

# *Southeast Alabama Regional Planning and Development Commission*

P. O. Box 1406  
Dothan, AL 36302-1406

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[www.searfdc.org](http://www.searfdc.org)

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R04-25-A-050

## Narrative Information Sheet - Southeast Alabama Regional Planning and Development Commission (SEARP&DC)

1. **Applicant Identification:**  
Southeast Alabama Regional Planning & Development Commission  
462 N Oates Street, 4th floor  
Dothan, AL 36303
2. **Website URL:**
  - a) **Lead Applicant - SEARP&DC:** <https://www.searfdc.org/>
  - b) **Coalition Partner – City of Ozark:** <https://www.ozarkal.gov/>
  - c) **Coalition Partner – City of Eufaula:** <https://www.eufaulaalabama.com/>
3. **Funding Requested:**
  - a. Assessment Grant Type: Assessment Coalition
  - b. Federal Funds Requested: \$1,200,000
4. **Location:**
  - a) City: Eufaula (Coalition Partner), Ozark (Coalition Partner), and Elba (SEARP&DC Target Area)
  - b) County: Barbour (Eufaula), Dale (Ozark), and Coffee (Elba)
  - c) State: Alabama
  - d) Geographic Boundaries: Barbour, Coffee, Covington, Dale, Geneva, Henry and Houston Counties
5. **Coalition Members' Target Areas and Priority Site Information:**  
Coalition Members and Target Areas:
  1. Lead Coalition Member: SEARP&DC Target Area: Jurisdictional City Limits of Elba
  2. Coalition Member: City of Eufaula Target Area: Jurisdictional City Limits
  3. Coalition Member: City of Ozark Target Area: HWY 231 Corridor (01045020802)  
Address of Each Priority Site and Associated Target Area:
  1. SEARP&DC's Priority Site (PS): Elba Ford Company, 1681 Coroline Street, Elba, AL
  2. City of Eufaula PS: Former Lumber Mill, 216 South Livingston Avenue, Eufaula, AL
  3. City of Ozark PS: Former Hardy Gas Station, 2742 U.S. Hwy 231, Ozark, AL
  4. City of Ozark PS: Former Ron's Auto Repair, 2652 S US Highway 231, Ozark, AL
6. **Contacts:**
  - a. Project Director:  
Name: Emily A. VanScyoc, Community and Economic Development Director  
Phone: 334-794-4093 ext. 1414  
Email: [evanscyoc@searfdc.org](mailto:evanscyoc@searfdc.org)  
Mailing Address: 462 N Oates Street, 4th floor, Dothan, AL 36303
  - b. Chief Executive/Highest Ranking Elected Official:

*Central to the Southeast  
Serving Municipal and County Governments in:  
Barbour, Coffee, Covington, Dale, Geneva, Henry and Houston Counties*

# Southwest Alabama Regional Planning and Development Commission

P. O. Box 1406  
Dothan, AL 36302-1406



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Name: Scott Farmer, Executive Director  
Phone: 334-794-4093  
Email: [sfarmer@searpc.org](mailto:sfarmer@searpc.org)  
Mailing Address: 462 N Oates Street, 4th floor, Dothan, AL 36303

## 7. Population:

Eufaula: 12,746 (US Census Bureau, ACS 2018-22) (Coalition Partner)  
Ozark: 14,373 (US Census Bureau, ACS 2018-22) (Coalition Partner)  
Elba: 3,465 (US Census Bureau, ACS 2018-22) (Lead Coalition Member's Target Area)

## 8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	4
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.	

## 9. Letter from the State or Tribal Environmental Authority:

Please see the ADEM State Letter on the following page.

## 10. Releasing Copies of Applications:

Not applicable

Central to the Southeast  
Serving Municipal and County Governments in:  
Barbour, Coffee, Covington, Dale, Geneva, Henry and Houston Counties



**Alabama Department of Environmental Management**  
adem.alabama.gov

1400 Coliseum Blvd. 36110-2400 ■ Post Office Box 301463  
Montgomery, Alabama 36130-1463  
(334) 271-7700 ■ FAX (334) 271-7950

October 22, 2024

Mrs. Emily A. VanScyoc  
Community & Economic Development (CED) Director  
Southeast Alabama Regional Planning and Development Commission  
P.O. Box 1406  
Dothan, Alabama 36303  
evanscyoc@searpdc.org

RE: FY25 Brownfields Coalition Assessment Grant State Acknowledgment Letter

Dear Mrs. VanScyoc,

The Alabama Department of Environmental Management (ADEM) is pleased to support the Southeast Alabama Regional Planning and Development Commission (SEARP&DC) in its pursuit of a Brownfields Coalition Assessment Grant from the U.S. Environmental Protection Agency.

We understand that the focus of the grant application will be economically challenged cities in Southeast Alabama, known as the Wiregrass Region. Some of these cities include Elba (SEARP&DC), Ozark (Coalition Partner), and Eufaula (Coalition Partner), Alabama. Additionally, we recognize the presence of numerous brownfield sites throughout the Region. We commend your efforts to bring essential resources to these communities and assist them in addressing their brownfield challenges.

Upon request, ADEM is prepared to participate in the various brownfield outreach activities necessary to support redevelopment strategies. We wish SEARP&DC success in securing these funds. Please do not hesitate to reach out if we can be of further assistance.

Sincerely,

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

Crystal Collins, Chief  
Redevelopment Unit  
Land Division





**1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION; 1.a. Coalition Members, Target Areas, and Brownfields; 1.a.i. Coalition Members:** The Southeast Alabama Regional Planning and Development Commission (SEARP&DC), established in June 1969, is located in the extreme southeastern corner of Alabama, referred to as the Wiregrass Region, and encompasses seven counties with 57 towns and cities, each contributing to the region's diverse cultural and economic landscape. The SEARP&DC (*Coalition lead*) has formed a coalition with the **City of Ozark** (*local government, non-lead member*) and the **City of Eufaula** (*local government, non-lead member*) to address the brownfield challenges in our Region.

Several factors have left non-lead members Eufaula and Ozark **lacking the capacity** to apply for and manage their own brownfield grants, including budgetary constraints from shrinking tax bases and the young, educated talent leaving for better opportunities. Eufaula's per capita income is 65% below the national average, limiting resources for grant management, while Ozark's small staff and financial limitations hinder its ability to navigate the complexities of federal grant applications. **Access to brownfield grant resources** in the Wiregrass Region is constrained by rural isolation, which limits networking opportunities and external funding access. Economic challenges, such as high unemployment, declining industry, and a shrinking tax base, worsen financial constraints, while frequent natural disasters caused by flooding and tornado outbreaks associated with hurricanes (*31 federal disaster declarations since 1953, as compared to 90 declarations for the entire state*) divert resources toward disaster recovery. Disinvestment and economic disparities identified by EJSscreen and Climate and Economic Justice Screening Tool (CEJST) make it difficult for non-lead members to secure competitive grants without the support and resources of SEARP&DC. The SEARP&DC and our coalition members are committed to overcoming these barriers through collective action, enhancing capacity, and improving access to brownfield grant resources for underserved communities.

**1.a.ii. Overview of Brownfield Challenges and Description of Target Areas:** The SEARP&DC serves a **jurisdictional boundary** of over 4,843 square miles, encompassing Barbour, Coffee, Covington, Dale, Geneva, Henry, and Houston counties in Southeast Alabama. **SEARP&DC's jurisdictional boundaries will serve as the geographic boundary where eligible activities will be conducted under this grant.**

The cities and towns within SEARP&DC's jurisdiction face significant brownfield challenges that hinder economic recovery. Historically, the Wiregrass Region's economy relied on agriculture and manufacturing, particularly textiles, lumber, food processing, and automotive parts. These industries faced sharp declines beginning in the 1980s and 1990s as textiles and lumber moved offshore, while food processing and automotive sectors later struggled with automation and commodity price volatility. Frequent hurricanes and storms further disrupted agriculture, compounding the economic strain. The past two decades have seen accelerated population decline, workforce aging, and property disinvestment, trends worsened by the COVID-19 pandemic. Together, these issues have left a landscape of brownfields throughout the Wiregrass Region, creating a formidable barrier to recovery. These issues have left behind numerous abandoned, underutilized, and potentially contaminated brownfield sites that impede both economic development and public health. To make matters worse, every county in the Southeast Alabama Region lags the state and national averages in per capita income, and **all targeted tracts are designated as disadvantaged by the CEJST**. Furthermore, outmigration, particularly of young people and working adults, is one of the region's most pressing threats to future growth. Between 2010 and 2024, Eufaula lost 762 residents (5.8% of its population), Ozark lost 882 residents (5.92%), and Elba experienced a staggering 9.3% population decline, losing 366 people. For these three cities alone, **this population loss translates into an estimated \$2.1 million in lost tax revenue**—further straining already limited resources. These numbers not only illustrate the immediate economic impacts but also highlight the urgent need for revitalization efforts to restore vitality, attract investment, and reverse this downward trend.

For this project, the coalition will focus on **three target areas (TAs)**: the City of **Eufaula** (*Barbour County*), the City of **Ozark's Highway 231 corridor** (*Dale County*) and the Town of **Elba** (*SEARP&DC's TA- Coffee County*). The **geographic boundary** for the City of Eufaula (*non-lead member*), the Town of Elba (*SEARP&DC's Target Area*) and the City of Ozark (*non-lead member*) will be their City's jurisdictional boundaries.

