000 each @ 600 hrs per Site Reuse Vision x ~\$60/hr = 3,000 hrs for all five. *Contractual Costs:* 8 ABCAs at \$5,000 ea. = \$40,000.

**3.c. Plan to Ensure and Evaluate Environmental Progress and Results:** CRC will collaborate closely with the QEP to track, measure, and evaluate project progress, using a range of tools to ensure the achievement of expected outputs, results, and long-term outcomes. CRC will use structured progress reports, monthly team update meetings, and detailed budget spreadsheets to track the project advancement. The coalition will update the EPA's ACRES database at key project milestones—following the completion of each Phase I and Phase II ESA, at the end of the project period, and upon notable events such as leveraged funding or job creation—no later than the close of the relevant quarter. At project inception, CRC will prepare a Grant Work Plan outlining all requirements under this cooperative agreement, which will include a comprehensive project timeline shared with EPA, BRC, and the QEP. The timeline will be monitored closely, and if milestones or measures fall short, corrective actions will be promptly implemented. All relevant project documents will be systematically added to a shared repository as they are completed. Additionally, CRC will continue tracking project outcomes in ACRES for three years post-grant, ensuring ongoing evaluation of environmental progress and community benefits achieved in the Target Areas.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE; 4.a. Programmatic Capability; 4.a.i. Organizational Capacity; 4.a.ii. Organizational Structure; 4.a.iii. Description of Key Staff**

As the lead coalition member, the CRC has the programmatic, administrative, and financial capacity to manage this brownfield grant. CRC's governance structure incorporates well-defined policies for tracking progress, budgeting, and ensuring compliance with EPA requirements. This structure facilitates timely fund distribution and meets all project deliverables. While CRC leads, it collaborates closely with coalition members to ensure that all communities benefit from the grant. Aaron Carpenter, CRC's Planning Director, oversees planning and coordination, ensuring that coalition members are fully involved in decision-making regarding fund use. Governance includes regular meetings, transparent

communication, and a Memorandum of Understanding (MOU) that formalizes each member's role in guiding the project. CRC's key staff bring extensive experience to ensure successful grant administration, and the brownfield grant will be managed by the following:

- **Karen Saunds, Project Director:** With over 4 years in grant management, Karen has overseen \$50M+ in federal environmental and infrastructure projects. Her skills in compliance, fund disbursement, and timeline monitoring are critical for efficient grant administration.
- **Aaron Carpenter, Planning Director:** Aaron, holding an MPA with a focus on Community Planning, will assist with outreach and coalition coordination. His expertise in community engagement and regional planning supports effective project goal achievement and coalition alignment.
- **Lena Geiger, Finance & Compliance Director:** With 26 years of financial management experience at CRC, Lena ensures adherence to EPA financial standards. Her expertise in reporting, audits, and budgeting is backed by a 15-year achievement award in financial reporting from the Government Finance Officers Association.

Together, CRC's team brings a depth of expertise in finance, compliance, grant management, and community planning, guaranteeing the successful execution of this grant. To ensure that grant funds are allocated in alignment with each community's needs, coalition members will establish an MOU before fund disbursement, which will clearly define the decision-making structure between CRC and coalition partners.

4.a.iv. Acquiring Additional Resources: To maximize all available time for this project, the CRC has already engaged a QEP to assist with the grant's technical aspects, chosen through a competitive process that complies with 2 CFR 200, 40 CFR Part 33. CRC ensured the selected firm upholds strong labor practices and emphasizes diversity, equity, and inclusion, including Disadvantaged Business Enterprises (DBEs) and local subcontractors in its team. While no subawards are currently expected, any needed will follow EPA's Subaward Policy, with selection based on cost, experience, capacity, and qualifications. To promote strong labor practices and local hiring, CRC actively collaborates with established workforce development agencies to link community members to meaningful employment opportunities in brownfield assessment, cleanup, and redevelopment, which may spring up because of this project's brownfield redevelopments. By partnering with organizations such as WorkSource Georgia, CRC provides access to job training programs for youth, adults, and veterans, with a focus on underrepresented groups, including low-income and minority residents. WorkSource Georgia's services include on-the-job training, customized training for incumbent workers, and registered apprenticeships, all of which are critical in preparing the local workforce for roles in environmental projects across McIntosh, Glynn, and Bulloch counties. Additionally, CRC leverages Georgia's Quick Start program, a renowned statewide workforce training initiative that provides no-cost, customized training to companies, ensuring that workers gain both current and forward-looking skills to meet the demands of brownfield redevelopment. This program has a strong history of fostering competitive, skilled labor in Georgia's communities. Furthermore, the Brunswick Job Corps Center equips young adults with vocational skills in healthcare, construction, and other trades relevant to brownfield work. This approach underscores CRC's commitment to equitable economic development, making sure that the project's benefits are shared broadly within the community.

