



Narrative Information Sheet – New Albany Main Street Association, Mississippi

1. **Applicant Identification:** The New Albany Main Street Association, a 501(c)(3) non-profit entity, with an address of 135 E Bankhead St, New Albany, Union County, Mississippi 38652, requests consideration of the following EPA Brownfield Assessment Grant proposal.
2. **Website URL:** <https://www.newalbanymainstreet.com/>
3. **Funding Requested:**
 - a. **Assessment Grant Type:** Community-wide
 - b. **Federal Funds Requested:** \$500,000
4. **Location:** The City of New Albany, Union County, Mississippi
5. **Target Area and Priority Site/Property Information:**
 - a. **Target Area(s):**
 - i. Railroad District (Census Tracts 28145950300 and 28145950400)
 - b. **Priority Site(s) Address(es):**
 - i. Ripley and New Albany Railroad Headquarters: 200 North Railroad Avenue, New Albany, MS 38652
 - ii. Coca Cola Bottling Plant: 103-107 McGill Street, New Albany, MS 38652
 - iii. Burlington Northern Santa Fe Railyards: along BNSF Railway right-of-way, between Snyder Street to the west, Highland Street to the east, McGill Street to the north, and Bankhead Street/Highland Drive to the south. The railyard is centered on North Railroad Avenue, immediately south of the Ripley and New Albany Railroad Headquarters at 200 North Railroad Avenue, New Albany, MS 38652
 - iv. Highland Street Building: 300 Highland Street, New Albany, MS 38652
 - c. A map of proposed priority sites is attached.
6. **Contacts**
 - a. **Project Director:** Ms. Billye Jean Stroud, the New Albany Main Street Association's Executive Director will serve as the Project Director for this proposal. Ms. Stroud's contact information is as follows: Phone: (662) 534-3438, Email: billyejeanstroud@newalbanymainstreet.com, mailing address: 135 East Bankhead Street, New Albany, MS 38652
 - b. **Chief Executive:** Ms. Billye Jean Stroud, the New Albany Main Street Association's Executive Director is the highest-ranking executive official. Ms. Stroud's contact information is as follows: Phone: (662) 534-3438, Email: billyejeanstroud@newalbanymainstreet.com, mailing address: 135 East Bankhead Street, New Albany, MS 38652



7. Population:

- a. City of New Albany Population: 7,657 (U.S. Census Bureau, American Community Survey, 2022 (ACS)). The Target Area and all priority sites are located in the City of New Albany.

8. Other Factors Checklist:

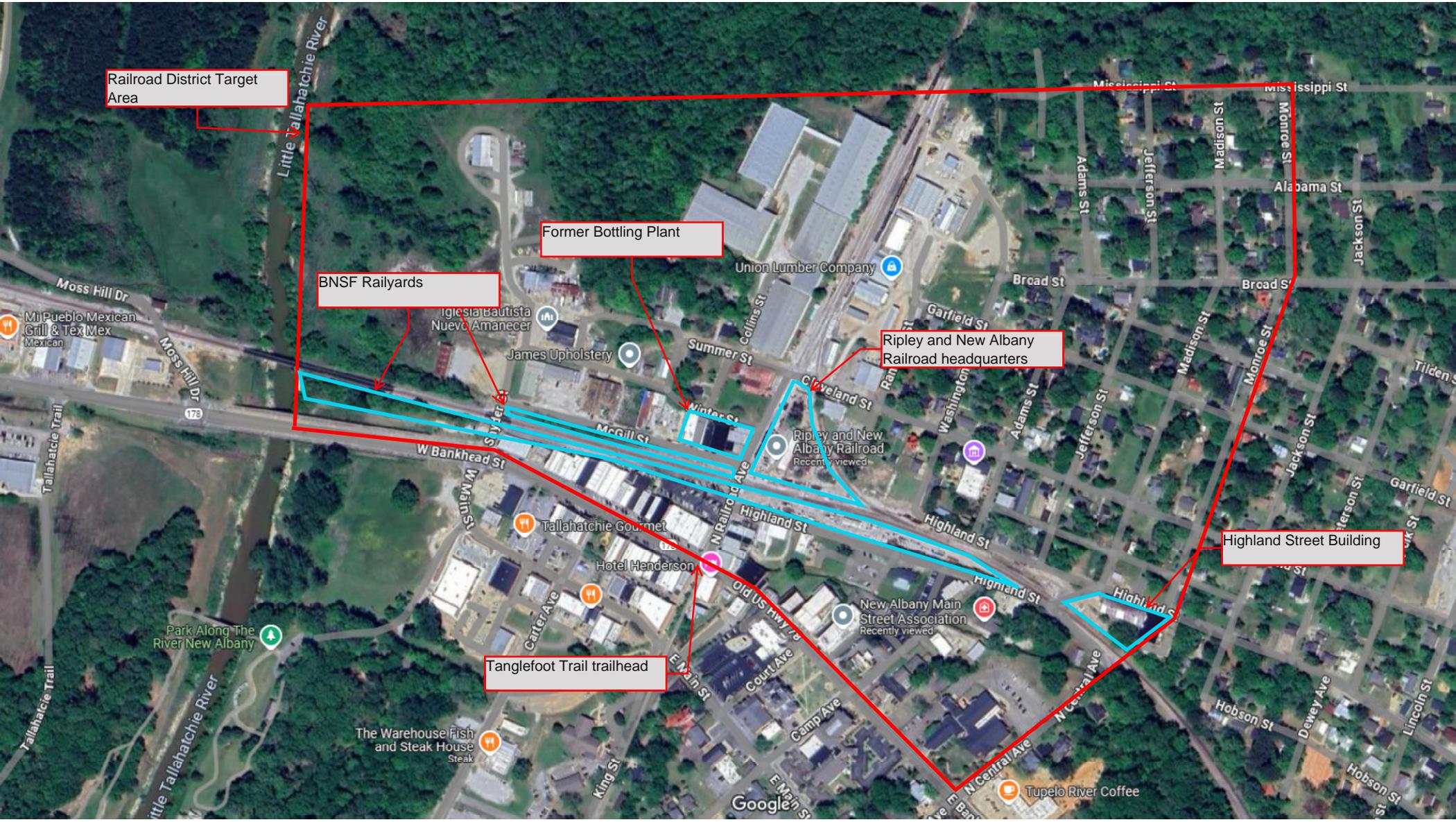
Other Factors	Page #
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority 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).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	3, 4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3, 4
At least 30% of the overall project budget will be spent on eligible reuse/areawide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2014 or later) or is closing.	NA

9. Letter from the State or Tribal Environmental Authority:

See attachment.

10. Releasing Copies of Applications:

Not applicable; no portions of the application are confidential.



Railroad District Target Area

Former Bottling Plant

BNSF Railyards

Ripley and New Albany Railroad headquarters

Highland Street Building

Tanglefoot Trail trailhead

Park Along The River New Albany

The Warehouse Fish and Steak House Steak

Google

Tupelo River Coffee

New Albany Main Street Association Recently viewed

Ripley and New Albany Railroad Recently viewed

Iglesia Bautista Nuevo Amanecer

James Upholstery

Union Lumber Company

Summer St

McGill St

Winter St

Cleveland St

Highland St

Highland St

Highland St

King St

E Main St

Camp Ave

E Main St

Old US Hwy 90

Court Ave

N Central Ave

N Central Ave

N Central Ave

Hobson St

Dewey Ave

Lincoln St

Hobson St

Mississippi St

Mississippi St

Mississippi St

Alabama St

Broad St

Adams St

Jefferson St

Madison St

Monroe St

Jackson St

Tilden St

Little Tallahatchie River

Little Tallahatchie River

Moss Hill Dr

Tallahatchie Trail

Tallahatchie Trail

Snyder St

W Bankhead St

W Main St

N Railroad Ave

Highland St

Highland St



State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

October 25, 2024

Ms. Billye Jean Stroud, Director
New Albany Main Street
135 E. Bankhead Street
New Albany, MS 38652

**RE: EPA Brownfield Grant Application Acknowledgement
FY25 104(k) Community-Wide Assessment Grant
New Albany Main Street – Non-Profit**

Dear Ms. Stroud:

The Mississippi Department of Environmental Quality (MDEQ) hereby acknowledges the New Albany Main Street's plans to conduct brownfield assessments and apply for federal grant funds through the United States Environmental Protection Agency's (EPA) Brownfields initiative. MDEQ believes the targeted areas within the New Albany community are in considerable need of brownfield assessment and future redevelopment opportunities.