The first target area, **Eufaula** (*population 12,746*), situated on the banks of the Chattahoochee River, is a community with deep historical roots and undeniable potential. **Eufaula's TA is the jurisdictional limits of the City**. The area once thrived on its manufacturing base, but the closure of multiple manufacturing plants in **2006 has led to the loss of over 1,466 jobs, affecting more than a third of its population**.<sup>1</sup> This has resulted in a high poverty rate, with one in four residents living below the poverty line, and per capita income falling **65% below the national average**. Yet, Eufaula's beautiful historic homes and strategic location on the Chattahoochee River present an opportunity for revival. Although Eufaula is located along a busy thoroughfare for tourists traveling from Atlanta to Gulf beach destinations, few travelers stop in town due to the unattractive nature of the corridor, exacerbated by the presence of brownfield sites. Redevelopment of this corridor and associated brownfield sites could bring much needed outside investment into the local economy.

<sup>1</sup> Alabama WARN Notices



The second target area, located in **Ozark** (population 14,373), is home to Fort Novosel, the “Home of Army Aviation,” formerly known as Fort Rucker, and has significant growth potential due to its strong military history. **Ozark’s TA extends three blocks north and south of the Highway 231 corridor, which runs through the City.** Ozark has lost 5% of its population over the last decade. However, the presence of Fort Novosel offers a stable economic base that can be expanded upon with strategic brownfield redevelopment. The brownfields in Ozark are not only environmental hazards but also indicators of a shrinking workforce and an aging population. Ozark’s brownfield issues have also contributed to 53% of residents in the target area being low-income, 13% being unemployed, and higher than average cancer rates.<sup>2</sup> Current conditions at the main entry points into the community, primarily along US Highway 231, fail to offer an attractive gateway experience for visitors. By repurposing underutilized sites along US Highway 231, Ozark can attract new businesses, support local agriculture, and create jobs that retain its young, skilled workforce. This transformation will revitalize the economy and reinforce the community’s connection to its historical roots and military significance.

The third target area, **Elba** (population 3,463), nestled at the juncture of Whitewater Creek and Pea River, is the smallest of the coalition member municipalities and is named after the island where Napoleon Bonaparte was exiled. **SEARP&DC’s TA is the jurisdictional limits of the Town of Elba.** Elba has faced devastating floods, but none worse than in 1990 when a broken levee caused the entire town to be underwater for four days. These floods have caused significant damage to infrastructure, homes, and businesses, taking a long-lasting economic toll. Downtown Elba has been left in disrepair due to this repeated flooding, which discourages investment and redevelopment efforts. These adverse weather events have led to economic volatility, placing a financial strain on farmers and undermining one of the city’s key economic drivers. Furthermore, **Elba experienced a net loss of 41 businesses between 2011 and 2021, while the State experienced a net gain of 2% during the same time frame.**<sup>3</sup> With over **47% of its population classified as low-income**<sup>4</sup> and nearly a fifth of residents have no high school diploma, Elba’s challenges are considerable. However, the spirit of community-led initiatives focused on local food systems and economic development offers a pathway to renewal. By targeting brownfields for redevelopment, Elba can transform into a vibrant hub for commerce and community, attracting tourists and residents alike. These efforts will not only address immediate economic and environmental concerns but also lay the groundwork for a sustainable future built on the town’s rich history and natural beauty.

1.a.iii. Description of the Priority Brownfield Sites

To further establish the need for this grant, a thorough brownfield inventory was conducted for Eufaula, Ozark, and Elba. This inventory revealed the presence of **at least 101 potential brownfield sites** including former gas stations, light manufacturing, automobile service stations, and various others. The table below provides a clear overview of the identified brownfields in the TAs.

Overview of Brownfield Sites in the TAs (ALL are Vacant)	
Eufaula	34 sites including 4 old gas stations, former lumber mill, Eufaula Manufacturing, Reeves Peanut Company, Roller and Die Forming Facility, 2 building supply stores, 2 old hotels, 1 shopping center, and various other vacant commercial properties.
Ozark	48 sites including five gas stations, 3 auto repair shops, 1 dry cleaner, 2 light industrial warehouses, and various other vacant commercial properties.
Elba	19 sites including the former Elba Tractor Company, meat packing plant, fabrication shop, 2 gas stations, 3 auto repair shops, and numerous empty pre-1960 downtown businesses

Additionally, we have created a spreadsheet with the address, coordinates, owner contact details, zoning information, etc. for every vacant property that we will utilize as a tool when finalizing the inventory for site prioritization. The Coalition members, through outreach and consideration of community priorities and local planning priorities, have identified the following priority brownfield sites within the TAs, all of which are critical to economic recovery and community health.

**City of Eufaula – Former A.B. Garrison Lumber Co. (~9.8 acres):**

The A.B. Garrison Lumber Company, established in 1934 at 286 Merrills Alley, once housed 10 buildings, including a train depot, and at its peak employed up to 50 people. Operations ceased when the business relocated in 1964, leaving the site vacant ever since. Situated just 250 feet from low-income housing and adjacent to a railroad, this location poses environmental concerns. These include arsenic contamination from herbicide spraying along the tracks, as well as oils, solvents, creosote, and pentachlorophenol from the site’s previous lumber mill operations. This site poses potential risks to nearby residents, 83% of whom are people of color, with 76% living below the poverty line within a quarter-mile radius.<sup>5</sup> The site is not secured (not fenced) and is easily accessible to kids and teenagers living in the area. Potential exposure pathways include soil ingestion, groundwater contamination (only 41% of Eufaula residents are connected to City water<sup>6</sup>), and stormwater runoff. *This site is a priority because the City of Eufaula purchased and plans to repurpose*

<sup>2</sup> EJScreen, and [https://www.alabamapublichealth.gov/healthstats/assets/113causes\\_2021.pdf](https://www.alabamapublichealth.gov/healthstats/assets/113causes_2021.pdf)

<sup>3</sup> US Census Bureau, US Census Business Dynamics Statistics. 2011-2021

<sup>4</sup> EJScreen Community Report

<sup>5</sup> EJScreen Community Report

<sup>6</sup> <https://eufaulawaterworks.com/about-us/>



*the property as a **Community Resilience and Emergency Response Center**, which will improve disaster preparedness and provide critical services to this environmentally burdened and underserved community.*

**City of Ozark – Former Hardy Gas Station (~1.0 acre):**

Situated at the southern entrance to Ozark on US Highway 231 (2742 U.S. Hwy 231), this abandoned gas station, built in 1970, closed in 2008 due to a lack of business and the rising costs of owning and managing a mom-and-pop store. This property has severely deteriorated and poses risks to the surrounding community. According to EJScreen, 212 people live within a quarter-mile radius of the property. Over one-third are low-income and 29% are elderly. Contaminants of Concern (COC) include petroleum products and asbestos. Exposure pathways include groundwater contamination (55% of Ozark residents get their water from private wells<sup>7</sup>), **vapor intrusion** from petroleum, and **airborne asbestos fibers**, which may affect an adjacent apartment complex less than 200 feet away. *Given the potential health risks and the lack of prior environmental assessments, this site is a priority for assessment to protect the health of vulnerable populations and catalyze redevelopment.*

**City of Ozark – Former Ron’s Auto Repair (~.4 acres):**

This site, located at the intersection of Highway 231 and Parker Hills Drive, was built in 1900 and has been used as a gas station, auto repair shop, car wash, and farmer’s market. Over time, the property has deteriorated, leaving it with only traces of its former infrastructure, such as a dilapidated building, an old pump island, light fixtures, and patches of concrete. Now overrun with weeds, the site is located directly across the street (375 feet) from Section 8 housing. The COCs include benzene, toluene, ethylbenzene, xylene (BTEX), lead, lead-based paint, asbestos, cadmium, used motor oil, and phosphates from its car wash days, posing risks to the city’s low-income residents in Section 8 housing. Due to the age of the building, lead-based paint and asbestos are particularly concerning environmental hazards, as the degradation of these materials could release harmful particles into the surrounding environment, potentially impacting the health of vulnerable nearby populations. Therefore, the City has prioritized this site for redevelopment, aiming to attract restaurants while addressing health risks for the nearby vulnerable communities. *Given these factors, redevelopment of the site is a priority for the City of Ozark.*

**Town of Elba – Elba Ford Tractor Company (~9.5 acres):**

Elba Tractor Company opened this location in the early 1960s. When the owners were ready to retire in 1999, the business closed and there has not been any buyer interest due to its historical use. This overgrown site, located at 1681 Coroline Street, contains a dilapidated 8,000 sq. ft. industrial building and sits within 200 feet of low-income apartments and residential trailers. EJScreen data shows that 51% of the surrounding population are people of color and low-income, with a significant proportion (20%) of elderly individuals. The COCs include solvents used for parts cleaning (carbon tetrachloride, trichloroethylene), petroleum hydrocarbons (benzene), and heavy metals (lead, mercury) from former industrial activities. Potential routes of exposure include groundwater contamination (48% of Elba residents have private water wells<sup>8</sup>), ingestion (site is not fenced), and inhalation (contaminants like volatile organic compounds (VOCs) from solvents (carbon tetrachloride, trichloroethylene) and benzene may evaporate from soil or groundwater, posing inhalation risks to nearby residents, especially with the site’s proximity to low-income apartments and trailers). *The site’s environmental risks necessitate immediate assessment to ensure safe reuse and promote environmental justice. Community feedback has identified this site as a priority for redevelopment into a medical facility, providing essential services and addressing prevalent health disparities in the local community.*

1.a.iv. Identifying Additional Sites: SEARP&DC will refine the brownfield inventory and identify additional sites in Eufaula, Ozark, and Elba through community outreach, stakeholder collaboration, and Qualified Environmental Professional (QEP) assistance. Once procured, our QEP will be tasked with reviewing EPA and Alabama Department of Environmental Management (ADEM) databases to uncover more eligible sites. SEARP&DC will also use data-driven tools such as Environmental Data Resources and historical records to systematically identify previously undocumented brownfield sites. The prioritization of these sites will be guided by a Site Evaluation Framework, which will include a scoring system developed by the to-be-formed Brownfield Advisory Committee (BAC), which will use tools such as the EPA’s Community Reuse Property Prioritization Tool. Sites will be prioritized based on key factors, including whether they are located in a disadvantaged community as defined by CEJST, health and environmental risk and proximity to residents, schools, and waterways such as the Chattahoochee and Pea Rivers. Redevelopment potential will also be a major factor, with preference given to sites that align with local economic development and community plans that offer near-term opportunities for cleanup and reuse. At least 80% of funds will be directed to disadvantaged and underserved communities, as defined by Justice40 and CEJST criteria. This comprehensive process ensures that additional sites are identified efficiently, prioritized based on their risk and redevelopment potential, and focused on benefiting underserved communities. The BAC will be comprised of diverse groups of local stakeholders, including realtors, economic development agencies, and community organizations, ensuring a broad range of input into the site identification and prioritization process.