4.b. Has Not Received an EPA Brownfield Grant; 4.b.ii. Has Not Received an EPA Brownfield Grant; 4.b.ii. (1) Purpose and Accomplishments CRC has never managed an EPA brownfield grant, but has similar experience as stated below.

Program, Location, and Amount, and Accomplishments
<p><b>4.b.ii. (1) CDBG-CV - Chatham County Savannah, Georgia -- \$19,484,700:</b> Awarded in 2021; The CRC acted as grant writer and administrator on behalf of Chatham County and oversaw the acquisition of property and construction of a 53,907 square foot facility (HUB) and 98,000 sf warehouse utilized by Second Harvest Foodbank to serve low and moderate-income populations in the community and surrounding counties to help overcome food scarcity brought about by the COVID-19 pandemic. Approximately 187,440 eligible people in the Emergency Food Assistance Program were within the service area of the food bank, based on 2020 USDA TEFAP data. This number approximates the projected number of people the CDBG activities served.</p>
<p><b>4.b.ii. (1) EDA Cares Act Recovery Assistance Grant (Department of Commerce) --\$300,000.00:</b> Awarded in 2021, CRC developed a Manufacturing Needs Assessment and Economic Impact Analysis study to help local businesses respond to the safety concerns and economic injury introduced by the pandemic. We provided technical and capacity building including 8 in person events for local businesses impacted by COVID-19 and supported local small businesses by reducing the risk of COVID.</p>
<p><b>4.b.ii. (1) U.S. Department of Commerce Economic Development Grant; EDA Investment No. 04-79-07475 -- \$2,500,000.00:</b> The CRC acted as the grant administrator for the Statesboro Downtown Development Authority in the expansion and renovation of an 11,970-square-foot facility operated by Georgia Southern University and owned by the DSDA in Statesboro. The project was completed in August 2024 and this new facility serves as an expanded business incubator, and fab lab conference/meeting space and creates a soft-landing facility for firms looking to enter the market and/or a next step for firms' startups needing additional space. Over 9 years, the project is expected to have an economic impact of more than \$40 million and contribute to the creation of more than 300 jobs.</p>
<p><u>4.b.ii. (2) Compliance with Grant Requirements:</u> The CRC has consistently complied with workplans, schedules, and terms under its recent assistance agreements, meeting all reporting requirements of awarding agencies. CRC reliably submits timely, acceptable reports and diligently tracks progress toward expected results. When challenges have arisen, CRC has promptly implemented appropriate corrective measures, ensuring alignment with project goals and maintaining positive outcomes. This record highlights CRC's commitment to meeting project expectations and delivering results.</p>



**1. Applicant Eligibility**

- a. The Coastal Regional Commission of Georgia (CRC) is an eligible applicant as a **regional commission** created and established as a public agency and instrumentality of our members (O.C.G.A. § 50-8-32 ) which facilitates coordinated and comprehensive planning in conformity with minimum standards and procedures established pursuant to law. The documentation is attached.
- b. The CRC is not exempt from federal taxation under section 501(c)(4) of the Internal Revenue Code (IRC).

c. **Number and Eligibility of Non-Lead Coalition Members**

**List Each of the Non-Lead Members:**

- 1. The City of Brunswick
- 2. The City of Statesboro

**Non-Lead Member Participant Type:**

- 1. The City of Brunswick: General Purpose Unit of Local Government
- 2. The City of Statesboro: General Purpose Unit of Local Government

**Eligibility Information:**

- 1. The **City of Brunswick**: Recognized as a General-Purpose Unit of Local Government (2 CFR § 200.1), the City of Brunswick is an eligible entity as stated on page 16 of the RFA, EPA-OLEM-OBLR-24-07.
- 2. The **City of Statesboro**: Recognized as a General-Purpose Unit of Local Government (2 CFR § 200.1), the City of Statesboro is an eligible entity as stated on page 16 of the RFA, EPA-OLEM-OBLR-24-07.

