



EAST ALABAMA R04-21-A-049

REGIONAL PLANNING AND DEVELOPMENT COMMISSION

1130 Quintard Avenue Suite 300, Quintard Tower P.O. Box 2186 Anniston, Alabama 36202
Phone: 256-237-6741 FAX: 256-237-6763 E-mail: earpdc@earpdc.org
web site: www.earpdc.org

Lori Hodge Corley
Executive Director

1. Applicant Identification

East Alabama Regional Planning and Development Commission (EARPDC)

2. Funding Requested

- a. Assessment Grant Type - Coalition
- b. Federal Funds Requested
 - i. \$600,000
 - ii. Not requesting a Site-specific Assessment Grant waiver

3. Location

Calhoun, Chambers, Cherokee, Clay, Cleburne, Coosa, Etowah, Randolph, Talladega and Tallapoosa Counties, Alabama

City of Anniston, Calhoun County, Alabama

City of Sylacauga, Talladega County, Alabama

4. Property Information for Site-Specific Applications - Not applicable

5. Contacts

a. Project Director

Tyler Ferrell

Director of Planning and Development, EARPDC

256-237-6741 Ext 116

tyler.ferrell@earpdc.org

1130 Quintard Avenue, Suite 300

Anniston, AL 36201

b. Chief Executive/Highest Ranking Official

Lori Corley

Executive Director, EARPDC

256-237-6741

lori.corley@earpdc.org

1130 Quintard Avenue, Suite 300

Anniston, AL 36201

6. Population

EARPDC: 460,662

West Anniston: 9,372 (Census Tracts 3, 4, 5, 6 and 8, Calhoun County, Alabama)

Avondale Mills Village: 6,299 (Census Tracts 117 and 118, Talladega County, Alabama)



Chair

WILLIAM "BILL" BAKER
Mayor, City of Piedmont

Vice-Chair

LEW WATSON
Mayor, City of Lincoln

Secretary

DONNA MCKAY
Mayor, Town of Wadley

Treasurer

RICHARD DEAN
Probate Judge, Coosa County

Calhoun Chambers Cherokee Clay Cleburne Coosa Etowah Randolph Talladega Tallapoosa



7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site 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 throughfare separating them).	1, 2
The priority site(s) is in a federally designated flood plain.	2
The reuse or the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficient measures.	
30% or more of the overall project will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from the State or Tribal Environmental Authority

See Attachment 1.

LANCE R. LEFLEUR
DIRECTOR



KAY IVEY
GOVERNOR

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 5, 2020

Mr. Tyler Ferrell, Director of Planning and Development
East Alabama Planning and Development Commission
Post Office Box 2186
Quintard Tower, Suite 300
1130 Quintard Avenue
Anniston, AL 36202

RE: Brownfields Coalition Assessment Grant Support

Dear Mr. Ferrell:

The Alabama Department of Environmental Management (ADEM) is pleased to support the East Alabama Planning and Development Commission (EARPDC) in your pursuit of a Brownfields Coalition Assessment Grant from the U.S. Environmental Protection Agency (EPA).

We understand that the EARPDC serves a 10-county area including Calhoun, Chambers, Cherokee, Clay, Cleburne, Coosa, Etowah, Randolph, Talladega, and Tallapoosa counties, encompassing 6,140 square miles. This target area was built on mining, cotton farming, and textiles. This area is primarily rural but includes 59 municipalities, half of them with a population of less than 1,000. Population and economic growth has been slow in the region, and the EARPDC is seeking to use EPA assessment grant funds to help spur revitalization in the area.

We also understand that the Cities of Anniston and Sylacauga have agreed to be Coalition Partners with the EARPDC on this grant application. In Anniston, the grant will be targeting the West Anniston Community, an area filled with abandoned buildings and former industries that is economically, racially, and geographically separated from the rest of Anniston and experiences environmental justice issues. ADEM, along with the EPA, has had a significant presence in this community helping the residents deal with the extensive PCB contamination resulting from nearby manufacturing operations. In Sylacauga, the grant will be targeting the Avondale Mills Village, a once-thriving community that was the centerpiece of the City for over 100 years, employing 3,000 workers. The former mill has been burned, and the site and other nearby abandoned former industrial sites represent environmental and safety risks to the residents of the low-income neighborhoods that surrounds them.

Therefore, upon request, ADEM can participate in the various brownfield outreach activities needed to accomplish the goals of the Coalition. We wish you and the residents of the EARPDC community success in the pursuit of these funds. Please let us know if we can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Gavin Adams".

M. Gavin Adams, Chief
Redevelopment Section
Land Division
MGA/

cc: Mike McCown via email, mike.mccown@ppmco.com

Birmingham Branch
110 Vulcan Road
Birmingham, AL 35209-4702
(205) 942-6168
(205) 941-1603 (FAX)

Decatur Branch
2715 Sandlin Road, S.W.
Decatur, AL 35603-1333
(256) 353-1713
(256) 340-9359 (FAX)



Mobile Branch
2204 Perimeter Road
Mobile, AL 36615-1131
(251) 450-3400
(251) 479-2593 (FAX)

Mobile-Coastal
3664 Dauphin Street, Suite B
Mobile, AL 36608
(251) 304-1176
(251) 304-1189 (FAX)

EPA BROWNFIELDS ASSESSMENT COALITION GRANT PROPOSAL EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area

The East Alabama Regional Planning and Development Commission (EARPDC) is submitting this Coalition Assessment Grant proposal to serve our impoverished 10-county area (Calhoun, Chambers, Cherokee, Clay, Cleburne, Coosa, Etowah, Randolph, Talladega and Tallapoosa). Encompassing 6,140 square miles sandwiched between Birmingham and Atlanta, the *EARPDC Jurisdiction* was built on mining, cotton farming, and textiles. Industrial manufacturers have enjoyed access to our region's resources and workforce, but as their operations have closed, we have been left with several large parcels of unused and environmentally complex land. The *EARPDC Jurisdiction* is rural with 59 municipalities: half with a population of less than 1,000, and only seven with more than 10,000. Population and economic growth is stagnant, with significant environmental challenges to address.