Since many brownfields are abandoned, underutilized, and contaminated, MDEQ is expressly interested in seeing entities like New Albany Main Street taking the initiative to assess, remediate, and return these sites to productive use. These efforts are consistent with our mission to safeguard the health, safety, and welfare of present and future generations of Mississippians. We look forward to our continued role in the New Albany Main Street's Brownfield Initiative and are available to assist you at any time. Should you have any questions or comments concerning this matter, please contact me at (601) 961-5240.

Sincerely,

Thomas L. Wallace

Thomas L. Wallace, P.E.
Division Chief – GARD
Mississippi Brownfield Coordinator

OFFICE OF POLLUTION CONTROL

POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL: (601) 961-5171 • FAX: (601) 354-6612 •
www.mdeq.ms.gov

Facebook: [@mdeq.ms](https://www.facebook.com/mdeq.ms) • Twitter: [@MDEQ](https://twitter.com/MDEQ) • Instagram: [@MDEQ](https://www.instagram.com/MDEQ)

AN EQUAL OPPORTUNITY EMPLOYER

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area

The City of New Albany is in the northeastern corner of Mississippi and serves as the County seat of Union County. Home to 7,657 residents (American Community Survey (ACS), 2022), multiple transportation routes intersect the City, including Highways 15 and 30, Interstate 22, the east-west rail route of the Burlington Northern Santa Fe (BNSF) Railroad, and the north-south rail route of the Ripley Railroad. The Little Tallahatchie River divides the City, flowing northeast to southwest. The accessibility to transportation and favorable soil conditions for farming generated an economy based on agriculture, manufacturing, and logistics. However, railroad routes began closing in piecemeal fashion as manufacturing and agriculture slowly declined within the region. Rail abandonment was further impacted by the development of automobile highways, including the congressional designation of Corridor X in 1978 and again with the development of Interstate 22 beginning in 2012. In New Albany, the Mississippi Tennessee Railroad (now the Ripley and New Albany Railway) abandoned 43.2 miles of track south of New Albany in 2003, with additional abandonments in the City in 2010 and 2011. The City was left with underutilized land, vacant buildings, and railroads and associated former industrial properties that carry a legacy of environmental issues that now hinder the City's growth.

The New Albany Main Street Association (NAMSA) was formed in 1996 to combat economic decline and encourage tourism. The nonprofit operates by the Four Points of the Main Street Approach (Organization, Design, Promotion, and Economic Restructuring) to promote social, physical, and economic well-being. As historic preservation and community vibrancy guide the Association's efforts, Main Street has established a brownfield inventory of 76 sites within the City by compiling data garnered from EPA databases and community input. Recent brownfield redevelopment efforts of the railroad-dominated Downtown area include New Albany's successful Tanglefoot Rails to Trails Bike Trail project. Completed in 2013, an unused railway portion was converted into a 44-mile non-motorized trail. Beginning in a centralized area of Downtown, the Tanglefoot Trail trailhead is marked by grand, overhead signage, outdoor picnic seating, decorative brick pavers, and native potted landscaping. Over 111,000 bicyclists visit the Tanglefoot Trail yearly, resulting in notable support for local Downtown businesses. The Trail contributes \$2.1 million to the local economy annually. Currently, the Downtown area is at capacity, and additional commercial space is necessary to accommodate retail demand and maintain the momentum of the Tanglefoot Trail as an eco-tourist destination that supports the livelihood of many residents and promotes the City's culture through arts, antiques, history, and food. As such, the Railroad District, consisting of a derelict area directly north of Downtown, is the primary Target Area for the City's brownfield program.

The **Railroad District** was selected as the Target Area because of its historic character, established inventory of brownfield sites including 32 of the 76 identified throughout the City, degree of contamination, and proximity to residences and the downtown. The Railroad District (located within the disadvantaged Census Tract 28145950300 (CEJST) and tract 28145950400) encompasses an approximately 30-acre area that is bordered to the west by the Little Tallahatchie River, to the south by Bankhead Street and the Tanglefoot Trailhead, to the east by Central Avenue and Monroe Street, and to the north by Mississippi Street. Although Downtown is directly south, no pedestrian infrastructure exists across this rail boundary, creating accessibility barriers for the 1,085 residents (EJSCREEN) living in the northern and eastern portions of the Target Area, as well as for the trailhead users and visitors to the downtown. Located one block north of the trailhead, the Railroad District is separated from Downtown by extensive rail infrastructure, a complex automobile railroad crossing, and four railyards. The western portion of the Railroad District is characterized by small streets lined with single-story, primarily vacant commercial, art deco buildings that serve as a reminder of the rich commercial history of the target area. The eastern portion of the target area consists of a vibrant mix of residential homes, institutional uses, including the Union County Heritage Museum and William Faulkner Literary Garden, and commercial uses speckled throughout, including abandoned gas stations, former auto repair facilities, dry cleaners, and warehouses or other storage that benefitted from the railroad. However, today, these sites remain vacant or underutilized while posing a threat to the nearby neighborhoods and the vitality of the Railroad District.

According to EPA EJSCREEN and ACS data, within a half mile radius of the Target Area, 29% of the population is considered youth, 23.9% more than the national average. The average per capita income is only \$23,956, 44.5% less than the national average of \$37,683. Furthermore, minority populations are concentrated in the area, as 49% of the population are minorities compared to the County level of 22.5%, and 4% of households have limited English-speaking capabilities, which is in the 93rd percentile statewide and 73rd percentile nationwide. The Association is determined to expand Downtown to include the Railroad District, thus improving the local economy and supporting the population through employment, affordable housing, retail tax revenue, improved walkability, social well-being, and improved health for all New Albany residents. Federal brownfield funding will catalyze successful planning and redevelopment efforts. Due to the relatively small population compared to the numerous brownfield sites and necessary planning, the New Albany Main Street Association is requesting a \$500,000 community-wide assessment grant to carry out the project described within this application. Additional sites within City limits, held within a secondary inventory, will also be assessed under this program.

ii. Description of Priority Brownfield Sites

As discussed above, NAMSA has established a brownfield inventory of 76 sites within City limits, including 32 sites within Target Area. The brownfield sites include former commercial buildings, industrial facilities, agricultural warehouses, and auto repair garages. This inventory identified four brownfields as priority sites within the Target Area, carefully selected based on community input and environmental, economic, and human impacts. The first priority site within the Target Area is the **New Albany and Ripley Railroad Headquarters**. The Railroad Headquarters sits on a triangular parcel wedged between railroad lines, directly north of the Tanglefoot Trailhead. Recognizing the shifting economy and use of surrounding properties, the headquarters are widely underutilized. The rail company has offered to relocate its Headquarters at the southern terminus of the railway to allow for a comprehensive redevelopment of the Railroad District and in an effort to improve their own operations. The property is occupied by a single-wide trailer, a ~5,600-square-foot red warehouse, two vacant, dilapidated stores (totaling approximately 240 SF), and used and new railroad ties. According to Sanborn Insurance maps, former operations included a passenger and freight depot, a wholesale grocery store, multiple restaurants/stores, a cotton seed warehouse, and a dry cleaner. Contamination stemming from the railroad could include chemicals relating to railroad ties and herbicidal defoliants. Creosote, a known carcinogen, is typically applied to

railroad ties to preserve the wood (Agency for Toxic Substances & Disease Registry (ASTDR)). Herbicidal defoliant applied to the tracks vary in chemical composition and stand to include nontraditional products such as diesel fuel, leaded gasoline, or waste oil to save money. Dermal contact with residual diesel fuel could cause adverse health effects as it is a possible carcinogen (World Health Organization (WHO)). Leaded gasoline has been labeled as a “probable human carcinogen” by the EPA and can cause central nervous system damage and neurology impairment in exposed children (ASTDR). Arsenical herbicides, a group of older herbicides that have been used since the 1950s, may have also been applied to the tracks. The toxicity of the herbicide depends on its form. However, arsenic as a whole is recognized by the EPA as a confirmed human carcinogen (ASTDR). Potential contamination from the cotton seed warehouse includes fungicides, fumigants, and pesticides. The potential exists for subsurface contamination in the former warehouses from spills, leaching, and/or poor waste management practices associated with these hazardous substances. According to the EPA, some pesticides, “such as the organophosphates and carbamates, affect the nervous system. Others may irritate the skin or eyes. Some pesticides may be carcinogens. Others may affect the hormone or endocrine system in the body” (EPA). Additionally, “suspected chronic effects from exposure to certain pesticides include birth defects, toxicity to a fetus, production of benign or malignant tumors, genetic changes, blood disorders, nerve disorders, endocrine disruption, and reproduction effects” (PennState Extension). Furthermore, early dry cleaners, (prior to the late 1940s) used class 2 petroleum distillates, including Stoddard solvents and mineral spirits, as the cleaning solvents. Perc/Tetrachloroethylene (PCE) became a common dry-cleaning solvent in the mid-1930s and 1940s and was the most popular dry-cleaning solvent by 1948. This period preceded significant environmental regulations and current waste management and disposal procedures, and therefore, these operations may have caused subsurface contamination. PCE, a known human carcinogen, can cause conjunctival irritation, headaches, nausea, damage to the liver, kidney, heart, central nervous system, and immune system (EPA). The New Albany and Ripley Railroad Headquarters is a priority site as the potentially contaminated property is only 300 feet from the nearest residences and 350 feet from the Tanglefoot Trailhead. The redevelopment would allow for important infill, creating a cohesive and walkable Railroad District.