<sup>7</sup> <https://www.ozarkal.gov/community-organizations>

<sup>8</sup> <https://www.elbaal.gov/waterworks-and-electric>



**1.b. Revitalization of the Target Areas; 1.b.i. Reuse Strategy and Alignment with Revitalization Plan**

The table below outlines the reuse strategy for each priority site and how they align with each city's land use, revitalization plans, and community priorities. These strategies also support the goals listed in SEARP&DC's Comprehensive Economic Development Strategy (CEDS), which is a thorough report that describes our region along with plans to address identified challenges and other goals in associated Coalition Member strategic plans.

TA /Site	Reuse Strategy	Alignment with Revitalization Plans
Eufaula/ Former A.B. Garrison Lumber Co.	Community Resilience and Emergency Response Center	<b>Goal #5:</b> Explore mechanisms for addressing sustainability issues not being addressed by existing city departments. <b>CEDS Goal #10:</b> Provide equal access and services to all areas of Eufaula. ( <i>Eufaula 2020 Strategic Plan</i> )
Ozark/ Former Hardy Gas Station & Former Ron's Auto Repair	Locally owned restaurant  ( <i>both properties</i> )	<b>Goal #5:</b> Improve community appearance cleanliness and aesthetics. <b>Objective #3:</b> Improve the appearance of the City's gateway corridors, with special emphasis on US 231 ( <i>Ozark Strategic Plan, 2023</i> ). Commercial development at each of the US Highway 231 gateways will be promoted and maintained; the City will improve the major gateways and commercial corridors leading into the community, such as along US Highway 231 and its major intersections (where the priority site is located). ( <i>Ozark Land Use Plan</i> )
Elba/ Elba Ford Company	Primary care facility	<b>Goal #17:</b> Expand the range of healthcare services available to residents. <b>Recommendations</b> (pg. 43): Seek grants for brownfield sites. ( <i>Elba Community Plan, 2015</i> )

**1.b.ii. Outcomes and Benefits of Reuse Strategy:**

**Eufaula (63% urban; 37% rural<sup>9</sup>), with plans to reuse the former A.B. Garrison Lumber Co. as a Community Resilience and Emergency Response Center, will improve local climate adaptation and mitigation capacity and resilience to protect residents and community investments. This center will address the city's vulnerability to floods, hurricanes, and other climate-related disasters by providing a reliable hub for emergency response, shelter, and resources. **Renewable energy integration** will ensure continued operation during power outages, reducing the city's carbon footprint. Year-round, it will serve as an educational resource on climate resilience, helping residents prepare for future risks. Due to this site's central location, this reuse could reduce disaster response times by 32%, based on local data and city estimates<sup>10</sup>.**

**Ozark (87% urban; 13% rural), with plans to reuse the former Hardy gas station and Ron's Auto Repair as locally-owned restaurants, will stimulate economic development by creating 15-25 jobs (*City estimate*) and increasing tax revenue. Currently, the City of Ozark has 26 restaurant establishments. Of those 26 restaurants, 18 are fast-food establishments, while only eight are full-service restaurants. Of the eight full-service restaurants, only three are not chain restaurants. Locally owned businesses tend to have a higher economic multiplier effect compared to national chains. **Studies show that 52% of each dollar spent at a local business stays within the local economy**, compared to just 14% for chain establishments.<sup>11</sup> The addition of two locally-owned restaurants along the US Highway 231 corridor is projected to inject \$390,000 annually into the local economy, considering direct payroll, local spending retention, and the economic multiplier effect of locally-owned dining establishments.<sup>12</sup> This reuse project directly stimulates economic development by fostering local entrepreneurship and addressing the imbalance of fast-food versus locally-owned dining options. Furthermore, by supporting locally owned businesses, this project will further enhance resilience by fostering shorter, more reliable supply chains that rely less on distant suppliers and transportation networks, which can be disrupted by extreme weather events. In communities with strong local food networks, food availability remains up to **30%** more stable during major disruptions than in those relying solely on distant suppliers, as reported by the USDA Economic Research Service. This approach to local sourcing not only strengthens the economic multiplier effect but also mitigates the environmental impact of transportation emissions.**

**Elba (100% rural), with plans to reuse the Former Elba Ford Tractor Company as a medical clinic, will stimulate economic development, while also meeting the community's most pressing needs. In most rural communities, primary care physicians are the principal providers of local healthcare services, and substantial economic growth is unlikely without a strong healthcare sector. Establishing a primary care physician office in Elba would generate significant economic benefits by creating an estimated **four high-paying jobs** and injecting nearly **\$400,000 annually into the local economy** through salaries and operating expenses. Additionally, the practice would stimulate revenue for the local hospital, potentially contributing **\$750,000 in inpatient and outpatient services**.<sup>13</sup> This local healthcare presence would recapture dollars currently lost to neighboring towns, boosting both healthcare and broader business sectors through increased local spending. To ensure energy efficiency, the clinic will be designed with high-efficiency HVAC systems, LED lighting, and enhanced insulation to reduce energy consumption.**

<sup>9</sup> US Census Bureau, Decennial Census. 2020

<sup>10</sup> The 32% reduction in disaster response times was estimated using historical emergency response data, geographic analysis with GIS mapping, and scenario simulations that accounted for infrastructure improvements and expert input from local emergency services

<sup>11</sup> Indie Impact Study Series: Salt Lake City, Utah" [PDF]. Civic Economics, Aug. 2012

<sup>12</sup> American Independent Business Alliance (AMIBA). (2012). The Multiplier Effect of Local Independent Businesses. .

<sup>13</sup> Eilrich, Fred C., et al. The Economic Impact of a Rural Primary Care Physician. National Center for Rural Health Works, 2007



**1.c. Strategy for Leveraging Resources; 1.c.i. Resources Needed for Site Reuse:**

Although we will pursue additional funding sources where possible, the resources outlined in the table below reveal a funding shortfall for necessary site assessments and remediation. The requested EPA grant is essential to close this gap. The table below details available funding and demonstrates how the brownfield grant will leverage further financial support.

Target Area	Funding From Other Resources and Stimulating the Availability of Additional Funds
SEARP&DC <i>(all priority sites &amp; target areas)</i>	<b>SEARP&amp;DC RLF, IRP, and Microloan Programs:</b> Provide essential capital for redeveloping brownfield sites by financing land acquisition, building restoration, equipment, and working capital. These programs stimulate additional funding for environmental site assessments, remediation, and reuse by providing low-rate financing ( <i>reducing costs for developers</i> ), leveraging both private and public capital ( <i>spreading the financial risk and investment</i> ), and assisting businesses in preparing financing packages ( <i>increasing the likelihood of securing additional state, federal, or private funding</i> ). This ensures that brownfield redevelopment is financially feasible and aligned with local economic goals, <i>fostering job creation and regional economic growth</i> .
Ozark <i>(Ozark priority sites)</i>	<b>Ozark's Tax Abatement Policy and Sales and Use Tax Rebate Probate Program</b> can directly stimulate the availability of additional funds for environmental site assessment, remediation, and brownfield redevelopment by reducing upfront costs for developers ( <i>lowering property taxes and construction-related expenses</i> ), improving project feasibility ( <i>attracting and retaining developers</i> ), and leveraging savings to secure further investment ( <i>freeing capital for site cleanup</i> ). This ensures long-term site reuse aligns with local economic revitalization goals, <i>supporting local job creation and infrastructure improvement</i> .
Ozark <i>(Ozark priority sites)</i>	For 2024, the City has allocated <b>\$602,760</b> for street paving, enhancing site accessibility and making brownfields more viable for redevelopment. Additionally, the City will receive <b>\$192,000</b> from the Ozark-Dale County Economic Development Corporation for economic development and incentive promotion. Furthermore, the DOT's Surface Transportation Block Grant Program provides <b>\$2,331,720</b> for resurfacing, milling, and widening the US-231 corridor (Ozark TA), increasing the overall financial capacity for site redevelopment and fostering long-term investment in priority sites and TA. <i>(both priority sites are located ON HWY 231)</i>
Elba <i>(Elba sites)</i>	For 2024, the Town of Elba has allocated <b>\$25,000</b> for development activities, and will have similar allocation levels for the next five years. Community Development Block Grants (CDBG) Economic Development Program - <b>\$150,000:</b> Water system improvements. This demonstrates existing financial commitments to infrastructure and development in the TA and will support environmental site assessments and remediation, unlocking additional funding to drive redevelopment at key sites.
Eufaula <i>(Eufaula sites)</i>	For 2024, the City has allocated <b>\$274,550</b> for general maintenance, which could improve infrastructure, safety, and aesthetics in brownfield TAs, making them more attractive for redevelopment, and will have similar allocation levels for the next five years. This investment will enhance infrastructure and safety in the TA, indirectly improving site readiness for redevelopment. These funds will also make the TA more attractive for investment, enabling further redevelopment and new investments in the City. These funds will also aid in the redevelopment of the Resiliency Center, enabling further redevelopment and new investments in the City.
Eufaula <i>(other funding/ investment in TA)</i>	<b>Delta Regional Authority - \$650,000:</b> This funding is for water, sewer, storm drainage, and sidewalk improvements to benefit the Bluff City Inn in downtown Eufaula. This is an old historic building that is being renovated into a motel. The project is expected to create 25 new jobs and have a private investment of \$15 million. <b>Economic Development Grant - \$3,494,425:</b> for improvements to the Eufaula Wastewater Treatment Plant and sewer lines. The project will benefit businesses located in the Eufaula Industrial Park. The total project cost is approximately \$5 million.