While the needs are great throughout our 10 counties, the Cities of Anniston and Sylacauga have joined us as Coalition Partners, and our priority focus will be on target areas within these cities (the *West Anniston Community Target Area* in Anniston, and the *Avondale Mills Village Target Area* in Sylacauga). The City of Anniston (Calhoun County) is the second largest city in the EARPDC jurisdiction. Its economy was rooted in iron, steel, and clay pipe, and was largely impacted by the Anniston Army Depot and Fort McClellan, which closed in 1999. The *West Anniston Community Target Area* is the poor side of town. With 9,372 residents covering 9.88 square miles¹, it is irregularly shaped, bordered roughly by Blue Mountain Rd. to the North, Hwy. 21 to the east, Hwy. 78 to the south, and Hunter St. to the west. It is economically, racially and geographically separated from the rest of Anniston. The divide is so extreme, some want to de-annex east Anniston for property value and economic development gains. The *West Anniston Community Target Area* is also being shunned because it is one of the worst environmental injustice sites in recent U.S. history. The population is 76.68% minority with persistent poverty.² Residents unassumingly grew vegetable gardens, raised chickens and hogs, and caught fish in Snow Creek, where children swam and were baptized. They did not know that for 40 years a large manufacturing plant (Monsanto) was releasing polychlorinated biphenyls (PCBs) in their backyards. From 1929 to 1971, in one of the largest environmental justice cases to date, Monsanto released 27 tons of PCBs into the atmosphere, discharged 810 tons into Snow Creek, and disposed of 32,000 tons in the city landfill. As a result, the average level of PCB contamination in Anniston is 27 times higher than the national average, and it was called "one of the most polluted patches of America" by the Washington Post.³ The *West Anniston Community Target Area* was ravaged. Entire streets of homes and businesses have been abandoned and Anniston Code Enforcement shows 105 nuisance abatement properties that require attention. Despite the community's wariness of industry, 80% of *West Anniston* residents want new businesses and industries in the area to increase job opportunities.⁴

Sylacauga, the second Coalition Partner, is located in Talladega County. Economic drivers included marble quarrying and wartime industries, but its textile industry is legendary. A true "*mill town*" in every sense of the word, Avondale Mills operated in the center of town for more than 100 years, employing over 3,000 workers. The company built housing, a hospital, schools, churches, and more to sustain mill workers and spin-off support industries. Residents from its heyday reminisce about the mill as a caring benefactor, with idyllic memories of a "healthy, flourishing" southern town. Generations of families lived and worked there. The former Sylacauga Mayor estimates 75% of citizens have a connection to the mill. Avondale Mills closed in June 2006 and the building caught fire in June 2011. It took 15 minutes to destroy a century of history, leaving in its wake abandoned industrial facilities, houses, environmental and safety issues, and poverty in surrounding low-income minority neighborhoods. This area, now targeted in City redevelopment plans as the *Avondale Mills Village*, represents the second "*target area*" for this grant proposal, and is bounded by Spring Valley Rd. to the north, Pinehill Cir. to the east, W 4th St. to the south, and Old Birmingham Hwy. to the west, covering an approximately 1.6 square miles.

1.a.ii. Description of the Priority Brownfield Site(s)

Five priority sites have been identified in the target areas as the initial focus of the grant funding. Priority sites 1-3 are in the *West Anniston Community Target Area*. **Priority Site 1, Former Anchor Metals.** This privately owned 11.7-acre site on Glenaddie Ave. manufactured electrical transmission towers from 1959 to 1992. The buildings were demolished and the site was mostly cleared, leaving a

smokestack, concrete pads, and environmental concerns. The Alabama Department of Environmental Management (ADEM) completed a Phase I Environmental Site Assessment (ESA) in 2010 and indicated the potential presence of heavy metal contaminants of concern (COCs). Snow Creek lines the property on its western border and the East Branch of Snow Creek is on its eastern border, into which Monsanto discharged PCBs for 40 years (residents described it as red from contaminant discoloration). The site is also in a FEMA-designated flood plain. EPA used the property as a temporary Operations Center during the initial stages of the Monsanto PCB cleanup, signifying its geographical importance as an easily accessible center-point in town. The former Chalk Line Mill, located across the street and now occupied by the newly constructed Department of Human Resources center, is an EPA brownfields cleanup grant redevelopment success the City hopes to repeat at the Anchor Metals Priority Site 1.

Priority Site 2, Former Blue Mountain Industries Textile Mill, produced fishing net and twine from 1896 to 2000. The Blue Mountain mill town sprung up around this 19.2 acre site on Blue Mountain Rd., and once employed thousands. The main plant was demolished, but large piles of demolition debris and environmental/safety hazards remain. It is owned by a private company who is reclaiming industrial timbers and bricks. There are churches and residences surrounding the site with the closest house just 100 feet away. The site also abuts the defunct Southern Railway that divides West Anniston from Downtown. Possible COCs include chemicals used to create and waterproof fibers that were used and stored on site, chlorinated solvents used in machine parts washing, petroleum products, heavy metals, and asbestos and lead-based paint in the remaining structures and demolition rubble piles.

Priority Site 3, Former US Pipe Foundry. This 22-acre site on Front St., divided by an active railway, produced iron pipe and fittings from the late 1800s to 2003. All but one of the buildings were demolished and removed, leaving a single dilapidated brick building (possibly for reuse), concrete slabs, process pits, and asphalt. Scrap and motorized equipment from the neighboring scrap metal facility are also located on site. There were at least five underground storage tanks (USTs) and more aboveground storage tanks (ASTs) on site. Snow Creek runs parallel to the site's eastern edge and bisects its southeast corner. Residences line the western edge of the property. The site has a private owner, who completed a now-outdated Phase I ESA in 2013, which recommended a Phase II that was never conducted. COCs include PCBs, lead, cadmium and others that are related to industrial equipment, foundry fill, cleaners, and coatings used to manufacture iron pipes and fittings, as well as petroleum from the storage tanks and dilapidated equipment sitting on the property.