The second priority site is collectively the **BNSF Railyards**. The Railyards span from east to west along the entirety of the southern boundary of the Target Area. The tracks’ sizable railyards are a prime location for pedestrian and greenway improvements that connect to the Little Tallahatchie River and into the Downtown area. The Railyards include approximately one acre of land, currently used as rail tie storage and overflow parking. The Railyards were selected as a priority site as the properties are the primary connection between the City’s Downtown and cultural center to the Railroad District. The redevelopment of this site is vital for the City as many pedestrians and bikers utilize the rail crossing, and improved safety features and site investments will spur additional redevelopment. As mentioned in the New Albany and Ripley Railroad Headquarters site description, railroad tracks and associated rail maintenance activities involve likely contaminants including creosote, herbicides, pesticides, diesel fuel, leaded gasoline, and/or waste oil that pedestrians can easily be exposed to through inhalation, accidental ingestion, or direct contact. The western portion of the railyards are located in Zone A, a Special Flood Hazard Area.

The former **Coca-Cola Bottling Plant**, located west of the railyard, is the third priority site. Constructed in 1910, the now-vacant New Albany facility was one of the first in Mississippi whereby soda was distributed via train to the rest of the state. The red brick, art deco building was constructed in multiple sections, as evidenced by mismatched rooflines and eclectic storefront entrances. Spanning approximately 20,000 square feet, the Bottling Plant was placed in the National Register of Historic Places in 1996. Following plant closure in the 1980s, the building was used as an auction and retail space. The building is predominantly vacant, with a portion used for storage. Potential contamination from the site includes asbestos-containing materials (ACMs) based on construction dates, along with volatile organic compounds (VOCs) from degreasers used to clean mechanical parts. ACMs were formerly used within a plethora of building materials that eventually break down, becoming friable and thus easily inhalable, causing a variety of lung illnesses. Ingestion and/or inhalation of VOCs may cause conjunctival irritation, headache, nausea, damage to the liver, kidney, heart, central nervous system, immune system, and male reproductive system (EPA). Contamination is a relevant concern for neighboring residences, as the closest home is 40 feet away. The Coca-Cola Bottling Plant is a priority site because of the historic uses, and proximity to residential dwellings, and position near Downtown, thus within an area primed for redevelopment.

The fourth priority site is the **Highland Street Building**. Located on the eastern boundary of the Target Area, the property sits northeast of the tracks as they turn south. Built prior to 1907, the building was originally a clothing manufacturer, one of New Albany’s first manufacturing sites. Spanning approximately 12,300 SF, the two story, red brick building sits close to the lot line. Vegetation grows up the building, and the ground level’s arched windows have been covered with plywood. Early textiles used degreasers to clean machine parts sourced from a variety of chemicals. Trichloroethylene (TCE), a popular degreaser, is a human carcinogen and is also associated with male reproductive toxicity, conjunctival irritation, headache, nausea, damage to the liver, kidney, heart, central nervous system, and immune system (EPA). Additionally, according to a 1907 Sanborn Fire Insurance Map, a coal-fired boiler at the rear of the building was utilized as the primary heat source. Ash and coal may have been buried on site, causing surficial soil contamination. Similar to the bottling plant described previously, due to the date of construction, ACMs, and Lead Based Paint (LBP) are likely present throughout the building, which will need to be appropriately abated prior to planned renovations. With residential properties surrounding the building on three sides, the Highland Street Building is a priority site because of the degree of likely contamination within proximity to residents and due to existing redevelopment plans.

iii. Identifying Additional Sites

NAMSA will develop a site nomination form and evaluation process to appropriately rank and select candidate brownfield sites to ensure the prioritization of underserved communities and disadvantaged census tracts. The site nomination form will be used as a first step for NAMSA to gather information about a project. At a minimum, the form will request the following information: A) site location and degree to which underserved communities are being served, B) proposed uses and ability to address specific community needs (i.e. affordable housing, grocery stores, health care, etc.), C) site history; perceived or actual degree of contamination, D) level of future/obtained investment, and E) future economic impact; potential to catalyze additional redevelopment projects and estimated job creation and tax base increase. A scoring system will give more weight to the projects supporting underserved communities. Nomination forms will be readily available online, in our offices, and at all public input meetings as described within section 2b.

Each public meeting will begin with an opportunity to identify sites and discuss with the public. Our community partners will also maintain the form for distribution to the residents they represent.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The Target Area and priority sites were chosen based on both City-wide and regional planning efforts. NAMSA subscribes to the values outlined in its counterpart’s Strategic Plan as a local chapter of the larger Main Street America. Published in 2022, Main Street America’s Strategic Plan emphasizes a variety of equitable development, including anti-racism policies and climate change adaptations. Of utmost importance is their stance on creating a resilient future: “Central to our mission is ensuring communities are able to take advantage of resources and opportunities that will help them better withstand crises and shocks that lay ahead (e.g. climate change, economic shifts, and social challenges.) Additionally, the New Albany Next Comprehensive Plan, adopted September 2020, prioritizes specific projects, policies, and programs to move the city to its best future. Goals from the Comprehensive Plan include 1) “preserving and reinforcing New Albany’s historic core by emphasizing downtown and the riverfront, continuing historic downtown patterns of compact mixed-use development,” 2) “connecting New Albany community-wide – by improving and extending key pedestrian and cycling trails in ways that link key points of the city,” and 3) “inducing neighborhood development and redevelopment investment by identifying infill opportunities and establishing plans and policies aimed at renewing areas in decline.” Three Rivers Planning & Development District (TRPDD), a regional planning district encompassing Union County, published the 2017-2021 Comprehensive Economic Development Strategy (CEDS) to guide regional planning and implementation. CEDS goals include A) strengthening and diversifying local and regional economies, especially within new and emerging sectors, B) improving quality of life measures such as health care, housing, and cultural and recreational opportunities, and C) creating local comprehensive plans to strengthen regional competitiveness.

Given New Albany and Ripley Railroad’s history within the City, they have become a partner in the economic future and revisioning of the Railroad District. This is exemplified by their efforts to assist in identifying a more suitable, long-term location for the **New Albany and Ripley Railroad Headquarters** to allow for better connectivity for residents to the City’s primary resources. Following assessment and remediation, the Headquarters’ trailer will be relocated to redevelop the property into a multi-purpose space. The existing red warehouse will undergo cosmetic and functional renovations, including extensive insulation to reduce noise pollution from the nearby railroad and installing energy efficient mechanical, electrical, and plumbing systems. The warehouse will be utilized as a farmers’ market and event space, regularly hosting local music acts and other cultural and social events, including local Tanglefoot Trail events, creating a coordinated effort across the City. Renovations will also include covered bicycle parking, and pedestrian and multi-modals enhancements will be incorporated on both sides of the street, across the multiple railroad crossings and North Railroad Avenue. This redevelopment accomplishes all three Comprehensive Plan goals by continuing historic Downtown patterns of condensed mixed-use development as an infill project while also extending key pedestrian paths. As a farmers’ market and event space, the development also incorporates CEDS goals A and B by creating new, emerging sectors for New Albany and supporting the recreational users of the Tanglefoot Trail, located just one block to the south. The **Railyards**, south of the Headquarters, will be transformed into a community-oriented linear “park” that incorporates greenspace with carefully planned hardscapes with designated areas to improve pedestrian safety at crossing locations. Existing rail ties will be moved off site, and overflow parking will be consolidated and relocated as on-street parking. Decorative fencing will be installed on either side of the railroad corridor to ensure public safety. Concrete and gravel will be removed to make a suitable soil for seeded grass and protective, buffering landscaping. Small trees, shrubs, and a pollinator garden will add shade, provide a natural buffer to auto and rail traffic, encourage eco-diversity, and help mitigate flooding experienced during heavy rainfall events by absorbing and retaining water. Benches and picnic tables will be installed to provide public seating. Pedestrian infrastructure will include sidewalk installation along North Railroad Avenue, stretching from Downtown, across the railroad crossing, and past McGill Street. The Railyard Park accomplishes Comprehensive Plan goals 2 and 3 by creating a connective corridor between New Albany’s Downtown and the Railroad District and implementing creative infill on currently underutilized land. The Park also meets CEDS goal B by repurposing the properties as a culturally significant public meeting space.