**1.c.ii. Use of Existing Infrastructure:** The existing infrastructure in Eufaula, Ozark, and Elba, including utilities, roads, and community services, is sufficient to support the brownfield redevelopment projects, reducing the need for extensive new investments. However, targeted improvements, such as upgrading aging water and sewer lines in Ozark and resurfacing roads in Eufaula, will be addressed through local government funds and state and federal grants. These enhancements will optimize the sites for future use, making them more attractive for businesses and residents.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT; 2.a. Community Need**

**2.a.i. The Community's Need for Funding:** This grant is essential for Southeast Alabama communities such as Eufaula, Ozark, and Elba, which face financial challenges and limited ability to secure funding from other sources due to their **small populations and low incomes**. In Eufaula, more than **HALF** of the residents live below the poverty line, directly resulting from the decline in manufacturing. Ozark, with its reliance on manufacturing, experienced a 5% population decrease over the past decade due to economic decline. Elba, a community still recovering from devastating floods,

Indicator	City of Eufaula	Ozark TA	City of Ozark	City of Elba	County Where PS Located			State	US
					Barbor	Dale	Coffee		
Total Population	12,746	3,543	14,373	3,463	24,877	49,455	53,559	5,028,092	331,097,593
Median Household Income	<b>\$39,511</b>	<b>\$47,407</b>	\$47,407	<b>\$41,509</b>	\$39,712	\$52,813	\$62,199	\$59,609	\$75,149
Low Income	<b>53%</b>	<b>53%</b>	47%	<b>47%</b>	50%	39%	34%	38%	30%
Unemployment Rate	<b>8%</b>	<b>13%</b>	11%	1%	5%	9%	5%	6%	6%

*Source: EPA's EJScreen Community Report and EJScreen ACS Summary Report, and US Census Bureau, ACS 2018-22.*

has over 47% of its residents living in poverty. For the most recent budget for the City of Elba, only 24% of the requested projects for the upcoming year could be funded. Among the things that could not be included in the budget due to



funding constraints are street resurfacing and repairs, window repairs, and a fire truck. Although Elba’s unemployment rate is only 1%, the overall percentage of people in the workforce is only 37% - which is significantly lower than the state average of 55.8%, reflecting a deep-rooted economic stagnation. This stark disparity reveals that a large portion of Elba’s population has either given up searching for work or lacks access to meaningful job opportunities – a textbook environmental justice issue. By prioritizing the cleanup and redevelopment of underutilized sites, such as the Elba Ford Tractor Company property, this project has the potential to catalyze economic revitalization and reintroduce residents to the workforce. These low-income communities cannot access the financial resources needed for environmental assessments or remediation. **ALL census tracts within Eufaula and Elba are disadvantaged according to CEJST criteria. In Ozark, the target area includes a disadvantaged census tract that is separated from other sites by only Highway 231, located just 130 feet from the census tract boundary.** The economic disadvantages faced by these communities hinder their ability to attract private or state funding, leaving critical brownfield sites unaddressed. This grant will provide the resources needed for remediation, stimulating economic growth and improving public health in these underserved areas. By supporting these communities, the grant will tackle longstanding environmental and economic issues, helping to transform them into viable, sustainable spaces for future development.

2.a.ii. Threats to Sensitive Populations; 2.a.ii.(1) Health or Welfare of Sensitive Populations: The target communities all have a high percentage of sensitive populations, economic challenges, and educational gaps as noted below.

Indicator	Eufaula	Ozark TA	Ozark	Elba	County PS Located In			State	US
					Barbour	Dale	Coffee		
Population Under 5	7%	5%	5%	5%	5%	7%	6%	6%	5%
Population Over 65	21%	22%	22%	29%	20%	18%	18%	17%	16%
People of Color Population	56%	47%	42%	25%	55%	33%	31%	38%	40%
Low-Income Population	53%	53%	47%	47%	50%	39%	34%	38%	30%
Population in Poverty by Race Alone-White	7%	NA	12%	7%	15%	15%	11%	11%	10%
Population in Poverty by Race Alone-Black	40%	NA	36%	19%	33%	25%	34%	25%	21%
Less Than High School Education	19%	16%	14%	23%	24%	14%	13%	13%	11%
Women with Births in Past 12 Months	57 per 1,000	NA	47 per 1,000	109 per 1,000	57	54	61	51 per 1,000	52 per 1,000
Persons with Disabilities	17.4%	26.6%	25.7%	22.8%	18.1%/20.8%/18.3%			17.2%	13.7%

Source: EPA’s EJScreen Community Report and EJScreen ACS Summary Report, and US Census Bureau, ACS 2018-22.

Research indicates that natural disasters can lead to impoverishment, creating a cycle of losses and poverty traps that hinder efforts to reduce poverty.<sup>14</sup> Eufaula’s sensitive populations include the elderly (21%), low-income (53%), and disabled (17.4%). These groups are more vulnerable during disasters, and the **reuse of the former A.B. Garrison Lumber Co. as a Community Resilience and Emergency Response Center** would provide critical resources to protect them. The prior history of Eufaula facing prolonged power outages during past disasters, the resilience center’s renewable energy integration would not only protect the city’s most vulnerable but also promote long-term sustainability and reduce operational costs. By building resilience, the populations in the TA can break the cycle where disasters both create and are perpetuated by poverty.

In the Ozark TA, the unemployment rate is 13%, which is over double the state and national rates. Additionally, 16% of residents in the target area did not graduate from high school. Converting the priority sites into locally-owned restaurants will create job opportunities, particularly for low-income residents and those without a high school diploma. This initiative could generate **15-25 jobs**, potentially **reducing unemployment (currently 13%) in the target area by 3.64%**. This redevelopment will create employment opportunities that are accessible to low-income residents and those without a high school diploma, addressing both economic inequities and environmental burdens.

**Elba** has acute healthcare needs, with 29% of the population being over 65 and 22.8% living with disabilities. Currently, there is only **one primary care provider** in the entire town, resulting in a low healthcare provider-to-patient ratio of **20 per 100,000 people**, far below both the state (93 per 100,000) and national (111 per 100,000) rates.<sup>15</sup> This shortage highlights a critical gap in healthcare access for Elba residents, underscoring the need for additional facilities. Repurposing the former Elba Ford Tractor Company into a medical clinic would directly address this deficiency, improving access to healthcare services and alleviating the strain on the limited existing providers. Establishing a primary care office not only meets vital healthcare needs but also creates high-paying jobs and redirects local spending that would otherwise be lost to neighboring towns. This dual focus on health services and economic development will improve the quality of life and financial stability for Elba's most vulnerable residents.

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

Indicator	Eufaula	Ozark TA	Ozark	Elba	County PS Located In			State	US
					Barbour	Dale	Coffee		

<sup>14</sup> Shepard, A., Mitchell, T., Lewis, K., Lenhardt, A., Jones, L., Scott, L. and Muir-Wood, R. et al. (2013) The geography of poverty, disasters and climate extremes in 2030  
<sup>15</sup> Centers for Medicare and Medicaid Services, CMS - National Plan and Provider Enumeration System (NPPES). September 2024



Cancer Incidence Rate	7	7.2	7.4	7.8	6.5	6.4	6.9	6.7	6.4
Asthma Incidence Rate	12.1	10.8	10.8	11.2	11.7	10.4	10.3	10.8	10.3
Birth Defect Death Rate	0.0	2.0	2.0	3.7	0.0	2.0	3.7	3.0	NA
Source: EJScreen, and <a href="https://www.alabamapublichealth.gov/healthstats/assets/113causes_2021.pdf">https://www.alabamapublichealth.gov/healthstats/assets/113causes_2021.pdf</a>									

A recent study in Alabama found a strong connection between low socioeconomic status and high levels of health disparities.<sup>16</sup> Established in previous sections, the populations in the target communities are of low socioeconomic status. Substances and chemicals within a person's environment can affect the development of a fetus and lead to birth defects. Contaminants of Concern (COC) at the former **Elba Tractor Company** include trichloroethylene, petroleum, and benzene, all of which have been linked to birth defects. As noted in the table above, the death rate due to birth defects in Elba is higher than the state. If there was improper storage of equipment or dumping of hazardous chemicals, this site poses a threat to the sensitive populations in Elba.

Solvents like carbon tetrachloride were historically used as an industrial solvent, particularly for cleaning and degreasing metal parts, and may be present at the former **Elba Tractor Company**. The EPA has classified carbon tetrachloride as a probable human carcinogen, and exposure has caused cancer in animal studies.<sup>17</sup> Elba's Water Works 2023 Annual Drinking Water Quality Report states it incurred violations for exceeding the maximum contaminant level for carbon tetrachloride during the January to March, April to June, and July to September monitoring periods. Studies show that certain individuals may be more vulnerable to contaminants in drinking water, including immunocompromised people, such as cancer patients, organ transplant recipients, elderly individuals and infants. As detailed in the table above, Elba has the highest cancer rate of all the TAs, and that rate is higher than the County, State, and National rates. Assessment of this property will provide the funding necessary to identify if this site is contributing to groundwater contamination, identify any other potential threats, and address them.