Priority Sites 4-5 are located in the Avondale Mill Village Target Area, and include:

Priority Site 4, Dairyland Road Tract. Owned by the City, this 228-acre site on Dairyland Rd. was once occupied by a dairy and egg production plant to supply the mill village. COCs at the food processing facility include the hazardous materials and/or petroleum used to operate and maintain machinery and equipment on the agricultural site, which was first opened in the 1910s, well before the advent of environmental regulations. It is adjacent to the REEF Superfund site, which once operated as a petroleum reclamation facility that used retention ponds for wastewater processing. Shirtee Creek flows past the REEF Superfund site and through the southern end of the Dairyland tract, creating a potential pathway for contaminant migration to nearby residences. A row of nine houses sits across the property's northern border and a recreational complex including several ball fields abuts its northeast corner.

Priority Site 5, Former Box Mill. This 129-acre site on Seminole Rd. was used by Avondale Mills as early as the 1910s to manufacture shipping boxes, accept raw cotton delivery, and ship finished products. The site is owned by the City. Norfolk Southern Railroad currently leases a portion of the site for storing materials. All of the buildings have been removed, but the building pads are still present. Residences are located across the western and southern borders of the site. Little is known about the environmental conditions at the site, as it operated long before the advent of environmental laws that govern the handling, storage and disposal of chemicals, petroleum, and associated wastes. Due to long-term use as an industrial/manufacturing facility, and unknowns associated with past hazardous substance/petroleum products storage and waste disposal practices, environmental assessments are needed to evaluate soil and groundwater conditions.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

Improving the economy in the West Anniston Community Target Area is critical. Local partners developed the West Anniston Community Master Plan (WAMP) on a cornerstone of community input, which outlines a *Strategic Concept* for revitalization in the target area. The *Strategic Concept* calls the intersection one block east of Anchor Metals (Priority Site 1) a "gateway," or major arrival point, into the

West Anniston Community from the adjacent downtown area, which is an Opportunity Zone (OZ). A Regional Federal Courthouse is being built in that area and will be completed in the next 12 months. East 11th Street on the property's northern border is identified as an "image corridor." The City will reuse the property to the northeast of the Priority Site as a park (greenspace). The City will naturalize the Snow Creek bed on *Anchor Metal's* western edge and widen the basin to narrow the regulatory floodplain, and in the long-term, convert the pathway to a pedestrian facility. The WAMP identifies revitalization of this city block as essential to attracting economic interest to the *West Anniston Community*, to instilling community pride, and to reconnecting the *West Anniston Community* to Downtown and the more affluent east Anniston neighborhoods. Furthermore, the *Strategic Concept* dictates that vacant properties of significant size at gateways and along image corridors, such as this 11-acre property, should be "aggressively" pursued to facilitate development because of its strategic importance to the economic image of the *West Anniston community*.⁵

The WAMP identifies *Blue Mountain (Priority Site 2)* as part of a planned "Industrial Node". The WAMP and the *Chief Ladiga Trail Extension Project Plan* lay the groundwork to connect the priority site to the existing network of parks, schools, residential areas, businesses and bicycle paths located throughout the City using a 7-mile rails-to-trails extension project. The Chief Ladiga Trail is an award-winning reuse project in east Alabama that draws riders from all over the world. The WAMP outlines the planned use of *Blue Mountain* for offices, R&D parks, call centers and light industrial development, which will provide access to job opportunities that the *West Anniston Community* desperately wants and needs. Additionally, being on the Chief Ladiga Trail, it will have a connection to recreational areas.

The owners of *US Pipe (Priority Site 3, located in an Opportunity Zone)* approached the City about donating the site. The City did not accept, but is interested if the potential environmental concerns can be resolved. It is zoned industrial and the City would market it for industrial redevelopment, which would be attractive to investors because of the adjoining railway. An industrial employer would comply with WAMP plans for the property to help rebuild the area's economy.

Regarding the *City of Sylacauga*, the EARPC just updated the *Comprehensive Plan* for this Coalition Partner. The Plan specifically lists reusing the *Avondale Mills Village Target Area* as a priority goal. It includes establishing an Adaptive Reuse Overlay District (AROD) zone to fuel revitalization. AROD focuses on reducing regulatory barriers, and simplifying the permitting process. Its policies support historic preservation, economic development, and environmental sustainability and resilience. It also calls for creating an inventory of buildings at the target site, including occupancy status, tax title status, and other pertinent information such as environmental characterizations within the AROD.⁶ In addition, the local County School Board, who owns the former Eva Jane Mill Plant in the heart of the Mill Village, has already created exciting plans to redevelop this site. The *Dairyland Road (Priority Site 4)* and *Box Mill (Priority Site 5)*, in addition to numerous other industrial sites, are located around this mill site. The School Board's plans include development of the west side of the mill site for recreation purposes and the east side for industrial and commercial use. Recreation use will include an athletic complex (football field and stadium for the adjacent high school), event lawn, dog park, and gardens. The east side will focus on economic use, with a rural innovation center, business incubation hub, IT hub, and retail. The rural innovation center is being spearheaded by the local organization known as S.A.F.E (one of the support partners to our Coalition) who is seeking grant funding from the USDA Rural Development Department to develop what will be known as the East Alabama Rural Innovation Park to retrain workers left in the wake of the Mill closure. These are significant developments, and will serve as an additional catalyst to Sylacauga's newly minted plans for redevelopment of the *Avondale Mill Target Area*. The City wants to extend that redevelopment into the adjoining *Dairyland Road* and *Box Mill* properties for industrial or commercial business usage to create opportunities for upcoming businesses and jobs for residents.