The former **Coca-Cola Bottling Plant** will be redeveloped as a multi-tenant market space that supports trailhead users with a bike shop and other service providers. The market format also offers an opportunity to increase the density of small businesses and right size emerging sectors located for brick-and-mortar locations. By renovating, occupying, and performing regular upkeep within the building, deferred maintenance needs will be addressed, thus allowing for the preservation of the historic space. Energy-efficient measures will include LED lighting, improved insulation, and a new HVAC system. Sidewalks will be replaced and widened to accommodate pedestrian traffic. The redevelopment complements Comprehensive Plan goals 1 through 3 by preserving a core historic building and implementing strategies to renew an underutilized building. Additionally, the commercial space will achieve CEDS goal A by creating a new emerging sector, thus strengthening the City’s economy.

Finally, the **Highland Street Building** will be renovated as a mixed-used development following remediation. The ground level will include retail space for an existing flea market operator, a coffee shop, and a conference center. The second story will serve as residential apartments, featuring an estimated seven units of 878 square feet each. Additionally, a pedestrian crossing will be established across the railroad tracks in front of the building, to the west, thus improving connectivity between Downtown and the Railroad District. The mixed-use development will fulfill Comprehensive Plan goals 1, 2, and 3 by preserving a historic building, connecting a currently unutilized property to Downtown, establishing a pedestrian crossing over the railroad tracks along Highland Street, and creating redevelopment investment through infill. CEDS goals A and B will be met as the redevelopment includes a new commercial concept, providing additional job opportunities and livability, which will be improved by creating additional housing. Furthermore, creating a Community-Wide Revitalization Plan will address the redevelopment needs of secondary sites within the Target Area. This planning will fulfil CEDS goal C, strengthening regional competitiveness upon completion.

ii. Outcomes and Benefits of Reuse Strategy

These redevelopments aim to improve infrastructure and quality of living for New Albany residents. Outcomes and benefits include those that are outlined within the table below, catalyzed investment throughout the Target Area, and an increase in tax revenue. Furthermore, by redeveloping brownfield properties and preserving greenspace, Main Street is thus preventing the

destruction of wetlands and groundwater resupply surfaces, mitigating future flooding events, an essential measure as portions of the Target Area are located within Flood Zone A (FEMA). By design (see Main Street America’s Strategic Plan in section 1.b.i), Main Street’s land development policies protect local life, property, and public resources by taking advantage of opportunities exemplified in the above revitalization strategies. Specifically, all priority site redevelopments will improve accessibility and walkability, thus resulting in a decreasing motor vehicle use, reducing localized CO2 emission, and improving climate resiliency.

Building Reuse	Outcomes and Benefits	Align with Redevelopment Plan Goals
New Albany and Ripley Railroad Headquarters		
Yes, reuse of 5,600 SF	~Renovations: 5,600 SF farmers’ market and event space; increases property taxes and values; supports tourism, history and culture; incorporates energy efficiency, including HVAC, electrical, plumbing, and mechanical systems.	Comprehensive Plan 1, 2, 3; CEDS A, B
Coca Cola Bottling Plant		
YES; ~20,000 SF reused	~12.5 jobs*; restores and utilizes a historic building; increases sales, property taxes, and values; encourages local shopping; improves walkability; incorporates energy efficiency fixtures and appliances by renovating landmark structures.	Comprehensive Plan 1, 2, 3; CEDS A
BNSF Railyards		
NA	~0.39 acres of greenspace: existing gravel will be replaced with native plants, mitigating flooding from stormwater and cleaning runoff as the water percolates through the permeable surface.	Comprehensive Plan 2, 3; CEDS B
Highland Street Building		
YES; ~12,300 SF reused	~7 jobs*; ~2,300 SF improved retail space; ~768 SF coffee shop; ~3,075 SF conference center; 7 apartment units spanning 878 SF each; increases property taxes and values; supports tourism; renovation to incorporate energy efficiency measures, including HVAC, electrical, plumbing, and mechanical systems.	Comprehensive Plan 1, 2, 3; CEDS A, B

* U.S. Energy Information Administration

c. Strategy for Leveraging Resources
i. Resources Needed for Site Reuse

To prioritize investment, this grant will provide assessment dollars to position properties for reuse and determine what, if any, remediation needs exist. Following assessment, the incentives and grants listed below will allow Main Street to maximize the leverage of resources within the Target Area. Main Street will be eligible to apply on behalf of or in partnership with the City and/or developer(s).

Grant Source	Purpose /Role (Assessment/Remediation/Reuse)
MS Department of Archives and History (MDAH): MS Historic Tax Credit/U.S. Department of the Interior: Federal Historic Tax Credit	Reuse: MDAH offers a 25% income tax credit for rehabilitating of historic structures used for income-producing purposes. Combined with the Federal Secretary of the Interior's 20% income tax credit, the credit will total 45% for the historic Coca-Cola Bottling Plant. A developer will apply for these tax credits following assessment, site planning, review of plans by MDAH and the National Park Service and underwriting of the redevelopment capital stack.
MS Department of Transportation (MDOT): Transportation Alternatives	Reuse: The City of New Albany will apply for funding through Three Rivers Planning & Development District, which MDOT allocates to install new lighting, replace sidewalks, install ADA-accessible sidewalk adaptations, landscaping, drainage infrastructure, pedestrian crossings, and curb extensions within the Railroad District, with a particular focus on the rail crossing in front of Highland Street Building and along the linear park of the Railyards. MDOT funding covers 80% of approved costs, while the City must provide a 20% match. Applications are due in March, and funding is awarded each year in May.
National Association of Realtors: Placemaking Program	Reuse: This program will utilize grant funds of up to \$5,000 to create a new outdoor public space at the Railyards, increasing community livability. Eligible activities include furniture, paint, signage, material, landscaping, site preparation, etc. Main Street has experience in securing these funds and will apply upon receipt of community input following assessment activities.
MS Development Authority (MDA): Small Municipalities and Limited Population Counties Grant Program	Reuse: This Program provides financial assistance through a grant of up to \$150,000 for public infrastructure and facility needs. Priority is given to projects tied to economic development that promote private job creation and capital investment. Applications are competitive and accepted annually and are usually due in June. A 10% match is required. The City of New Albany is eligible and plans to apply in June 2025 for sidewalk installation throughout the Railroad District and park construction at the Railyards.
MS Development Authority (MDA): MS Economic Redevelopment Act (MERA)	Remediation: MERA diverts sales, income, and franchise taxes collected from businesses in the redevelopment project area to reimburse environmental cleanup costs. All sites are eligible for funding. The Developer would be reimbursed 2.5 times the cleanup costs. The Mississippi Department of Environmental Quality (MDEQ) and MDA must first approve a project. This program will attract development to our brownfield sites for all priority sites, excluding Railyard Park.
Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Transportation Grants	Reuse: Formerly known as the TIGER/BUILD grant, the City of New Albany will apply for a RAISE grant following the crucial planning performed under this assessment grant to redevelop the Railroad District. Funding will implement suggestions made in the Community-Wide Revitalization Plan. Railroad District improvements will include making the District pedestrian-friendly by improving sidewalks, street lighting, and crosswalks.
MDEQ: EPA Revolving Loan Fund Grant	Assessment/Remediation: In FY22, MDEQ was awarded a \$1 million Revolving Loan Fund Grant from the EPA. Under this Grant, the City of New Albany is eligible as a sub-entity to receive funding for assessment and/or remediation.
Mississippi Hills National	Reuse: The non-profit provides grants of up to \$20,000 for various cultural enhancements, which could be used

Heritage Area: Community Grant	to fund site and building improvements as the railroad headquarters is renovated into a farmer’s market and event space. The grant requires a 50% match of funds or in-kind funding.
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ii. Use of Existing Infrastructure