At the former **A.B. Garrison Lumber Co.**, environmental concerns exist due to herbicide spraying along the railroad tracks; and oils and other chemicals likely used in the lumber mill operations that could result in impacts from heavy metals (chromium, copper, antimony, and arsenic), creosote, dioxin, and pentachlorophenol. Arsenic is classified as a Group 1 carcinogen by the International Agency for Research on Cancer (IARC), and exposure has been linked to cancer<sup>18</sup> and respiratory problems, including **asthma**<sup>19</sup>. Antimony<sup>20</sup> and chromium<sup>21</sup> exposure also cause cancer. In 1996, about 52% of all chromium compounds used in the U.S. chemical industry were used in the production of wood preservatives. Chromium exposure has also been known to cause asthma.<sup>22</sup> Unfortunately, all the heavy metals listed above were detected in Eufaula's most recent water quality report. As evident in the table above, Eufaula has higher rates of cancer and asthma than the County, State, and Nation. These assessments are crucial for identifying and mitigating these threats to the population in the TA.

The COCs from former **gas stations/auto repair in Ozark** include metals, along with chemicals such as benzene, toluene, ethylbenzene, and xylenes, all of which pose risks if found in the soil and groundwater. The 2023 Water Quality Report confirms the presence of lead, arsenic, mercury, and xylene. Many of these substances are carcinogenic and impact respiratory health. Cancer rates in the TA are notably higher than County, State, and National averages, with vulnerable populations—especially the young, elderly, minorities, and low-income communities—disproportionately affected. This grant will support the assessment, cleanup, and redevelopment of these sites, directly mitigating both cancer and non-cancer risks. Addressing contaminated building materials and reducing harmful dust and particles contributing to further environmental and health hazards.

2.a.ii.(3) Environmental Justice; 2.a.ii.(3)(a): Identification of Environmental Justice Issues

Southeast Alabama's disadvantaged communities face severe environmental challenges threatening the health, livelihoods, and basic needs of those living in the TAs. Eufaula and Elba rank among the highest in poverty and agricultural loss, with asthma rates in Eufaula soaring to the 94th percentile. Elba struggles with severe transportation barriers and low life expectancy. Both areas suffer from extreme water contamination—Eufaula has 119 water dischargers, and Elba ranks in the 98th percentile nationwide for water impairment, with ongoing drinking water non-compliance. Ozark is facing high percentages of the population with low income and water quality issues. These communities endure systemic neglect, bearing the brunt of environmental degradation and economic hardship.

Environmental Justice Issues Affecting Underserved/Disadvantaged Communities and the Severity - CEJST					
Eufaula (Tract 01005950900)		Ozark (Tract 01045020802)		Elba (Tract 01031010400)	
CEJST Thresholds	Rank	CEJST Thresholds	Rank	CEJST Thresholds	Rank
Identified as Disadvantaged	YES	Identified as Disadvantaged	NO	Identified as Disadvantaged	YES

<sup>16</sup> <https://www.mdpi.com/2072-6694/14/19/4824>  
<sup>17</sup> <https://www.epa.gov/sites/default/files/2016-09/documents/carbon-tetrachloride.pdf>  
<sup>18</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC10860672/>  
<sup>19</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7147401/>  
<sup>20</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2822166/>  
<sup>21</sup> <https://www.ncbi.nlm.nih.gov/books/NBK590757/>  
<sup>22</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3288173/>



Expected Agriculture Loss Rate	93rd	Expected Agriculture Loss Rate	90 <sup>th</sup>	Expected Agriculture Loss Rate	92 <sup>nd</sup>
Energy Cost	92nd	Low Income	60th	Transportation Barriers	95 <sup>th</sup>
Asthma	94 <sup>th</sup>	Unemployment	69 <sup>th</sup>	Low Life Expectancy	87 <sup>th</sup>
Poverty	95th	High School Education	15%	Low Income	73 <sup>rd</sup>

**Other Notable EJ Issues According to EJScreen**

<b>Eufaula:</b> Sites reporting to EPA: There are 119 water dischargers, 11 air polluters, and 12 Toxic Release Inventory Sites in the TA. The water is also impaired.	<b>Ozark:</b> There are <u>28</u> water dischargers in the 231 Corridor TA. The TA is also in the 83 <sup>rd</sup> percentile in the state; and 74 <sup>th</sup> percentile in the US. The water is also impaired.	<b>Elba:</b> Sites Reporting to EPA: There are 42 water dischargers, 2 air polluters, and 1 Toxic Release Inventory site in the TA. The water is also impaired. Elba also ranks in the 98th percentile in the US for Drinking Water Non-Compliance and 96 <sup>th</sup> in the State.
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2.a.ii.(3)(b) Advancing Environmental Justice: The proposed brownfield reuse projects in Eufaula, Ozark, and Elba will advance environmental justice by addressing both environmental contamination and critical community needs without causing displacement. Each of these areas is marked by high poverty rates, shrinking populations, and environmental burdens disproportionately affecting low-income and minority populations, as demonstrated by the EJScreen and CEJST data.

For instance, in **Eufaula**, where 76% of the population living within a quarter-mile radius of this site live below the poverty line, and 83% are people of color, repurposing the former A.B. Garrison Lumber Co. site into a Community Resilience and Emergency Response Center will address both environmental and social inequities. This center will offer critical services to protect these vulnerable populations during natural disasters, such as floods and hurricanes, a frequent threat due to the City's proximity to the Chattahoochee River. Integrating renewable energy into this facility will ensure it remains operational during power outages, mitigating the impact of climate-related events on the city's most disadvantaged residents.

In **Ozark**, transforming the former Hardy Gas Station and Ron's Auto Repair into locally owned restaurants will promote environmental justice by addressing contamination risks and providing much-needed economic opportunities. The redevelopment will reduce exposure to potential contaminants in local soil and groundwater, while also creating local jobs and improving access to fresh, healthy food in a walkable distance from low-income housing. This project directly benefits the low-income and elderly populations in the area, helping to bridge gaps in food security and employment.

Similarly, in **Elba**, the redevelopment of the former Elba Ford Tractor Company into a primary care facility will address critical public health needs in a community that struggles with high poverty rates and poor health outcomes. By mitigating deteriorated and abandoned sites and establishing a medical center, the project will provide essential healthcare services to a vulnerable population, many of whom are elderly or disabled. This reuse will directly benefit the local community by providing essential healthcare services to an area with severely limited access to medical care. By improving health outcomes, especially for the elderly and disabled populations who are disproportionately affected by health disparities, this project will enhance the overall quality of life and reduce the need for residents to relocate for healthcare services.

We do not anticipate any displacement resulting from this project. We support the EPA's focus on displacement risks and have designed our approach to ensure sustainable, community-centered growth. Eufaula's high housing vacancy (722 units), Elba's strong homeownership (78%) with available units (312), and Ozark's vacancy (712 units) reveal opportunities to revitalize *without* displacing residents. Our strategic plans prioritize environmental and economic improvements that directly uplift underserved communities, creating resilience rather than displacement. Should any concerns arise, we will swiftly implement each city's CDBG anti-displacement measures to safeguard residents. Through strategic planning, each site's redevelopment is designed not only to improve environmental conditions but also to generate economic opportunities that directly benefit the underserved residents, reducing the risk of displacement and ensuring long-term community resilience.

**2.b. Community Engagement;** 2.b.i. Project Involvement; 2.b.ii. Project Roles: This coalition has partnered with diverse organizations, each providing relevant expertise to the project. Community-based organizations representing directly impacted residents will play active roles, particularly in site selection, cleanup, and reuse decisions. Non-lead members, will be actively engaged through regular meetings and participation on the BAC, where they will contribute to decision-making in site selection, cleanup, and redevelopment planning. These partners, as outlined below, will help engage residents meaningfully in decision-making, ensuring that project activities align closely with community priorities.

<u>Name &amp; Entity's Mission</u>	<u>Point of contact (name &amp; email)</u>	<u>Specific Involvement in the Project or Assistance Provided</u>
<u>Main Street Ozark</u> - Economic development through revitalization.	Holle Smith <a href="mailto:hsmith@odedc.com">hsmith@odedc.com</a>	Assist with project updates, connect developers to available sites, give input on site selection and reuse, and serve on the BAC.
<u>Main Street Eufaula</u> - Economic development through revitalization.	Ann Sparks <a href="mailto:asparks@mainstreeteufaula.com">asparks@mainstreeteufaula.com</a>	Provide meeting space, promote community meetings on Facebook, give input on site selection and reuse, and serve on the BAC.



Main Street Elba - Economic development through revitalization.	Sandy Bynum <a href="mailto:elbachamber@troycable.net">elbachamber@troycable.net</a>	Provide meeting spaces, share project updates, connect sites with developers, and serve on the BAC. Help with site selection, cleanup and reuse.
Southeast Alabama Works- Workforce development. (All Target Areas)	Katie Thomas, <a href="mailto:kt@southeastalabamaworks.com">kt@southeastalabamaworks.com</a>	Connect local communities with new businesses and encourage them to consider brownfield sites for business locations.
Grow Southeast Alabama-501(c)(6), market the region for growth and economic development opportunities. (All Target Areas)	Melody Lee, <a href="mailto:melody@likemindmarketing.com">melody@likemindmarketing.com</a>	Promote brownfield sites to support job creation and development by assisting local governments. List the sites for marketing purposes on their website, <a href="http://www.growsoutheastalabama.com">www.growsoutheastalabama.com</a> .
Wallace Community College- Provide high-quality learning-centered educational opportunities and services. (All Target Areas)	Linda Young, <a href="mailto:lyoung@wallace.edu">lyoung@wallace.edu</a>	Assist with training, such as nurse training for medical clinics and other businesses relocating to brownfield sites.
Flowers Center for the Performing Arts - Offers a community-focused venue in Ozark that enriches local culture by hosting performances, educational programs, and events.	Nicky Bull, <a href="mailto:dalecountyperformingarts@gmail.com">dalecountyperformingarts@gmail.com</a>	Provide meeting space for community outreach events and provide input on site selection, cleanup, and reuses.
Restoration 154 - Based in Elba, this grassroots organization promotes community revitalization and aims to unite and grow the area by launching 154 projects, one for each mile of the Pea River.	Justin Maddox, <a href="mailto:Restoration154@gmail.com">Restoration154@gmail.com</a>	Aid with community outreach by posting on their blog and website about community meetings online and encouraging citizen participation.
Friends of Lake Eufaula- Promote, preserve, and educate the community about Lake Eufaula's natural resources, with a focus on environmental stewardship and raising awareness of its local and ecological importance.	Dennis Fineout, [REDACTED]	Serve on the BAC and assist with community outreach, site selection, cleanup, and reuse options.