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

The disinvestment of residents and businesses in the *West Anniston Community* is staggering and the local economy is in a desperate state. Cleaning up and returning the priority sites and other industrial properties scattered throughout the *West Anniston Community* via brownfield funding will not only inject life into the economy, but it will improve future health conditions of the local people that have suffered unjustly. A long-term goal of Anniston is to naturalize Snow Creek and resurrect it as a 3-mile long greenway and pedestrian facility, which abuts a small western portion of the *Anchor Metals Priority Site*. Reusing the *Blue Mountain Priority Site* will contribute to the 7-mile addition to the Chief Ladiga Trail rails-to-trails project. The Trail currently runs 33 miles from Anniston to the Alabama-Georgia Line, where it links with the Silver Comet Trail. The result will be a continuous 102-mile bicycle-pedestrian

corridor linking Anniston and Atlanta. The economic effects of this trail in east Alabama have been well documented, and the extension into the *West Anniston Community* will create a new trailhead, spurring economic development via new lodging, restaurants, and other businesses that will spring up in the community to support the increased trail tourism. Completing work at just the five priority sites in this project will result in nearly 410 acres made ready for developer reuse. There are no significant buildings for reuse on any of the target sites in this project. Portions of the *West Anniston Community* are in Opportunity Zones (OZs). *US Pipe* is in the OZ. *Anchor Metals* and *Blue Mountain* are separated from the OZs by a single street. The *Avondale Mills Village* (including the *Dairyland Road* and *Box Mill* priority sites) is surrounded by four OZs, ranging from 12-20 miles away. There are OZs in all ten of the *EARPDC Jurisdiction* counties. The brownfields reuse projects will attract businesses that provide jobs to residents, encourage housing development, increase tax revenues, and support small businesses within those OZs, in addition to leading to the creation of new ones. Renewable energies and energy-efficient measures will be evaluated in all reuse projects, including but not limited to, solar, energy-saving equipment, and energy-efficient building techniques. The outcomes and benefits of the redevelopment of the priority sites and other properties in the target areas are in concert with the already-established comprehensive plans written for these areas.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

The EARPDC has a long history of securing funding for our communities. There are many potential funding sources for our brownfields projects, including:

Funding Source	Potential Uses
US Economic Development Administration	Grant funding for infrastructure improvements
Appalachian Regional Commission	Grant funding for infrastructure improvements
US Dept of Housing and Urban Development Community Development Block Grant (CDBG)	<i>West Anniston Community</i> is an Entitlement Community eligible for grant funding to expand economic opportunities.
Alabama's CDBG Economic Development program	Grant funding for infrastructure improvements
Coosa Valley Resource Conservation and Development District	Grant funding for economic development
ADEM Section 128 Funding	Provides ADEM with funds to conduct Phase I and II ESAs, community outreach, and more
ADEM Revolving Loan Fund	Financing for projects that enhance protection of public health, including brownfields projects
Alabama Land Recycling Revolving Fund Program	Low-interest loans to governmental entities on a competitive basis for the remediation of contaminated sites
EARPDC Revolving Loan Fund	Gap loans to expanding and start-up small business and industry
Jobs Tax Credit	3% annually of the previous year's gross payroll (not including fringe benefits) for eligible employees for up to 10 years
Investment Tax Credit	Cash rebate of up to 3% annually of the previous year's gross payroll (not including fringe benefits) for eligible employees for up to 10 yrs
Existing Facility Tax Credit: Placed Back in Service	Sales & use tax abatement of non-educational portion of sales & use taxes on construction materials, equipment and other capitalized costs
Growing Alabama Credit	Approved projects are funded when taxpayers make contributions to a local economic development organization

The EARPDC was also involved in helping the City of Valley, one of our member communities, with securing a \$500,000 EPA cleanup grant in 2020 for a former mill. If contamination is identified on sites assessed with funds using this assessment grant, EARPDC will work with the community to seek cleanup grant funding to continue the redevelopment process on those sites.

1.c.ii. Use of Existing Infrastructure

All of the reuse projects will take advantage of existing infrastructure. West Anniston Community's network of highways, roads and utilities will be used at *Anchor Metals*, *Blue Mountain* and *US Pipe*. Industrial reuse will take advantage of *US Pipe's* and *Box Mill's* rail spurs and railway access. In *Avondale Mills Village (Dairyland Road and Box Mill)* the City has determined the need for walkway improvements using city resources and other grant funding. If needed, the use of existing site infrastructure will be confirmed by *Infrastructure Evaluations* prior to development, to be funded by developers or this grant funding as appropriate.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding

The *West Anniston Community* has a population of 9,372, with 41.9% in poverty.⁷ The census tracts that encompass *Avondale Mills Village* have a population of 6,299, with 29.8% in poverty.⁸ These communities have an inability to draw on other initial sources of funding to carry out environmental assessment or remediation, and subsequent reuse of the target area because of the small population sizes and low income of the community. These are high poverty areas, where residents suffered severe layoffs when major employers closed; life-changing disabilities made working difficult, and in West Anniston, medical expenses grew from decades of poisoning. Derelict properties, crime and disinvestment have decreased property values. Utility income has been slashed. Tax bases have shrunk significantly. All of these effects limit funding for development projects, especially for environmental cleanup. Our Coalition Partners routinely rely on us to help with community issues, as evidenced by Sylacauga's recent request to develop their new *Comprehensive Plan*, which focuses on the redevelopment of the *Avondale Mills Village* target area. Partnering with EARPDC will allow our Coalition Partners to take advantage of having more staff, skillsets and resources to assist with the redevelopment of the priority sites in the target areas. As needs arise, EARPDC will also make project funds available to our other needy communities.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Decades of PCB exposure in the *West Anniston Community* has created a classic environmental justice challenge, impacting health and property values, and leading to increased crime, poverty, and disinvestment of business and industry. In *Avondale Mills Village*, significant job loss from the mill closure has created similar problems with poverty and disinvestment. Key statistics demonstrating how these problems affect our sensitive populations are as follows:

Target Area	Poverty Rates			Minority Rate
	Total	Women	Children	
<i>West Anniston Community</i>	41.9%	41.1%	70.1%	76.68%
<i>Avondale Mills Village</i>	29.8%	29.5%	39.9%	34.09%
<i>EARPDC Jurisdiction</i>	18.61%	20.49%	28.19%	25.65%
Alabama	17.5%	19.2%	25.1%	31.6%
US	14.1%	15.3%	19.5%	26.99%

Table source: US Census, 2018 American Community Survey 5-Year Estimates. See endnotes 8 and 9.