The Association will utilize current municipal and building infrastructure wherever possible to maximize funding and sustainability. All priority brownfield priority sites have direct and existing access to readily available municipal utilities. These utilities include municipal water, sanitary sewer, natural gas, electrical, and high-speed telecommunications. As outlined within the previous section, the City of New Albany’s MDA and RAISE grant applications are anticipated to support sidewalk and pedestrian/multi-modal infrastructure and installation of improved lighting within the Railroad District.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding

The City and its Census Tracts disproportionately experience lower incomes and higher poverty rates. New Albany’s median household income is only \$50,890, approximately \$23,800 less than the national average (ACS). Furthermore, the Target Area Census Tracts (CT), 28145950300 and 28145950400 are approaching the 70th percentile for low-income households (CEJST). Within a one-mile radius of the Target Area (which includes disadvantaged CT 28145950300), 50% of the population is considered low income (EJ SCREEN), and 49% of the population are people of color who also carry the burden of the highest poverty rates within the City. These low-income statistics translate into the Target Area’s populations limited funding to provide a reasonable protective financial buffer to care for their sensitive populations at home. Limited personal budgets and a small population (7,657, ACS) citywide substantially hinder the City of New Albany collecting municipal taxes for the maintenance and redevelopment of the affected Target Area. Due to these restricting factors, the local government must focus on providing only essential governmental services (i.e., police, fire, public utilities, etc.) and needs the additional budget to assess potential brownfield sites that continue to be impacted by shifts from rail logistics in the region. NAMSA, as a non-profit, was established to assist the City in economic and revitalization efforts due to the city’s limited capacity and ability to draw on other funds to support these services. Furthermore, NAMSA operates on a limited budget reliant on grants and donations. Redeveloping the priority sites and brownfields throughout the City would provide jobs for the Target Area populations and new attractions for locals and tourists alike, improve and introduce new employment sectors, increase tax revenue, and allow the community to invest in future economic development.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Children, low-income, disabled people, and minorities have been identified as sensitive populations living near priority sites. Specifically, within a mile radius of the Target Area, 28% of the population is under the age of 18 and 8% of the population is under age 5, which is in the 75th percentile nationwide (EJSCREEN). Additionally, 49% of the Target Area households are considered low income (EJSCREEN; ACS). Although 0 to 1.6% of the working population is unemployed within the Target Area Census Tracts, approximately 10% of citizens are uninsured (ACS). The obvious conclusion for this discrepancy is that many people living within the Target Area are working poor, unable to afford health insurance or are not offered it through their place of employment. The resulting inadequate medical care, coupled with environmental threats are leading factors in premature death. In fact, Union County citizens are 32.5% more likely to die prematurely than the average U.S. citizen (County Health Rankings (CHR), 2024). In August 2022, Baptist Memorial Health Care published the Community Health Needs Assessment (CHNA) for North Mississippi, including Union County. The CHNA recognizes that socio-economic inequities and the physical environment correlate with differences in life expectancy. Residents living in CT 28145950300 are among the lowest life expectancy at under 72 years. The CHNA goes further, listed insurance coverage as the second highest identified need in clinical service. Redevelopment following assessment will reduce environmental threats within the Target Area and across City limits. The resulting newly available commercial space will create a competitive job market, offering higher wages for hourly employees. Furthermore, the increase in Downtown spending, primarily from outside residents, will allow the City to reinvest tax revenue back into the community, thus providing resources for sensitive populations experiencing financial hardships.

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

In 2023, Mississippi was ranked as having the 2nd worst overall health outcomes and the worst premature death rate in the country by America’s Health Rankings (United Health Foundation). Health outcomes include cancer deaths, cardiovascular deaths, diabetes, disparity in health status, frequent mental and physical distress, infant mortality, and premature death--statistics published by County Health Rankings (CHR) back this statement. The CHNA report lists Union County as a Health Professional Shortage Area for low-income individuals and places Union County among the highest counties in the state for risk factors of chronic disease. According to 2016-2020 data from NIH National Cancer Institute’s State Cancer Profiles, Union County residents experience significantly higher rates of kidney and lung cancer when compared to state and national averages. The County’s kidney and renal pelvis and lung and bronchus cancer incidence rates are 59% and 39% greater than the national average, respectively (NIH State Cancer Profile). Not only is Union County experiencing higher rates of cancer, but the CHNA also identifies higher cancer death rates in Union County than both the nation and the State of Mississippi. The CHNA goes further, explaining that these death rates disproportionately affect black/African American people, which is 49% of the population in the target area. Kidney dysfunction and lung impairment can result from exposure to creosote-treated railroad ties, degreasers used at the Coca-Cola Bottling Plant and Highland Street Building, and former dry-cleaning operations at Railroad Headquarters.

In addition, Mississippi reports poorer birth outcomes that the nation and the March of Dimes 2023 Premature Birth Report Card graded the State of Mississippi as an “F”. The premature birth rate for the state is 14.8% and the infant mortality rate is 9.4 per 1,000 live births (March of Dimes). Compare the state’s infant mortality rate to the national average of 5.4 to find a discrepancy of 54% (March of Dimes). The CHNA indicates that low birth weight in Union County is 15 percentage points higher for black people than white. Impacts on the endocrine and reproductive system can be linked to herbicides, pesticides, and VOCs, all of which are potential contaminants in this application’s priority sites.

As noted in the CHNA, the physical environment, combined with socioeconomic factors are at least 50% of one’s health profile. Successfully identifying contaminants in the priority sites and across the target area, along with removing the pathway of exposure

FY2025 EPA Community-Wide Assessment Grant Application – New Albany Main Street Association, Mississippi will begin an improvement in the physical environment to reduce the impacts contaminants could have on health. In addition, the reinvestment and improvement in the economic conditions can be a critical approach to achieving health equity and long-term public health improvements.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues

As previously discussed, the target area has been disproportionately impacted by Brownfield sites and cumulative impacts have hindered low-income and minority populations the most. The Target Area is located within CT 28145950400 and CT 28145950300 which is defined as a disadvantaged Census Tract. In addition, the Target Area directly adjoins and impacts disadvantaged CT 28145950100 located to the north and east of the Target Area. Specifically, one or both of these disadvantaged Census Tracts experience low life expectancy above the 90th percentile, low income above the 69th percentile, and transportation barriers above the 96th percentile (CEJST). CT 28145950400, itself, has approached 70th percentile for low income and 21% of people ages 25 years or older have less education than a high school diploma (CEJST), in combination with elevated health indicators including asthma (65th %ile), diabetes, (74th %ile), and heart disease (76th %ile). Environmental contamination, including VOCs, pesticides, herbicides, ACMs, and lead based paint stemming from long-vacant and underutilized priority sites endangers the health of the nearby low-income residents and sensitive populations. Residents live as close as 40 feet to priority sites. The combination of long-term exposures from vacated brownfields as a result of the change in economy, a lack of health insurance coverage in the Target Area, high minority rates, (49% within a mile radius of the Target Area) and low incomes (50% within a mile radius of the Target Area) creates longstanding environmental injustices (EJSCREEN). Additionally, 28% of the population within a one-mile radius of the Target Area is under the age of 18 and this population is in the 75th percentile nationwide for children under the age of 5 (EJSCREEN). Lastly, this population’s demographics combined with proximity to sources of contamination place the one-mile radius within the Target Area in the upper quartile nationwide for three Environmental Justice Indexes, including diesel particulate matter (75th percentile), lead paint exposure risk (81st percentile), and underground storage tank and LUSTs (85th percentile) (EJSCREEN).

(b) Advancing Environmental Justice

It should be noted that no businesses or residents will be displaced by these redevelopments. While the Railroad Headquarters will be relocated, they have volunteered to do so, working with the City to relocate to an area that better serves the company while positioning the current location for new and expanded business opportunities. To minimize the potential for unintended displacement, NAMSA will work with the City and community-based organizations to incorporate strategies through planning and visioning that preserve, and even expand, small business opportunities in the Target Area. NAMSA will also make concerted efforts to promote local job placement to ensure equitable employment opportunities by partnering with the Union County Development Association (see section 2bi/ii). This grant will assist in eliminating environmental hazards by assessing contaminated properties that negatively impact the health of underserved residents. Once hazards are identified and assessed, additional financial resources will be employed (including potential Cleanup Grants and resources listed in 1.c.i) to eliminate exposures and reduce environmental justice concerns. Consequently, we can reconsider the future of retail and community space for the Target Area, creating increased access to employment and health insurance for residents. Additionally, the redevelopment of all priority sites will create additional tax revenue, allowing for the reinvestment into public programs that benefit New Albany residents. Finally, transforming the railyards into greenspace with safe pedestrian access into the downtown will decrease exposure to children who may have made it into a makeshift playground and increase residents’ access to resources. Eliminating brownfields and associated blight is a huge step in relieving the environmental justice burdens faced by sensitive populations.

b. Community Engagement

i. and ii. Project Involvement and Project Roles

Below is a table with names and contact information for partners who have committed to the brownfield program. Main Street will continually update this list to ensure the inclusion of all stakeholders.