2.b.iii. Incorporating Community Input: SEARP&DC proposes a comprehensive communication strategy that emphasizes transparency, inclusivity, and accessibility. This plan will ensure that all stakeholders, especially those in underserved communities, are kept informed about project milestones, progress, and opportunities for involvement. SEARP&DC will collaborate with the QEP to develop and maintain a **Community Engagement Plan (CEP)**, which will undergo ongoing evaluation and adjustment to remain effective and responsive to each target community's needs. A **BAC**, composed of SEARP&DC staff, representatives from target communities, and the community organizations above, will be established to keep communities informed and ensure that their input guides project priorities. This BAC will liaise between the project and the communities, ensuring ongoing dialogue and feedback mechanisms. The BAC will also ensure that this two-way communication remains active and effective throughout the project timeline, creating a feedback loop where community concerns and ideas are integrated into the decision-making process.

To ensure maximum participation, multiple methods of involvement, including in-person and virtual options will be utilized. **Distribution of meeting information and project progress** will be available both in public spaces throughout the target communities and online, including the distribution of flyers in public spaces such as grocery stores, ads in local newspapers, posts on social media, news broadcasts, and updates on SEARP&DC's and partner organizations' websites. Specific outreach will target residents living in the target areas. Translation services will be made available as needed, as the Spanish-speaking population in each target area are as follows: Eufaula (7%), Ozark (5%), and Elba (1%). Meetings will be held **semi-annually** and scheduled after business hours and held in accessible community venues such as the Flowers Center for the Performing Arts (Ozark) and the Main Street offices (Elba and Eufaula), all of which are accessible via public transportation. These meetings will serve as platforms for community members to voice concerns, prioritize sites, and contribute ideas for redevelopment. For broader inclusivity, virtual meeting options will be provided, and all recordings will be made available online. Community members will also be able to submit feedback through writing or email, ensuring multiple channels for input. **All feedback will be addressed directly and posted online within two weeks of the meeting/input received.** This strategy guarantees that input is not only solicited but is considered and acted upon, promoting trust and transparency across all phases of the project.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS:** 3.a. Description of Tasks/Activities and Outputs

TASK 1: PROJECT MANAGEMENT
<p><b>i. Project Implementation:</b> <i>EPA-funded tasks/activities:</i> Tasks include preparing the work plan, quarterly, semi-annual, annual, and final reports, ACRES updates, financial reports, and coordinating with EPA and ADEM. Reports, covering project status, progress, issues, financials, data, upcoming activities, and personnel changes, will be sent electronically to both the EPA Project Officer. SEARP&amp;DC will select a QEP, following 2 CFR 200 and 2 CFR Part 1500, to manage tasks such as environmental assessments and remediation planning. The QEP will report to the SEARP&amp;DC Project Director. SEARP&amp;DC will manage, track and oversee contractor activities; attend national and regional brownfields conferences, and capture and report in ACRES eventual project outcomes and benefits past assessment into cleanup and/or redevelopment and reuse. <i>Non-EPA grant</i></p>



<i>resources needed:</i> Not Applicable	
<b>ii. Anticipated Project Schedule:</b>	
<ul style="list-style-type: none"> <li>Cooperative Agreement (CA) &amp; workplan – Quarter (Q) 1</li> <li>Kickoff meeting – Q1</li> <li>Quarterly reports – end of each quarter</li> <li>Annual reports – end of year, annually</li> <li>DBE Reports – October annually</li> </ul>	<ul style="list-style-type: none"> <li>Federal Financial Reports (FFRs) – Dec annually</li> <li>Final Performance Report – Q16</li> <li>ACRES Updates – monthly</li> <li>Attend 3 conferences – Q1, Q5</li> </ul>
<b>iii. Task/Activity Lead(s):</b> SEARP&DC Project Director, supported by the QEP.	
<b>iv. Output(s):</b> Workplan, 16 quarterly reports, 4 annual reports, 4 DBE reports, 4 FFRs, 1 final report, ACRES updates	
<b>TASK 2: COMMUNITY OUTREACH</b>	
<b>i. Project Implementation:</b> <i>EPA-funded tasks/activities:</i> Create a Community Engagement Plan (CEP) to educate and involve the community in the Brownfields Program. Finalize the Brownfield inventory. Identify key partners to support engagement and public meetings. Hold public meetings at grant beginning, and semi-annually, and as needed. Use SEARP&DC, City, and partner websites and social media for outreach. Update websites with project information and collect/respond to community input. Use input to create a site inventory and prioritization process. Identify additional sites for assessment/cleanup based on this process. <i>Non-EPA grant resources needed:</i> Meeting spaces	
<b>ii. Anticipated Project Schedule:</b>	
<ul style="list-style-type: none"> <li>CEP – Q1</li> <li>Meeting announcements – at least two weeks prior to meetings.</li> <li>Community Meetings –bi-annually</li> <li>Community Input Responses – within 2 weeks of receipt</li> <li>BAC meetings – quarterly in year 1, then semi-annual.</li> </ul>	<ul style="list-style-type: none"> <li>Website – continuous</li> <li>Meetings with key partners – as needed</li> <li>Create brownfields site inventory – continuous</li> <li>Create site prioritization process – Q1</li> <li>Identify sites for assessment/cleanup planning - continuous</li> </ul>
<b>iii. Task/Activity Lead(s):</b> SEARP&DC Project Director, supported by QEP.	
<b>iv. Output(s):</b> 1 CEP, agendas & minutes from community and key partner meetings (10 agendas and minutes for BAC; 8 Agendas and Minutes for community meetings), website updates, community inputs and response postings (8-10).	
<b>TASK 3: ASSESSMENTS</b>	
<b>i. Project Implementation:</b> <i>EPA-funded tasks/activities:</i> Develop a Generic Quality Assurance Project Plan (QAPP) to define field, sampling, and laboratory QA/QC procedures. All assessment work will be attempted at priority sites first before non-priority site work begins. Additional sites will be selected using the process described in <b>Section 1.a.iv</b> . Conduct ASTM Standard E1527-compliant Phase I ESAs. Conduct ground-penetrating radar (GPR) surveys to detect the presence of underground lines and/or tanks, as needed. Based on findings of Phase I ESAs, determine if Phase II ESAs are appropriate. Prepare Site-Specific Sampling and Analysis Plans (SAPs) prior to all Phase II ESAs. Conduct Phase II ESAs, including asbestos-containing material (ACM)/lead-based paint (LBP) Surveys, as appropriate.	
<b>ii. Anticipated Project Schedule:</b>	
<ul style="list-style-type: none"> <li>Generic QAPP – Q1</li> <li>4 Phase I ESAs at priority sites (A.B. Garrison Lumber Co., Hardy Gas Station &amp; Ron’s Auto Repair, Elba Ford Company) – Q1-Q2</li> <li>4 Phase II ESAs with SAPs (PS) – Q3-Q5</li> </ul>	<ul style="list-style-type: none"> <li>30 Phase I ESAs (non-priority sites) – Q5-Q7</li> <li>13 Phase II ESAs with SAPs non-priority sites) – Q8-Q10</li> <li>5 ACM/LBP Surveys – As needed</li> </ul>
<b>iii. Task/Activity Lead(s):</b> The QEP, under the supervision of the Project Director, due to the technical expertise required to perform the task.	
<b>iv. Output(s):</b> Generic QAPP; 34 Phase I ESAs, 17 Phase II ESAs (with SAPs), 5 ACM/LBP Surveys	
<b>TASK 4: PLANNING</b>	
<b>i. Project Implementation:</b> <i>EPA-funded tasks/activities:</i> Complete each of the following: <b>1 Resource Roadmap</b> ( <i>strategically outline and organize project components, costs, and funding sources, creating a plan to secure and leverage financial support for brownfield redevelopment</i> ); <b>6 Land Use Assessments</b> ( <i>analyze surrounding land uses and local, regional, and state land use regulations to guide the redevelopment of a brownfield site</i> ); <b>4 Infrastructure Evaluations</b> ( <i>assess the availability, condition, and capacity of infrastructure servicing the site, determining necessary improvements and investments to support site reuse</i> ); <b>1 Site Reuse Assessment</b> ( <i>evaluate the site's characteristics, opportunities, and constraints, and identify sustainable reuse options and market opportunities</i> ), <b>1 Economic Impact Analysis</b> ( <i>estimate the anticipated economic benefits from the planned cleanup and reuse to ensure alignment with local economic development goals</i> ), and <b>1 Brownfield Revitalization Plan</b> ( <i>comprehensive action plan for site remediation and redevelopment, synthesizing community input, feasibility studies, and design concepts to attract public and private investments for sustainable reuse</i> ); <b>9 Analyses of Brownfield Cleanup Alternatives (ABCAs)</b> .	
<b>ii. Anticipated Project Schedule:</b>	
<ul style="list-style-type: none"> <li>Resource Roadmap - ongoing</li> <li>Land Use Assessments – Q2-Q9</li> <li>Infrastructure Evaluation – Q2-Q9</li> <li>Site Reuse Assessment – Q2-Q9</li> </ul>	<ul style="list-style-type: none"> <li>Economic Impact Analysis – Q2-Q9</li> <li>ABCAs – Q10-15</li> <li>Brownfield Revitalization Plan – Q2-Q9</li> </ul>
<b>iii. Task/Activity Lead(s):</b> SEARP&DC staff will complete the Resource Roadmap, Land Reuse Assessments, and Infrastructure Evaluation, internally. The rest of the planning activities will be completed by the QEP, under supervision of the Project Director, due to the technical expertise required to perform the task.	
<b>iv. Output(s):</b> 1 Resource Roadmap, 6 Land Use Assessments, 1 Infrastructure Evaluation, 1 Site Reuse Assessment, 1 Economic Impact Analysis, 1 Market Study, 1 Brownfield Revitalization Plan, 9 ABCAs	

3.b. Cost Estimates: The following table breaks down the planned allocation of grant funds for the project tasks. Project



Management personnel costs are for performance tracking and reporting and are not subject to the 5% indirect administrative cost limitation. Fund directly allocated to assessments is calculated at 66.29%, and 20% to planning activities.