The *West Anniston Community's* poverty rate is 189% higher than the US, the women poverty rate is 178% higher and the child poverty rate is 211% higher. Its minority rate is 184.1% higher than the national rate. In Sylacauga, the *Avondale Mills Village* target area poverty rate is 126% higher than the US and the minority rate is 26.3% higher than the national rate. Within the EARPDC, Calhoun, Cleburne and Etowah Counties are among the 10 poorest in the state.⁹ Redevelopment in our target areas will help to attract businesses, leading to more jobs and improved economic conditions that can help to lower poverty rates and better the lives and quality of life of the sensitive populations that live there. Furthermore, Anniston women have double the rate of diabetes than the US related to PCB exposure, and Black adults have PCB levels three times greater than the levels found in Whites.¹⁰ Addressing PCBs and other contaminants in the *West Anniston Community* through this brownfields project will help to reduce exposure to future generations.

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

The total PCBs found in *West Anniston Community* residents are two to five times higher than the national average. Also, *US Pipe* and its predecessors distributed lead-contaminated sand as infill on surrounding properties. As a result, the poor, minority residents are among the most contamination-impacted people in the world, representing a well-known environmental justice challenge. Anniston residents have a two to three times higher hypertension rate than the US average. The diabetes rate in the

*West Anniston Community is more than double the US average: 27% have diabetes, compared with 12.9% in the US and 16% in all of Anniston. The prevalence of heart disease (15.5%) is higher compared with other Alabama residents (5.7%) and with others in the US (4.5%). Anniston residents have a higher prevalence of obesity (36%) when compared with other Alabama residents (30.5%) or with others in the U.S (25%).*¹¹ While the effects of other potential contaminants present on the priority sites beyond the already-documented PCBs is not known at this time, identification of them through this assessment grant is an important next step in addressing the potential impacts on community residents. *Avondale Mills Village* residents were exposed to hydrogen sulfide gas and petroleum runoff from the REEF Superfund site. According to EPA's EJ Screen, the area's *Air Toxics Cancer Risk and Respiratory Hazard Index range in the 90-95th percentile*, and the *Wastewater Discharge Indicator is in the 88th percentile* for EPA Region 4.¹² *Avondale Mills Village* residents' *lung cancer rate is 22.7% higher than the US* and the *diabetes rate is 53.4% higher than the US*. The threat of airborne contaminants, such as asbestos, and groundwater contaminants, such as petroleum, will be identified and eventually cleaned up as a result of this brownfields project, which will help to reduce these rates of disease in the target areas.

(3) Disproportionately Impacted Populations

Decades of pollution in West Anniston has created severe environmental injustice. Besides extreme poverty, disinvestment, and health burdens, other problems include crime, housing, food access, and job loss. Anniston has the one of the *highest violent crime rates in the US*, (3,434 per 100,000 people), compared to Alabama (524) and the US (383).¹³ Crime is more common in poor areas with limited economic opportunities and in the *West Anniston Community* it is exacerbated by use of abandoned properties for illegal activities. The *substandard housing rate in the West Anniston Community is 36.7%*, which is 36% higher than the state. The *West Anniston Community* around the *Anchor Metals priority site* is a *food desert, leaving 29% of residents with no reliable access to food*. Average Household Income is lower in the *West Anniston Community* (\$21,470) and *Avondale Mills Village* (\$30,214) than in Alabama (\$49,861) and the US (\$61,937).¹⁴ In the *Avondale Mills Village* target area in Sylacauga, the mill closure left *hundreds of acres with unknown environmental status, entire streets of businesses closed and boarded up*, and *more than half (53.3%) of the area housing deteriorating or dilapidated*.¹⁵ Reusing the dilapidated brownfields in this project will attract developers and investors, which will improve the local economies. Also, while the effects of potential contaminants present on project sites are not yet known, identifying them through this grant is an important next step in addressing their impacts on community residents.

2.b. Community Engagement

2.b.i. Project Involvement, and 2.b.ii. Project Roles

The EARPCD has a successful history of successful community involvement to improve the lives of the residents by developing partnerships with a wide variety of organizations and groups within the 10-County region. Partnerships have been sought with specific groups who *are already engaged in the target areas*. The following organizations represent a wide array of partners, many of which are members of the EARPCD Brownfields Assessment Team (BAT), and are excited to support this grant effort. These project partners will be engaged from the outset and continuously throughout the grant period to identify sites, discuss cleanup alternatives, and engage the community on potential redevelopment options.

Name	Point of Contact	Specific Involvement/Assistance
Calhoun County Economic Development Council	Don Hopper, 256-453-0702, dhopper@calhouncountyedc.org	Site inventory, communicating grant program to business and industry
Talladega County Economic Development Authority	Calvin Miller, 256-245-8332, millercalv@tceda.com	Site inventory, communicating grant program to business and industry
Jacksonville State University	Jennifer Green, 256-782-5324 jngreen@jsu.edu	Community Health Assessment assistance
Coosa Valley Resource Conservation and Development District	Heidi Richards, (256) 253-2454, [REDACTED]	Community Health Assessment assistance
Area Agency on Aging	Michael Morrison, 256-237-6741, michael.morrison@earpcd.org	Community engagement
Sylacauga Alliance for Family Enhancement (SAFE)	Margaret Morton, 256-245-4343, mortonm@safesylacauga.com,	Community engagement. Education in <i>Avondale Mills Village</i> area.
West Anniston Foundation	Tycoma Miller, 256-238-8476, [REDACTED]	Community engagement. Support health and education needs of economically and socially

		disadvantaged residents in <i>West Anniston Community</i> .
Alabama Department of Environmental Management (ADEM)	Gavin Adams, 334-271-7700, mga@adem.alabama.gov	Technical (Phase I and II) support; visioning sessions, and community engagement