Organization & Point of Contact	Entity’s Mission	Role
Union County Historical Society Jill Smith, Director (662) 538-0014	The Historical Society is a non-profit organization whose mission is to enrich and educate the public in the arts, the social, political, cultural, economic, and natural history of Union County, from the earliest times to the present.	The Historical Society will assist in identifying historically significant properties during the site selection process, inform on reuse strategies, and catalog and assist in preserving historic artifacts found in priority sites during renovation activities. When appropriate, artifacts will be incorporated into the buildings’ redesigns. Artifacts kept at the Museum will be displayed for public viewing.
Boys and Girls Clubs of North Mississippi Shelby Toole (662)841-6504	Since 1996, Boys & Girls Clubs of North Mississippi has served the community’s youth 6 to 18 years of age and their families year-round. With three New Albany residents on its Board of Directors, the Club offers a voice to residents that have little say in decisions made within their community. Members take part in unique opportunities that they otherwise would not have the opportunity to participate in.	The local Club’s board members plan to actively partner with the New Albany Main Street to allow these young residents to get involved in their community, obtain education on economic development and brownfields, provide input on what sites and types uses they would like to see associated with brownfield redevelopment. A direct line of communication between organizations though established relationships will ensure the partnership succeeds.
New Albany and Ripley Railroad Headquarters Nate Henderson (309) 248-0695 nhenderson@pioneer	First chartered in 1871, the Railroad spans approximately 26.5 miles and coordinates the rail transportation of goods through New Albany.	The Railroad is a crucial partner for this project as they plan to relocate to make the Railroad District a viable redevelopment. As such, the Railroad will be available to assist with any questions or input the public has on the project. They will also provide input and, where appropriate, partner on cleanup strategies and funding applications

<p>lines.com</p> <p>Union County Development Association (UCDA) Daleana Mapp, Director (662) 534-4354 daleana@ucda-newalbany.com</p>	<p>UCDA is housed within the New Albany Welcome Center in the Target Area. With a mission to improve the economic well-being and quality of life for Union County citizens, UCDA is committed to providing quality employment opportunities through supporting and recruiting existing and new industries and businesses. As a part of this mission, UCDA conducts citizen outreach by participating in NAMSA events, which include, but are not limited to Music @ the Plaza, Cycles, Bikes, and Brews Weekend, Tallahatchie Riverfest Weekend, and Bride of Frankenstein Night Ride of the Tanglefoot Trail.</p>	<p>Outreach at these events allows for easy access to many residents and an opportunity to inform and gather input. Input gathered by UCDA from residents will assist in informing site selection decisions with the City and Main Street, along with community-favored reuse plans. Additionally, UCDA will help recruit business owners for properties within the Target Area. Finally, UCDA will assist in community engagement by taking advantage of its location in the Welcome Center and sharing information about the brownfield program with both guests and residents. This will provide a voice and access to for residents to provide public input.</p>
<p>Mississippi Hills National Heritage Area Mary Cates Williams, Executive Director marycates@mshills.org</p>	<p>As one of 55 National Heritage Areas (NHA) in the US, MS Hills is where historic, cultural, and natural resources combine to form cohesive, nationally significant landscape. Congress designated it in 2009. New Albany Main Street Association falls within this geography and both organizations are mutually supportive, including local cultural events and resources on their web pages.</p>	<p>MS Hill NHA will continue to provide support by incorporating relevant information regarding the Association’s brownfield grant online.</p>
<p>Board of Directors of the GM&O Rails to Trails Recreational District of North Mississippi Ray Collins, Chairman (Union County) (662) 489-2415 trailinfo@trpdd.com</p>	<p>The Tanglefoot Trail is governed by the Board of Directors of the GM&O Rails to Trails Recreational District of North Mississippi. The Board is made up of one representative from each of the three counties, Union, Pontotoc, and Chickasaw, in addition to one representative from each of the current municipalities: New Albany, Ecu, Pontotoc, Algoma, New Houlika, and Houston. The Board of Directors is responsible for establishing rules and regulations for the use of the recreational trail and developing, maintaining, and supporting the recreational facility.</p>	<p>Three Rivers Planning and Development District is the Recreational District’s administrative and fiscal agent. As such, the Board will assist in securing right-of-way access and coordinate funding opportunities for the trail’s expansion. The Board will also provide input on upcoming decisions for future brownfield development reuses in order to attract tourists to New Albany.</p>

The EPA, Mississippi Department of Environmental Quality (MDEQ), and Union County Health Department are also established partners and will be involved throughout the grant cycle, each contributing to their own capacity. Specifically, MDEQ will assist in community engagement and education, the technical review and approval of documents, including the Generic Quality Assurance Project Plan (GQAPP), and assisting the City, Main Street, and grant partners with applicable cleanup incentives.

iii. Incorporating Community Input

Following this grant’s award, a project kick-off meeting will be held. This meeting will provide an opportunity to establish a Brownfield Advisory Committee (BAC) consisting of representatives from local stakeholders. The Committee will review projects and decide to prioritize site assessments based on the hierarchy outlined in Section 1.a.iii. The kick-off meeting will also outline the grant’s goals, how residents and business owners can provide public input, and how the funds can be utilized to ensure an educated public and allow for additional community involvement. Ongoing communication throughout the life of the grant will be conducted in various ways, including regularly held public meetings and charettes that are organized in partnership with community organizations such as those listed in 2. b.i. As a large population of Hispanics live within New Albany, communication and information will be provided in English and Spanish. Meetings will be held in person at City Hall to ensure proximity to the Target Area’s residents. Meetings will be held at hours agreeable to most schedules to provide high attendance and involvement. Additionally, those who cannot be present during the live meeting can access the recorded meeting online at NAMSA’s website and/or can utilize a call-in number. Meetings will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Commentary will be collected through comment cards and emailed to the project manager so that affected parties’ input can be captured and documented in decision-making when selecting and prioritizing sites. These meetings will also be utilized to present potential redevelopment opportunities to interested developers by showcasing available brownfield sites and providing developers with technical assistance in obtaining additional financial incentives for planned redevelopment. Input will be considered during public meetings in an open manner that embraces the community’s diversity and focuses on a constructive, forward-looking vision for New Albany. Additional communication regarding grant updates and opportunities will be conducted in a variety of ways, including press releases with the local newspapers the Daily Journal and New Albany Gazette (online and in print). Brownfield-related announcements will also be featured on NAMSA’s and the City’s website, local news stations, and flier distribution via local businesses and community organizations. The following Facebook pages will also be used : “New Albany, Mississippi,” “I Love NA”, and “New Albany Main Street Association,” reaching over 23,800 followers.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight

i. Project Implementation:

- EPA-funded tasks: General grant management; develop Brownfield Advisory Committee (BAC); Qualified Environmental Consultant (QEC) selection based on a competitive bid process (per 40 CFR 30); meeting facilitation

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with the BAC, MDEQ, and EPA; required reporting; budget reconciliation.

- Non-EPA grant resources: None.
- ii. Schedule: Quarters 1-16: The BAC will be developed within 1 month of funding, and meetings will be held at regular intervals throughout the project. A QEC will be selected within 1-2 months of funding. Quarterly reports will be submitted on a quarterly basis and MBE/WBE reports will be submitted annually. ACRES will be updated throughout the grant period.
- iii. Task Lead: Main Street will oversee this task, with the BAC and selected QEC's assistance.
- iv. Outputs: BAC development, 1 Work Plan, 1 Community Involvement Plan, 16 Quarterly Reports, 1 Close-Out Report, regular ACRES reporting, EPA Form 5700-52A for Minority and Women Business Entity Utilization, and Federal Financial Reports SF-425.