**Non-Lead Members Exemption Status from Federal Taxation Under Section 501(C)(4) of the IRC**

- a. The City of Brunswick is not exempt from federal taxation under section 501(c)(4) of the IRC.
- b. The City of Statesboro is not exempt from federal taxation under section 501(c)(4) of the IRC.

**3. Target Areas**

Partner	Target Area
CRC (Lead)	City of Darien
Brunswick (Non-lead)	Southend Neighborhood
Statesboro (Non-lead)	Downtown Neighborhood

**4. Existing Brownfields Grants to Non-Lead Members**

- a. The City of Statesboro has never been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant.
- b. Neither the City of Brunswick nor the City of Statesboro has an open EPA Brownfields MARC Grant.

**5. Coalition Agreement**

Letters from the City of Brunswick and the City of Statesboro are attached.

**6. Community Involvement**

To ensure non-lead members will be effectively engaged and informed throughout the project, three city personnel from Brunswick, three from Statesboro, and two from Darien have committed to joining the Brownfield Redevelopment Committee. To ensure all partners are actively involved, we are engaging with the organizations listed below, and most of them will also serve on our Brownfield Redevelopment Committee, which will oversee the prioritization of brownfield sites.

Name (N) of Organization & Entity's Mission (M)	Point of contact (name & email) & Specific involvement in the project or assistance provided
N: Georgia Conservancy M: Protecting Georgia through ecological and economic solutions for stewardship, conservation, and sustainable use of the land and its resources. <i>(ALL TAs)</i>	Katherine Moore, <a href="mailto:kmoore@georgiaconservancy.org">kmoore@georgiaconservancy.org</a> . Serve on the Brownfield Redevelopment Committee (BRC), providing input on integrating climate resilience into brownfield site cleanup and reuse by identifying and advising on adaptive reuse strategies that mitigate future environmental risks.
N: Environmental Justice Advisory Board M: Advocates for environmentally healthy neighborhoods in Glynn County <i>(Brunswick)</i>	Kimberly Andrews, <a href="mailto:kma77@uga.edu">kma77@uga.edu</a> . Serve on the BRC, meeting space, providing input on site selection, cleanup, and reuse from an environmental justice perspective, and aid in developing the prioritization criteria.
N: Glynn Environmental Coalition M: Community nonprofit organization committed to assuring a clean environment and healthy economy for citizens of Coastal Georgia <i>(Brunswick)</i>	Rachael Thompson, <a href="mailto:gec@glynnenvironmental.org">gec@glynnenvironmental.org</a> . Help develop the prioritization criteria, providing input from an environmental justice and environmental health perspective, will serve on the BRC, and assist with community outreach and education.
N: Main Street Statesboro M: Organization dedicated to revitalizing downtown Statesboro and supporting local economic growth <i>(Statesboro)</i>	Allen Muldrew, <a href="mailto:Allen.muldrew@statesboroga.gov">Allen.muldrew@statesboroga.gov</a> . Serve on the BRC, provide meeting space, help develop the prioritization criteria from an economic development perspective, site selection, assist with outreach, provide meeting space, identify and attract additional funding sources.
N: Habitat for Humanity of Bulloch County M: Local nonprofit housing organization helping people live in affordable and safe homes. <i>(Statesboro)</i>	Kathy Jenkins, <a href="mailto:director@habitatbulloch.org">director@habitatbulloch.org</a> . Serve on the BRC, participate in decision-making for site selection and reuse planning, assist with outreach by organizing community input.
N: McIntosh Sustainable Environment and Economic Development (S.E.E.D.) V: Create sustainable, thriving communities that honor cultural heritage, promote environmental health, and support equitable economic development. <i>(Darien)</i>	John K. Littles, [REDACTED]. Serve on the BRC, provide meeting space, advise on sustainable redevelopment to ensure brownfield projects reflect local priorities, and support equitable economic growth.
N: One Hundred Miles M: Community-driven nonprofit focused on community advocacy & resilience. <i>(Darien)</i>	Alice Keyes, <a href="mailto:alice@onehundredmiles.org">alice@onehundredmiles.org</a> . Serve on the BRC, provide meeting space, and provide community outreach assistance.
N: WorkSource Georgia M: Assist in building skilled workforce that meets employer needs, drives economic growth, and enhances self-sufficiency, especially for underserved communities. <i>(ALL TAs)</i>	Charisse Lee; <a href="mailto:Chlee@eckerd.org">Chlee@eckerd.org</a> . Has offices in all 3 TAs, will provide meeting space, distribute project updates, and provide training and certification programs for local residents, preparing them for jobs related to site assessment, environmental cleanup, and redevelopment.