2.b.iii. Incorporating Community Input

The BAT, consisting of EARPDC staff, Coalition Partners (City of Anniston and Sylacauga staff), and other key project partners, will lead a Community Outreach Program that will inform, update and solicit community input. A Community Involvement Plan will be prepared at the start of the project. The primary communication tool will be a Brownfield Project website, which will include details of important project milestones, such as consultant selections, site inventory lists, assessment and cleanup results, and planned redevelopment. It will share community meetings, press releases, and project partners, and facilitate receiving input by providing contact information and feedback forms. The BAT will solicit site inventory inputs from project partners and resident groups through private and public meetings. Additional inputs from the community will be invited through town hall presentations. Meetings will be held in person following CDC COVID-19 guidelines when possible, but Google Meet and Zoom Meetings will be used to be inclusive. Project partners will help to advertise and populate the meetings and presentations. Stakeholder interviews will be another important tool used to gather community inputs and feedback. To communicate project progress and gather feedback, the BAT will meet with project partners and residents' groups at relevant milestones, as needed. Updates will be given at City Council meetings, in town hall meetings, on Coalition members' and community partners' websites and social media pages, through press releases to local newspapers, and via the Brownfield Project website. Flyers will be mailed to those residents and businesses most closely affected by the properties in this project, especially in low-income areas where Internet access is limited. Community feedback will be solicited with all project updates, and will be taken via face-to-face meetings, electronic meetings, phone calls, emails, and web forms. Questions and concerns will be addressed by the BAT. Responses will be made by the most appropriate Coalition partner in a timely manner.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

EARPDC has carefully evaluated and planned activities to ensure they are eligible for reimbursement and appropriate to project goals. We will prioritize the five sites in Coalition Partner target areas before assisting others. We will use our extensive in-house grant management, planning, and economic development skills, and access to other partner resources to augment the EPA grant funds to spur redevelopment in our jurisdiction. We have already taken proactive steps to demonstrate our commitment to effective use of brownfield funds by soliciting dedicated and experienced Coalition Partners, communicating with BAT members, and committing our own resources to the effort. No health monitoring activities are planned as part of this brownfields project at this time, but the need for such activities will be evaluated based on the findings of planned environmental assessments. *Sections 3.a.i, 3.a.ii., 3.a.ii, and 3.a.iv.* have been consolidated in the following tables:

Task 1. Program Management	
i. Project Implementation	ii. Anticipated Project Schedule
Grant oversight and correspond with EPA	Ongoing throughout project
Develop and monitor the Grant Work Plan	Quarter (Q)1, updated as needed
Finalize scope and terms with environmental professional selected through qualifications-based selection process; Kickoff Meeting with Coalition Partners and contractors to finalize agreements, and discuss roles and expectations	Q1
ACRES updates	At the end of each month, and as needed
Financial tracking and reports	At the end of each month, annual reports
Annual reports	Q4, Q8, Q12
Final report	Q12
Attend two brownfields conferences	Q1 and Q5
iii. Task/Activity Lead: EARPDC, with reporting assistance from QEP	
iv. Outputs: Grant Work Plan, 36 monthly reports, 3 annual reports, 1 final report	
Task 2. Site Inventory and Community Outreach	
i. Project Implementation	ii. Anticipated Project Schedule

Establish a Community Involvement Plan	Q1, updated as needed
Hold meetings with partners and ADEM to review sites, environmental records, reuse potential, developer interest, and goals alignment	As needed
Site inventory, selection, and prioritization	Q1, updated monthly
Attend community meetings	Q1, Q2, more as needed
Prepare community educational materials (press releases, flyers/mailers)	As needed
Website and social media work	Website and social media account integration established in Q1, updated as needed
Collect and respond to community feedback	Continuously as needed
iii. Task/Activity Lead: Brownfields Advisory Team (includes EARPDC staff)	
iv. Outputs: Brownfields Project website, 6 community meetings, 5 press releases, 5 flyers, site inventory	
Task 3. Phase I and Phase II Environmental Site Assessments (ESAs)	
i. Project Implementation	ii. Anticipated Project Schedule
Create Quality Assurance Project Plan (QAPP)	Q1
Conduct 26 Phase I ESAs (5 Priority Sites plus 21 additional sites)	Begin after site inventory is approved by the BAC. Priority Sites completed by Q4. Additional sites completed throughout the project and completed by Q10.
Conduct 16 Phase II ESAs	Begin after a Phase I is completed. Priority Sites completed by Q4. Additional sites completed throughout the project. All completed by Q11.
iii. Task/Activity Lead: QEP with EARPDC oversight	
iv. Outputs: 1 QAPP, 24 Phase I ESAs, 16 Phase II ESAs including Site Specific QAPPs	
Task 4. Cleanup Planning	
i. Project Implementation	ii. Anticipated Project Schedule
Identify cleanup options and costs	Begin after a Phase II is completed. Priority sites completed by Q5. All completed by Q12.
Develop 5 Analysis of Brownfields Cleanup Alternatives (ABCAs)	Begin after cleanup identification is completed. Priority sites completed by Q5. All completed by Q12.
iii. Task/Activity Lead: QEP with EARPDC oversight	
iv. Outputs: 5 ABCAs	
Task 5. Other Planning	
i. Project Implementation	ii. Anticipated Project Schedule
Create 2 reuse/area-wide plans	Begin after a cleanup plan is completed and may include allowable reuse planning or area-wide planning, market studies, infrastructure evaluation, or others. All activities completed by mid-Q12.
iii. Task/Activity Lead: Consultant with EARPDC oversight	
iv. Outputs: 2 reuse/area-wide plans	

3.b. Cost Estimates

Cost estimates for implementing the tasks anticipated to be associated with this project are presented in the below table, followed by a detailed explanation of how the costs were derived.