Task 2: Inventory and Community Outreach

- i. Project Implementation:
 - EPA-funded tasks: Develop marketing materials, which will be available online and in hard copy; notify the community of site-specific public information meetings and assessment schedules; advertise for public meeting through online and in-person methods; hold public meetings to solicit input, inform, educate, and update the community regarding assessment and redevelopment activities; provide updates as necessary at local development council meetings. Main Street will also attend various brownfield conferences.
 - Non-EPA grant resources: None.
- ii. Schedule: Summer 2025: EPA National Conference in Chicago, IL (pre-award cost). Quarters 1-16: Community outreach will be performed for the duration of the grant period. The first public meeting will be held within 3 months; the second public meeting will be held after the first round of assessments has been completed; the third public meeting will be held after the second round of assessments has been completed; and the fourth public meeting will be held when assessments are nearing completion and reuse planning begins.
- iii. Task Lead: Main Street will oversee this task, with assistance from the BAC, MDEQ, QEC, and community partners.
- iv. Outputs: Public meeting advertisements; press releases and project update reports; educational materials to support public meetings (PowerPoint presentations and handouts); kick-off meeting; 4-6 public meetings; one-on-one meetings with property owners as needed; updated brownfield inventory; and attendance at various brownfield conferences, including two EPA Region 4 Conferences and the National Brownfield Conference.

Task 3: Environmental Site Assessments (ESAs)

- i. Project Implementation:
 - EPA-funded tasks: ASTM-compliant Phase I ESAs; Phase II ESAs; MDEQ and EPA reviewed Generic Quality Assurance Project Plans (GQAPP) and Site-Specific Quality Assurance Project Plans (SSQAPPs); Hazardous Material (Haz Mat) Surveys. Costs for these activities include contractual consulting, reporting expenses and printing.
 - Non-EPA grant resources: None.
- ii. Schedule: Quarters 1-14: A QAPP will be completed within one month of selection. Once approved by MDEQ/EPA, site-specific assessment activities will begin within one month. Assessment and reporting will occur throughout the grant period to complete assessment activities by quarter 10.
- iii. Task Lead: QEC will oversee this task, with Main Street's and the BAC's assistance.
- iv. Outputs: Priority Sites: 4 Phase I ESAs, 4 Phase II ESAs, 2 Haz Mat Surveys; Additional Sites: 8 Phase I ESAs, 4 Phase II ESAs, 3 Haz Mat Surveys.

Task 4: Cleanup Planning and Planning Activities

- i. Project Implementation:
 - EPA-funded tasks: Create cleanup plans and implementation strategies for developing and utilizing resources; develop an Analysis of Brownfield Cleanup Alternatives (ABCAs) for priority sites that require remediation based on Phase II ESA data. The ABCAs will include remedial actions for each identified regulated contaminant that exceeds applicable guidelines. Remedial actions will be compared based on cost, feasibility, and effectiveness in protecting human health and the environment. ABCAs will be developed by considering the potential reuse scenario(s). During this reuse planning period, a public meeting will be held to solicit input from the public and community partners; we envision this meeting as a design charettes to encourage public participation. The estimated budget for this task includes travel to attend meetings with stakeholders related to redevelopment plans, which will incorporate community input, market data, feasibility analysis for various reuse scenarios. The Plans will provide financial projections/estimates and potential leveraging opportunities, input from project partners, stakeholders, and community members, and respond to the surrounding market and environmental conditions and challenges.
 - Non-EPA grant resources: None.
- ii. Schedule: Quarters 5-14: ABCAs will be completed within 3-6 months of finalizing the Phase II ESA reports. The public meeting/design charette will be held after the draft ABCAs are complete, but before they are finalized.
- iii. Task Lead: The QEC will oversee the completion of ABCAs. With assistance from the QEC and BAC, Main Street will oversee the public meeting/design charettes.
- iv. Outputs: 4 ABCA reports; 1-3 public meeting/design charette (and associated outreach/presentation materials).

b. Cost Estimates

The following list outlines how costs were derived for each task. The allocation of grant funds is included in the table below.

Task 1: Cooperative Agreement Oversight

- Personnel: 68.75 hours at an average rate of \$80/hour* = \$5,500 for programmatic financial and performance reporting costs. *Personnel costs have been developed based upon prior grant oversight experience.
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost: \$945
- Contractual: 100 hours at an average rate of \$100/hour = \$10,000 to assist in reporting needs throughout the grant's lifecycle.

Task 2: Inventory and Community Outreach

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- Personnel: 68.75 hours at an average rate of \$80/hour* = \$5,500 for outreach coordination and meeting attendance.
- Travel: Estimating one staff member traveling for two national conferences averaging three days each; \$400 registration, \$900/round trip flight, \$200/hotel room per night (assuming 3 nights each), and \$60/day per diem (totaling \$4,160). Additionally, one staff member traveling for two local conferences averaging three days each; \$400 registration, \$100 in gas for travel, \$200/hotel room per night (assuming 3 nights each), and \$60/day per diem (totaling \$2,560) = \$6,720
- Supplies: Office supplies will include a projector, copies, maps, and handouts. Estimated cost: \$945
- Contractual: 100 hours at an average rate of \$100/hour = \$10,000 to assist in information gathering for expanding the inventory and community engagement presentations.

Task 3: Environmental Site Assessments (ESAs)

- Personnel: 68.75 hours at an average rate of \$80/hour* = \$5,500 for report reviews and securing site access.
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost: \$945
- Contractual: \$279,500 (55.9% of budget)
 - Priority Sites: \$126,000
 - 4 Phase I ESAs: estimated cost of \$3,500 per ESA = \$14,000
 - 4 Phase II ESAs: estimated cost of \$23,000 per ESA = \$92,000
 - 2 Hazardous Materials Surveys: estimated cost \$10,000 per survey = \$20,000
 - Secondary Sites: \$153,500
 - 9 Phase I ESAs: average estimated cost of \$3,500 per ESA = \$31,500
 - 4 Phase II ESAs: average estimated cost of \$23,000 per ESA = \$92,000
 - 3 Hazardous Materials Surveys: estimated cost \$10,000 per survey = \$30,000

Task 4: Site Specific Cleanup Planning and Planning Activities

- Personnel: 68.75 hours at an average rate of \$80/hour* = \$5,500 for programmatic expenses associated with cleanup planning, review of reports, and meetings.
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost: \$945
- Contractual: \$168,000
 - 4 ABCAs: average estimated cost of \$4,500/ABCA = \$18,000
 - 1 Community-Wide Revitalization Plan: \$150,000 (30% of budget)**
 - \$140,000: consulting fees
 - \$10,000: supplies such as mapping, copying, publishing, mailing, etc.

* Personnel costs have been developed based upon prior experience of similar scope.

**EPA estimates community-wide revitalization plans to cost between \$50,000 and \$175,000.

Budget Categories		Project Tasks				
		Task 1: Cooperative Agreement Oversight	Task 2: Inventory and Community Outreach	Task 3: Environmental Site Assessments	Task 4: Cleanup Planning and Planning Activities	TOTAL
Direct Costs	Personnel	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 22,000
	Fringe Benefits					\$ -
	Travel		\$ 6,720			\$ 6,720
	Equipment					\$ -
	Supplies	\$ 945	\$ 945	\$ 945	\$ 945	\$ 3,780
	Contractual	\$ 10,000	\$ 10,000	\$ 279,500	\$ 168,000	\$ 467,500
	Construction					\$ -
Total Direct Costs		\$ 16,445	\$ 23,165	\$ 285,945	\$ 174,445	\$ 500,000
Indirect Costs						
Total Budget (Direct + Indirect)		\$ 16,445	\$ 23,165	\$ 285,945	\$ 174,445	\$ 500,000

c. Plan to Measure and Evaluate Environmental Progress and Results

Per the requirements of the EPA Assessment Grant, NAMSA will submit quarterly reports to the EPA Project Officer. These reports will cover work progress and current status, any difficulties encountered, a record of financial expenditures, data results, and anticipated further action. Quarterly reports will also document a plan to resolve progress if NAMSA is off track financially or schedule-wise. NAMSA will also complete reporting in the ACRES database for each assessment site, noting specific accomplishments, contaminants found, materials impacted, if clean-up activities are required, the progress of said activities, and other resources that have been leveraged to complete the redevelopment of the site. The ACRES database will also be utilized to track job creation and acres of land assessed as part of this grant, as well as the total number of assessments completed and the type of assessment, the amount of funds expended by project, the total project cost, and anticipated jobs created; essentially acting as a tool for both the EPA and NAMSA to track and measure the grant’s progress in achieving the outputs and eventual outcomes. At the end of the four-year grant period, a final report similar to quarterly reports will be produced.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i., ii., and iii. Organizational Capacity, Structure, and Key Staff