Budget Categories		Project Tasks				Total
		Task 1: Management	Task 2: Outreach	Task 3: Assessments	Task 4: Planning	
Direct Costs	Personnel	\$39,000.00	\$33,800.00		\$110,000.00	\$182,800.00
	Fringe Benefits					
	Travel	\$14,400.00				\$14,400.00
	Equipment					
	Supplies		\$2,300.00			\$2,300.00
	Contractual	\$52,500.00	\$22,500.00	\$795,500.00	\$130,000.00	\$1,000,500.00
	Construction					
	Other					
Total Direct Costs		\$105,900.00	\$58,600.00	\$795,500.00	\$240,000.00	\$1,200,000.00
Total Indirect Costs						
<b>Total Budget</b>		<b>\$105,900.00</b>	<b>\$58,600.00</b>	<b>\$795,500.00</b>	<b>\$240,000.00</b>	<b>\$1,200,000.00</b>

**Task 1: Project Management – Total: \$105,900 (8.8%).** Personnel: 600 hours @ \$65/hr = \$39,000. Travel: Four Brownfields conferences for two people @ \$3,600/conference = \$14,400, includes flights (8 x \$500=\$4,000), hotel (24 nights x \$250/night = \$6,000), expenses (24 days x \$100 = \$2,400), and registration (8 x \$250 = 2,000). Contractual: 350 hours x \$150/hr = \$52,500.  
**Task 2: Community Outreach – Total: \$58,600 (4.88%).** Personnel: 520 hours @ \$65/hr = \$33,800. Contractual: 225 hours x \$100/hr = \$22,500. Supplies: Printing meeting materials and visual aids - \$1,000. Software & misc. (online meeting/project management application, etc) - \$1,300.  
**Task 3: Assessments – Total: \$795,500 (66.29%).** Contractual: 1 Generic QAPP = \$5,500; 34 Phase I ESAs @ \$5,000 each = \$170,000; 17 Phase II ESAs (with GPR & SAPs) @ \$35,000 each = \$595,000; 5 ACM/LBP Surveys @ \$5,000 each = \$25,000  
**Task 4: Planning – Total: \$240,000 (20%).** Personnel: 1 Resource Roadmap @ \$40,000, 6 Land Reuse Assessments @ \$5,000 each = \$30,000; 4 Infrastructure Evaluations @ \$10,000 each = \$40,000. Contractual: 1 Site Reuse Assessment @ \$20,000; 1 Economic Impact Analysis @ \$15,000; 1 Brownfield Revitalization Plan @ \$50,000; 9 ABCAs @ \$5,000 each = \$45,000.

**3.c. Plan to Measure and Evaluate Environmental Progress and Results:** SEARP&DC will be responsible for tracking and measuring each of the Coalition Member's projects. SEARP&DC has identified the outputs and corresponding costs to be incurred each quarter throughout the four-year project period. If awarded, SEARP&DC will coordinate with the EPA Project Officer on drafting the grant's workplan to ensure feedback is received and that the Workplan is sound. We plan to use the reporting requirements of the workplan to track progress. A budget will be developed to set cost expectations for each project task, with costs tracked monthly to ensure that project progress aligns with spending and budgets. SEARP&DC will require the selected environmental professional to provide a schedule of milestones, budgets, and deliverables with monthly updates to integrate into project tracking. A written timeline of all project outputs will be included in the executed Cooperative Agreement, and SEARP&DC will review this timeline monthly to check progress. If outputs are not on schedule, SEARP&DC will call a meeting with the BAC and Coalition Cities to take corrective actions, ensuring that all future project milestones are met in a timely manner. SEARP&DC will use ACRES to track all project outcomes associated with properties where EPA funding is used. Additionally, to keep the Coalition Cities' communities informed about the project's progress, updates on outputs and outcomes will be posted on the website and updated quarterly.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE; a. Programmatic Capability;** 4.a.i. Organizational Capacity; 4.a.ii. Organizational Structure; 4.a.iii. Description of Key Staff: SEARP&DC is comprised of seven counties and has a large, experienced staff to draw from to provide skilled assistance to ensure the success of this project. **As a planning commission, we specialize in aiding the members of our commission in future development planning and have assisted the TA communities with the development of their regional plans.** We apply for and successfully manage federal grants regularly, and we have the capacity to carry out the programmatic, administrative, and financial requirements to successfully manage this project. We have been working together with the leaders of each city targeted by this application and our community partners identified for this grant. The proposed governance structure includes a Memorandum of Understanding (MOU) that formalizes roles, decision-making authority, and regular collaborative meetings, ensuring each coalition member actively participates in decisions on how grant funds directly benefit their respective communities.

SEARP&DC's Emily A. VanScyoc, Community and Economic Development (CED) Director, will act as the Project Director for this grant. Mrs. VanScyoc has 28 years of experience at SEARP&DC, which includes experience with grant writing, grant administration, managing small-business loan programs, and economic development. Mrs. VanScyoc works on all housing and economic development-related activities. SEARP&DC's Chief Financial Officer, Judith Tate, has been performing accounting duties for more than 20 years and rounds out our **key staff** involvement in the grant project. SEARP&DC's Rachel Armstrong, CED Specialist, has been with SEARP&DC for 21 years and will serve to assist Mrs. VanScyoc and as the alternate project manager for this grant should Mrs. VanScyoc be unable to complete her service



as Project Manager for the full 4-year term of the grant. Mrs. Armstrong has experience successfully preparing and managing CDBG and EDA grants. She works exclusively with the administration and appropriation of state and federal funding from a variety of sources. She also serves as a liaison between city/county administrators and the Alabama Department of Economic and Community Affairs. She has a Bachelor of Science in Administrative Systems. Both Mrs. Armstrong and Mrs. VanScyoc have extensive experience, qualifications, and expertise in successfully managing many federal grants and planning activities, which will result in the successful administration of this grant. This team is structured to ensure the timely and successful expenditure of funds to complete all the technical, administrative, and financial requirements of this project and grant, as we complete for our other grants. SEARP&DC's Chief Financial Officer, Judith Tate, will be responsible for the financial aspect of the projects, including drawdowns from the EPA Exchange System. Mrs. Tate has extensive experience in accounting. Currently, Ms. Tate analyzes and presents all financial reports in an accurate and timely manner; clearly communicates monthly and annual financial statements; collates financial reporting materials; and oversees all financial, project/program, and grants accounting.

4.a.iv. Acquiring Additional Resources: SEARP&DC has not yet procured a contractor. Once the grant announcement is made, we will issue a Request for Proposals (RFP) in compliance with 2 CFR Part 200, 2 CFR Part 1500, 40 Part CFR 33, and EPA procurement guidelines. Consultants will have 30 days to submit their proposals, after which SEARP&DC will evaluate and select a consultant within 60 days, based on criteria such as cost, as specified in the RFP. To ensure local residents benefit directly from the project, SEARP&DC is partnering with Southeast AlabamaWorks and Wallace Community College. Southeast AlabamaWorks offers targeted career-readiness programs, including workshops on safety practices and skills assessments, helping prepare community members for roles in environmental and construction fields. Wallace Community College's Fast-Track Workforce Development Training Program provides rapid skills training and certifications. This program is designed to quickly equip participants with the credentials needed for employment. Through these partnerships, SEARP&DC will provide underserved residents with access to job opportunities, aligning with EPA's goals for sustainable, equitable development. Participants will be prepared to enter the workforce with skills that meet both the immediate needs of the brownfields project and the long-term demands of local industries.

**4.b.ii. Past Performance and Accomplishments; 4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements; (1) Purpose and Accomplishments:**

The SEARP&DC has never received an EPA Brownfield grant; however, we have a respected history in millions of dollars of grant administration and compliance in reporting under various federal and state programs that has equipped us to successfully manage and implement this EPA grant. The SEARP&DC also works with several state and federal agencies and receives funding totaling nearly \$2 million annually to provide planning, transportation, and economic development services to communities in the region. Listed below are grants that have been successfully awarded and administered that have similarities to brownfield grants such as quarterly reporting, procurement of professional services, following Public Works Law in bidding and contracting, and conducting public meetings.