**Incorporating Community Input:** The cities of Brunswick, Statesboro, and Darien will implement a comprehensive communication plan that actively engages the local communities, stakeholders, and organizations throughout the project. Recognizing the importance of trusted local voices, each city will identify and work closely with key community leaders who will be directly notified of project updates, upcoming meetings, and ways to participate in the project's progress. **Bi-annual community outreach meetings** will be hosted in **each TA**, where residents will receive updates and be invited to provide feedback on-site identification and prioritization, environmental concerns, and reuse planning. Each meeting will allocate dedicated time for questions and input, allowing community members to discuss their priorities and

express concerns. For residents unable to attend in person, these meetings will be live-streamed, with recordings posted on city websites for later viewing. For those unable to attend meetings in person, digital communication will play a major role in reaching a broad audience. The CRC will maintain a dedicated project page on our official website, serving as a hub for updates, event announcements, and access to key project documents. Residents will be able to submit questions and feedback through an online form. Additionally, updates will be shared on social media, where citizens can interact, stay informed, and share project information within their own networks. Notifications of community outreach meetings and project progress will be distributed through local newspapers, press releases, television ads, and flyers posted in community centers, libraries, and other public spaces. To ensure inclusivity, all communication materials will be available in both English and Spanish to support non-English-speaking residents. Translation services for other languages, as well as services for hearing-impaired residents, will be available upon request at meetings. Written summaries of community feedback, along with the cities' responses, will be posted on the project webpage and reviewed at subsequent meetings to keep the community informed of how their input is being used. This approach ensures that all community members, regardless of language or physical ability, have meaningful opportunities to stay informed and contribute to the project, creating a transparent, inclusive, and responsive communication strategy.

#### 7. Expenditure of Existing Grant Funds

The CRC does not have an open EPA Brownfield Assessment Grant or Multipurpose Grant.

#### 8. Contractors and Named Subrecipients

The CRC followed a fair and open competitive procurement process in accordance with federal regulations, CRC policies, and EPA's guidance on competitively procuring a contractor. The CRC advertised a Request for Qualifications (RFQ) for grant writing and administrative services from June 24, 2024, to July 31, 2024. The RFQ was published in the following locations:

- **Georgia Procurement Registry:** June 26, 2024
- **CRC website:** June 24, 2024
- **Savannah Morning News** (daily newspaper): June 28, 2024
- **Brunswick News** (daily newspaper): June 26, 2024

During the open period, CRC received a total of five proposals. Of these, two proposals were deemed non-responsive, and the remaining three were fully evaluated. In accordance with EPA's guidance, fee schedules were required with each proposal. The profit margin of the highest-scoring firm was reviewed for reasonableness before entering into a contract. Following the evaluation, the contract was awarded to PPM Consultants, Inc., and the agreement was executed on September 2, 2024. The solicitation and contract documents are provided as an attachment.

- Not Applicable: The CRC does not have any named subrecipients.