	Program Management	Community Outreach	Phase I & II ESAs	Cleanup Planning	Reuse Planning	Total
Direct Costs	Personnel	9,000	2,000			\$11,000
	Fringe Benefits					
	Travel	3,700				\$3,700
	Equipment					
	Supplies		550			\$550
	Contractual	6,000	5,750	467,000	26,000	80,000
Total Direct Costs	18,700	8,300	467,000	26,000	80,000	\$600,000
Total Indirect Costs						
Total Budget	\$18,700	\$8,300	\$467,000	\$26,000	\$80,000	\$600,000

Task 1: Program Management

Personnel Costs: Cooperative Agreement and Financial Management - 180 hours at average rate of \$50/hr = \$9,000

Travel Costs: 2 conferences x \$1,850/conference = \$3,700, includes flight (\$500), hotel (\$175/night for 4 nights), meals (\$90/day for 5 days) and registration (\$200)

Contractual Costs: (quote based) 36 monthly reports, 3 annual reports, and final reporting = \$6,000

Task 2: Community Outreach

Personnel Costs: meetings and feedback - 40 hours at average rate of \$50/hr = \$2,000

Supplies Costs: community meeting presentation materials = \$550

Contractual Costs: (quote based) website/social media, flyers and press releases = \$5,750

Task 3: Phase I & II ESAs

Contractual Costs: (quote based) Generic QAPP for Phase II ESAs = \$4,500. 26 Phase I ESAs at average cost of \$4,250 each = \$110,500. 16 Phase II ESAs at average of \$22,000 each = \$352,000. Each will include SSQAPP, Sampling & Analysis Plan, and Health & Safety Plan.

Task 4: Cleanup Planning

Contractual Costs: (quote based) identification of cleanup options and costs, and completion of 5 ABCAs at \$5,200 each = \$26,000

Task 5: Reuse Planning

Contractual Costs: (quote based) 2 reuse plans at average of \$40,000 each = \$80,000

3.c. Measuring Environmental Results

EARPDC will develop a project plan with a milestones and deliverables chart to track and measure progress. Project management will be managed with software to assist tracking efforts. A budget will be developed to set cost expectations for each project task. Costs will be tracked monthly to ensure project progress is in line with spending and budgets. EARPDC will require the selected environmental professional to provide a schedule of milestones, budgets and deliverables with monthly updates to integrate into monthly project tracking. Updates will be provided to EPA via the ACRES database. When measures or timeline milestones are not being met, the project manager will meet with EPA, coalition partners and the environmental professional to evaluate problems, find solutions, and identify steps to regain timeline losses and/or adjust the project as needed to meet expectations. ESAs will be completed as early in the project as possible to determine if there is extra capacity for additional sites in the target areas and other communities in the EARPDC 10-County area. The outputs defined in the project plan will be tracked and entered into ACRES on a monthly basis. The Coalition will also track outcomes to facilitate EPA's Strategic Plan. Outcomes such as the number and sizes of sites made available for reuse, jobs created, dollars leveraged, local government use, greenspace made available, energy efficiency measures implemented, and more will be entered into ACRES. Problems will be reported immediately and project management will realign the project plan as needed to redirect work and get back on track efficiently.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure

EARPDC will be the lead Coalition Manager and decision maker in all technical, administrative and financial decisions of the grant. We employ seven planners and additional supporting staff including GIS mappers, lawyers, accountants, assistants, and more. We have been a force for change and improvement in our 10-County jurisdiction for many years. For decisions in the Anniston Coalition Partner area, we will work closely with the City's Planning & Development Services Director, who will gather inputs from city council members, the mayor, and other key city partners. For decisions in the Sylacauga Coalition Partner area, we will work closely with the City's Planning and Code Department Interim Director, who will gather inputs from city council members, the mayor, and other key city partners. Both cities have been deeply involved in planning for this grant submittal, and have provided letters indicating their interest in this project, which are attached to the Threshold Criteria as requested.

4.a.ii. Description of Key Staff

Frank Humber, EARPDC Deputy Director, will provide executive oversight of the grant. He has a Master's in Urban Planning and 45 years of experience in planning and development. *Tyler Ferrell, EARPDC Planning and Development Director*, will serve as the grant project manager. Mr. Ferrell has a Master's in Public Administration, is a Certified Planning and Zoning Official and has three years of experience in his position. He supervises a team of six planners, two GIS Mappers, and a GIS supervisor, which provides community development, land-use, transportation, and environmental planning duties. *Karrissa Swearengin, EARPDC Director of Finance*, will lead the financial management of the grant. Ms.

Swearingin has been responsible for assisting with EARPDC's financial management of over \$18 million dollars of federal and state grants since joining the organization. She has 13 years of experience working with federal grant budgets ranging from \$5 million to \$10 million dollars. These individuals have the experience and credentials to effectively manage this brownfield grant.

4.a.iii. Acquiring Additional Resources

To expedite the project, EARPDC will be engaging an environmental professional to assist with the technical aspects selected through completion of a competitive process per 40 CFR 31.36. No subwards are anticipated, but if needed, will comply with EPA's Subaward Policy and Disadvantaged Business Enterprises will have fair opportunities to compete for work. Cost, experience, ability and capacity will be selection factors.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received and EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

EARPDC has never received an EPA Brownfields Grant but has managed many Federal and non-Federal grants similar in scope to EPA Brownfields Grants since its inception in 1971. We did submit a brownfields grant application in 2015 and in 2019, but it was not awarded at that time. A few examples of our experience with successfully managing other federal grants is as follows:

(1) Purpose and Accomplishments

2019 Local Development District (LDD) Work Program, \$350,000 awarded by Appalachian Regional Commission (ARC). **Purpose:** Supported ARC's Strategic Plan by furthering economic opportunity, increasing workforce readiness, supporting critical infrastructure, leveraging natural and cultural resources, and building community and leadership capacity. **Accomplishments:** Managed 6 Revolving Loan Fund Program loans, helped 101 unemployed job seekers who are 55 and older with limited household income receive on-the-job training, assisted with the application and/or technical assistance of 40 grants totaling \$15 million, and developed 4 Comprehensive Plans for local governments.