Type & Amount	Purpose and Accomplishments
Economic Development Administration \$210,000 (30% match)	<b>Purpose</b> – Promote economic development, reduce unemployment, and mitigate outmigration in distressed regions. <b>Accomplishments</b> – Developed a Comprehensive Economic Development Strategy (CEDS) for the Southeast Alabama Economic Development District. Provided technical assistance, grant writing, and administration to member governments across the 7-county region. Successfully secured Community Development Block Grants (CDBG) for infrastructure, planning, and housing rehabilitation, as well as <b>Recreational Trails Program</b> and <b>Land and Water Conservation Fund</b> grants. Additionally, facilitated <b>Economic Development Administration Public Works grants</b> and <b>USDA loans and grants</b> . Assisted local businesses through three small business loan programs: <b>Intermediary Relending Program (IRP)</b> , <b>Revolving Loan Fund (RLF)</b> , and <b>Microloans</b> .
DOD, Office of Economic Adjustment -Joint Land Use Study \$97,915 (10% match)	<b>Purpose</b> – Facilitate cooperative land-use planning between Fort Novosel and surrounding communities to ensure that future growth is compatible with military operations while reducing operational impacts on nearby land. <b>Accomplishments</b> – Conducted public forums bringing together community and military leadership, addressing land-use issues adjacent to Fort Novosel and aviation facilities in Barbour, Coffee, Dale, Geneva, and Houston counties. Developed strategies to protect Fort Novosel's mission while fostering ongoing communication and collaboration with local communities.
US Department of Transportation \$450,000	<b>Purpose</b> – Develop a long-range transportation plan for a multi-jurisdictional project. <b>Accomplishments</b> – Conducted a feasibility study for widening Alabama Highways 167 and 52 from two-lane to four-lane roadways. Collected vital data, performed corridor demand analysis, and initiated preliminary engineering work to meet transportation needs and improve regional connectivity.

(2) Compliance with Grant Requirements: We maintained compliance with the workplan, schedule, federal grantor terms and conditions, and achieved the expected results. All progress reports and other deliverables were submitted on time and in compliance with grantor standards. We successfully implemented the workplans and met the schedule and reporting requirements. Financial and program reporting has been completed and accepted by the grantors.



# THRESHOLD CRITERIA - FY25- SEARP&DC

## 1. Applicant Eligibility

- a. Southeast Alabama Regional Planning and Development Commission (SEARP&DC) is one of twelve regional commissions in the State of Alabama as provided for in Act 1126 of the 1969 Alabama Legislature (attached documentation). This allows SEARP&DC to be an eligible entity for EPA brownfield assessment grant funds.
- b. SEARP&DC is not a 501(c)(4) organization and is not exempt from taxation under section 501(c)(4) of the Internal Revenue Code.

## 2. Number and Eligibility of Non-lead Coalition Members

- **Coalition Partner #1** is the City of Eufaula. The City of Eufaula is a General Unit Purpose of Government defined by 2 CFR 200.1., which makes them an eligible coalition member as stated on page 16 of the guidelines.
- **Coalition Partner #2** is the City of Ozark. The City of Ozark is a General Unit Purpose of Government defined by 2 CFR 200.1., which makes them an eligible coalition member as stated on page 16 of the guidelines.
- None of the non-lead members are exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

## 3. Target Areas

As directed in the guidelines on page 20, this information is provided on the Narrative Information Sheet.

## 4. Existing Brownfield Grants to Non-lead Members

- a. According to EPA’s Brownfields Grant Fact Sheet Search Tool ([Grant Fact Sheets](#)), neither the City of Eufaula nor the City of Ozark has ever been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant.
- b. Since neither the City of Eufaula nor the City of Ozark has ever received a MARC Grant, neither non-lead member has an open EPA Brownfields MARC Grant.

## 5. Coalition Agreement

Letters from the City of Eufaula and the City of Ozark are attached to this application as specified on page 21 of the guidelines.

## 6. Community Involvement

**2.b. Community Engagement;** 2.b.i. Project Involvement; 2.b.ii. Project Roles: This coalition has partnered with diverse organizations, each providing relevant expertise to the project. Community-based organizations representing directly impacted residents will play active roles, particularly in site selection, cleanup, and reuse decisions. Non-lead members will be actively engaged through regular meetings and participation in the BAC, where they will contribute to decision-making in site selection, cleanup, and redevelopment planning. These partners, as outlined below, will help engage residents meaningfully in decision-making, ensuring that project activities align closely with community priorities.

Name & Entity’s Mission	Point of contact (name & email)	Specific Involvement in the Project or Assistance Provided
Main Street Ozark - Economic development through revitalization.	Holle Smith <a href="mailto:hsmith@odedc.com">hsmith@odedc.com</a>	Assist with project updates, connect developers to available sites, give input on site selection and reuse, and serve on the BAC.



## THRESHOLD CRITERIA - FY25- SEARP&DC

Main Street <b>Eufaula</b> - Economic development through revitalization.	Ann Sparks <a href="mailto:asparks@mainstreeteufaula.com">asparks@mainstreeteufaula.com</a>	Provide meeting space, promote community meetings on Facebook, give input on site selection and reuse, and serve on the BAC.
Main Street <b>Elba</b> - Economic development through revitalization.	Sandy Bynum <a href="mailto:elbachamber@troycable.net">elbachamber@troycable.net</a>	Provide meeting spaces, share project updates, connect sites with developers, and serve on the BAC. Help with site selection, cleanup and reuse.
Southeast Alabama Works- Workforce development. <b>(All Target Areas)</b>	Katie Thomas, <a href="mailto:kt@southeastalabamaworks.com">kt@southeastalabamaworks.com</a>	Connect local communities with new businesses and encourage them to consider brownfield sites for business locations.
Grow Southeast Alabama -501(c)(6), market the region for growth and economic development opportunities. <b>(All Target Areas)</b>	Melody Lee, <a href="mailto:melody@likemindmarketing.com">melody@likemindmarketing.com</a>	Promote brownfield sites to support job creation and development by assisting local governments. List the sites for marketing purposes on their website, <a href="http://www.growsoutheastalabama.com">www.growsoutheastalabama.com</a> .
Wallace Community College- Provide high-quality learning-centered educational opportunities and services. <b>(All Target Areas)</b>	Linda Young, <a href="mailto:lyoung@wallace.edu">lyoung@wallace.edu</a>	Assist with training, such as nurse training for medical clinics and other businesses relocating to brownfield sites.
Flowers Center for the Performing Arts - Offers a community-focused venue in <b>Ozark</b> that enriches local culture by hosting performances, educational programs, and events.	Nicky Bull, <a href="mailto:dalecountyperformingarts@gmail.com">dalecountyperformingarts@gmail.com</a>	Provide meeting space for community outreach events and provide input on site selection, cleanup, and reuses.
Restoration 154 - Based in <b>Elba</b> , this grassroots organization promotes community revitalization and aims to unite and grow the area by launching 154 projects, one for each mile of the Pea River.	Justin Maddox, <a href="mailto:Restoration154@gmail.com">Restoration154@gmail.com</a>	Aid with community outreach by posting on their blog and website about community meetings online and encouraging citizen participation.
Friends of Lake <b>Eufaula</b> - Promote, preserve, and educate the community about Lake Eufaula's natural resources, with a focus on environmental stewardship and raising awareness of its local and ecological importance.	Dennis Fineout, <a href="mailto:dfineout@yahoo.com">dfineout@yahoo.com</a>	Serve on the BAC and assist with community outreach, site selection, cleanup, and reuse options.

2.b.iii. **Incorporating Community Input:** SEARP&DC proposes a comprehensive communication strategy that emphasizes transparency, inclusivity, and accessibility. This plan will ensure that all stakeholders, especially those in underserved communities, are kept informed about project milestones, progress, and opportunities for involvement. SEARP&DC will collaborate with the QEP to develop and maintain a **Community Engagement Plan (CEP)**, which will undergo ongoing evaluation and adjustment to remain effective and responsive to each target community's needs. A **BAC**, composed of SEARP&DC staff, representatives from target communities, and the community organizations above, will be established to keep communities informed and ensure that their input guides project priorities. This BAC will liaise between the project and the communities, ensuring ongoing dialogue and feedback mechanisms. The BAC will also ensure that this two-way communication remains active and effective throughout the project timeline, creating a feedback loop where community concerns and ideas are integrated into the decision-making process.

To ensure maximum participation, multiple methods of involvement, including in-person and virtual options will be utilized. **Distribution of meeting information and project progress** will be available both in public spaces throughout the target communities and online, including the distribution of flyers in public spaces such as grocery stores, ads in local newspapers, posts on social media, news broadcasts, and updates on SEARP&DC's and partner organizations' websites. Specific outreach will target residents living in the target areas. Translation services will be made available as needed, as the Spanish-speaking population in each target area are as follows: Eufaula (7%), Ozark (5%), and Elba (1%). Meetings will be held **semi-annually** and scheduled after business hours and held in accessible community venues such as the Flowers Center for the Performing Arts (Ozark) and the Main Street offices (Elba and Eufaula), all of which are accessible via public transportation. These meetings will serve as platforms for community members to voice concerns, prioritize sites, and contribute ideas for redevelopment. For broader inclusivity, virtual meeting options will be provided, and all recordings will be made available online. Community members will also be able to submit feedback through writing or email, ensuring multiple channels for input. **All feedback will be addressed directly and posted online within two weeks of the meeting/input**



## THRESHOLD CRITERIA - FY25- SEARP&DC

**received.** This strategy guarantees that input is not only solicited but is considered and acted upon, promoting trust and transparency across all phases of the project.

### 7. Expenditure of Existing Grant Funds

The SEARP&DC does not have an active EPA Brownfields Assessment Grant or Multipurpose Grant.

### 8. Contractors and Named Subrecipients

- **Contractors:** Not Applicable. SEARP&DC has not selected a Contractor for this grant.
- **Subrecipients:** Not Applicable