Project intake forms will be utilized to allow each member to review the assessment work proposed and project details such as potential reuse, investment, community input received and leveraging opportunities. Billye Jean Stroud, the Director of NAMSA and New Albany’s Community Development program, will be the project manager for this grant. Ms. Stroud has served in her current role for over five years, successfully developing and executing targeted strategies to drive business growth among diverse clients and geographic markets. She has managed over \$300,000 through NAMSA within the last six years. Her local volunteer experience includes serving the North Mississippi Boys and Girls Club, the New Albany Garden Club, Union County Unite Board, and the Tanglefoot Trail redevelopment team, strengthening her connection to various community groups. Ms. Stroud will serve as

the point of contact for the EPA, procure an environmental consultant, manage the intake process for projects, and organize community involvement activities as previously outlined. Ms. Stroud will be assisted by the Association’s long-term volunteer, Betsey Hamilton. Ms. Hamilton will act as the backup grant manager. She will monitor fund expenditures, ensure required reporting is completed, and administer the schedule to be outlined within a future work plan. With previous experience in banking, education, and real estate, Ms. Hamilton currently serves on a handful of community organizations. One example includes her role as the Treasurer, board member, and founding member of the Union County Heritage Museum. Throughout her extensive community service, Ms. Hamilton has sharpened her budget management skills, which prove critical in accurately managing grant funds. The combined experience of these key staff will ensure organized, timely, and successful use of EPA Assessment funding.

iv. Acquiring Additional Resources

NAMSA has extensive experience managing grant funds and thus will begin the contractor procurement process immediately following the work plan and cooperative agreement approvals with the EPA. The desired consultant will be experienced in brownfield programs including the following services: assisting with Community Brownfield Inventories and Outreach, Phase I and Phase II Environmental Site Assessments (ESAs), Analysis of Brownfield Cleanup Alternatives (ABCAs), and working with state regulators regarding solid waste and brownfield assessment redevelopment planning and remediation. Additionally, the consultant will be expected to prepare the Generic Quality Assurance Project Plan (GQAPP) within the first 60 days of the grant so that proposed assessments and activities are not delayed. These services will be secured following the EPA’s selection protocol and Main Street’s established purchasing policies. The standard procedure includes a Request for Qualifications to be published for response by qualified firms. Firms will be allotted guidelines with a submission deadline. All submissions will be available as public record. Following receipt of proposals, each application will be reviewed by an internal committee composed of NAMSA staff and board members, and the selected consultant will be recommended to the Main Street Community Development Director for approval via resolution. NAMSA will partner with the Union County Development Association for additional assistance in promoting the hiring of local community members so that they may participate in employment opportunities in brownfields assessment, cleanup, or redevelopment related to the proposed projects within this application. *See Section 2.b.i. and ii. for additional information regarding the Union County Development Association’s local hiring procedures.* Additionally, NAMSA and the City have access to resources through the New Albany WIN Job Center, which connects residents with available jobs in the area. As opportunities become available in association with the grant, the WIN Job Center will be updated to ensure residents’ access. Lastly, the Northeast Mississippi Community College, located within the City of New Albany, offers on-the-job training access. Should training opportunities that result from the assessments and future reuse of sites become available, this option will be provided through the college.

b. Past Performance and Accomplishments

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

(1) Purpose and Accomplishments

Although NAMSA has not previously leveraged assistance with a similar financial scope to what is being requested under this application, the Association does have a plethora of grant management experience, which is outlined below. **Toyota Motor Manufacturing, Mississippi, Inc.: Playground Initiative Grant:** In 2019, the Association was awarded a \$47,500 grant to improve the aesthetic and ADA accessibility of the South Central Park at the New Albany Community Center. The funding allowed the NAMSA, with community support, to refresh the playground. Improvements included refurbishing vintage equipment, adding swings, a musical instrument station, safety surfacing, garbage cans, picnic tables, two new brick patios, and landscape elements. Several groups provided in-kind contributions, which included the City of New Albany, the University of Mississippi, the Black Student Union, the Boys and Girls Club, and Creekmore Landscaping. Additional match funding was provided through various local businesses, which was used to improve the interior of the Community Center. NAMSA successfully oversaw and managed all phases of the grant including the application for funds, receipt of funds and hiring of contracts and coordination with volunteers, and the associated reporting and close out of the funding. Required reporting took place through Toyota’s reporting system, True Impact. **Heritage Hills: Redevelopment Plan:** The Association applied for and was granted \$40,000 in 2022 to create visual redevelopment plans to spur investments in the dilapidated areas of the Historic Business District of Downtown New Albany. The one-year grant was recently completed and required a 50% funding match. The remaining 50% of funding was provided to NAMSA following completion of the grant. Required grant management included a midpoint grant update, reporting of the final product, submission of invoices, and documentation of procurement processes. Project implementation is currently ongoing. **KABOOM! Let’s Play Construction Grant Program:** NAMSA was awarded a KABOOM playground reimbursement grant in 2020. The \$15,000 grant consisted of \$8,000 from KABOOM! and a discount of \$7,000 from a preferred vendor. Kiwanis additionally matched the grant with \$18,000. Funding was used to upgrade a playground in a historic neighborhood, which now serves children within an underserved Census Tract. All grant conditions were met, and funding was expended within the allotted timeframe. Reporting consisted of submitting invoices, proof of social media promotion, and documentation of procurement processes, following outlined guidelines.

(2) Compliance with Grant Requirements

NAMSA has a record of ZERO audit findings, and successful benchmark compliance goals for each grant they have managed. Some grants managed concurrently had different report requirements, as outlined in the above section. This included set milestone reporting, final reporting, and reporting via varying systems as implemented by the grantors. Additional requirements included marketing and promotion, meeting grant-specific schedules, and ensuring accurate expense documentation. The required reporting was conducted on time and was integral to preserving the grants’ overall timely implementation. NAMSA is used to working with multiple grants at a time, which have varying implementation schedules. Because of the Association’s track record of successful grant management, NAMSA is better positioned to ensure a successful EPA grant and to continue pursuing leveraging opportunities that support the community.

Threshold Criteria – New Albany Main Street Association, Mississippi

1. Applicant Eligibility:

- a. The New Albany Main Street Association (“NAMSA”) is a non-profit with status as tax-exempt under section 501(c)(3) of the Internal Revenue Service. See attached documentation.
- b. No, The New Albany Main Street Association is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement:

Following this grant’s award, a project kick-off meeting will be held. This meeting will provide an opportunity to establish a Brownfield Advisory Committee (BAC) consisting of representatives from local stakeholders. The Committee will review projects and decide to prioritize site assessments based on the hierarchy outlined in Section 1.a.iii. The kick-off meeting will also outline the grant’s goals, how residents and business owners can provide public input, and how the funds can be utilized to ensure an educated public and allow for additional community involvement. Ongoing communication throughout the life of the grant will be conducted in various ways, including regularly held public meetings and charettes that are organized in partnership with community organizations such as those listed in 2. b.i. As a large population of Hispanics live within New Albany, communication and information will be provided in English and Spanish. Meetings will be held in person at City Hall to ensure proximity to the Target Area’s residents. Meetings will be held at hours agreeable to most schedules to provide high attendance and involvement. Additionally, those who cannot be present during the live meeting can access the recorded meeting online at NAMSA’s website and/or can utilize a call-in number. Meetings will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Commentary will be collected through comment cards and emailed to the project manager so that affected parties’ input can be captured and documented in decision-making when selecting and prioritizing sites. These meetings will also be utilized to present potential redevelopment opportunities to interested developers by showcasing available brownfield sites and providing developers with technical assistance in obtaining additional financial incentives for planned redevelopment. Input will be considered during public meetings in an open manner that embraces the community’s diversity and focuses on a constructive, forward-looking vision for New Albany. Additional communication regarding grant updates and opportunities will be conducted in a variety of ways, including press releases with the local newspapers the Daily Journal and New Albany Gazette (online and in print). Brownfield-related announcements will also be featured on NAMSA’s and the City’s website, local news stations, and flier distribution via local businesses and community organizations. The following Facebook pages will also be used : “New Albany, Mississippi,” “I Love NA”, and “New Albany Main Street Association,” reaching over 23,800 followers.

3. Expenditure of Existing Grant Funds:

Not applicable; The New Albany Main Street Association does not have an existing EPA Brownfield Assessment or Multipurpose Grant.

4. Contractors and Named Subrecipients:

Not applicable; The New Albany Main Street Association has not selected contractors nor subrecipients.