2018 LDD Work Program, \$105,880 awarded by ARC. **Purpose:** Same as 2019 above. **Accomplishments:** Helped 101 unemployed job seekers 55 and older with limited household income receive on-the-job training, assisted with the application and/or technical assistance of 34 grants totaling \$9.6 million, completed a community planning report and an economic development report, and provided technical assistance to 280 citizens and local governments, including community and emergency planning, economic services, mapping and data, and outreach services.

2017 LDD Work Program, \$114,890 awarded by ARC. **Purpose:** Same as 2019 and 2018 above. **Accomplishments:** Managed six revolving loans to support growing businesses, assisted with the application and/or technical assistance of 34 grants totaling \$9.5 million, completed a community planning report, a city's Comprehensive Plan, and an economic development report, provided technical assistance to 235 citizens and local governments, including community and emergency planning, economic services, mapping and data, and outreach services.

(2) Compliance with Grant Requirements

EARPDC has consistently met all federal grant compliance requirements over the past 48 years, including work plans, schedules, and terms and condition. The outcomes from these grants has resulted in multiple awards from the granting agencies. All reports have been submitted on time and in accordance with grantor guidelines using the required communication channels.

¹ US Census, AL Census Tracts 3, 4, 5, 6, and 8, 2018 American Community Survey 5-Year Estimates, <https://www.census.gov/programs-surveys/acs>.

² Ibid.

³ Grunwald, Michael. "Monsanto Hid Decades of Pollution," *Washington Post*. 1 January 2002.

⁴ West Anniston Master Plan. City of Anniston, Anniston Housing Authority, and Anniston City Schools. 16 April 2014.

⁵ Ibid.

⁶ City of Sylacauga Comprehensive Plan. City of Sylacauga. October 2019.

⁷ US Census, AL Census Tracts 3, 4, 5, 6, and 8, 2018 American Community Survey 5-Year Estimates, <https://www.census.gov/programs-surveys/acs>.

⁸ US Census, AL Census Tracts 117 and 118, 2018 American Community Survey 5-Year Estimates, <https://www.census.gov/programs-surveys/acs>.

⁹ "67 Alabama counties, ranked from richest to poorest." AL.com. <https://www.al.com>.

¹⁰ "Anniston Community Health Survey." Agency for Toxic Substances & Disease Registry. www.atsdr.cdc.gov/sites/anniston_community_health_survey.

¹¹ Ibid.

¹² EPA EJSCREEN Report (Version 2019). https://ejscreen.epa.gov/mapper/ejscreen_SOE.aspx.

¹³ FBI reported violent crimes include rape, robbery, aggravated assault, and murder. Source: Seale, Michael. "Here's the 'Most Dangerous City' in Alabama." *Across Alabama*, AL Patch. 26 April 2019, <https://patch.com/alabama/across-al/here-s-most-dangerous-city-alabama>.

¹⁴ US Census, American Community Survey 5-Year Estimates, <https://www.census.gov/programs-surveys/acs>.

¹⁵ Sylacauga Comprehensive Plan Interim Executive Summary. June 2017.

THRESHOLD CRITERIA

1. Applicant Eligibility

All Coalition members are eligible for application. The East Alabama Regional Planning and Development Commission (EARPDC) is eligible as a Development Agency chartered by the Governor's office in June 1971. (See Attachments A and B.) The City of Anniston, AL is eligible as a General Purpose Unit of Local Government. The City of Sylacauga, AL is eligible as a General Purpose Unit of Local Government. None of the coalition members are members of other coalitions or are submitting individual applications in the FY21 competition cycle.

All coalition members have signed letters of interest to the grant applicant, EARPDC, agreeing to be part of the coalition. (See Attachments C and D.)

2. Community Involvement

The Coalition will establish a Brownfields Advisory Team (BAT), comprising EARPDC staff, City of Anniston staff, City of Sylacauga staff, and other key project partners, to lead a Community Outreach Program that will inform, update and solicit community input. The primary tool BAT will use for community communication will be a Brownfields Project website, which will include details of important project milestones, such as consultant sections, site inventory lists, and assessment and cleanup results. It will share announcements for community meetings, press releases, and project partners. It will also help to collect feedback by providing contact information and feedback forms.

The BAT will solicit site inventory inputs from project partners and resident's groups through private and public meetings. Additional inputs from the community will be invited through town hall presentations. Project partners will help to advertise and populate the meetings and presentations. Stakeholder interviews will be another important tool used to gather community inputs and feedback.

To communicate project progress and gather feedback, the BAT will meet with project partners and resident's groups at relevant milestones, as needed. Updates will be given at City Council meetings, in town hall meetings, on coalition members' and community partners' websites and social media pages, through press releases to local newspapers, and via the Brownfields Project website. Flyers will be mailed to those residents and businesses most closely effected by the properties in this project, especially in low-income areas where Internet access may not be readily available. Community feedback will be solicited with all project updates, and will be taken via face-to-face meetings, phone calls, emails, and web forms. Questions and concerns will be addressed by the BAT. Responses will be made by the most appropriate coalition partner in a timely manner.

EARPDC will follow Center for Disease Control (CDC) recommendations for social distancing due to COVID-19. When allowable, the BAT will hold in-person meetings. When in-person meetings are not possible, the BAT will make use of e-meeting tools such as Google Meet and Zoom Meetings to be inclusive. When appropriate, e-meetings will be recorded and made available on the Brownfields Project website.

3. Expenditure of Assessment Grant Funds

EARPDC does not have an active EPA Brownfields Assessment Grant.

Threshold Criteria for Assessment Grants Attachment A

**Governor of Alabama's Letter of Certification for the East Alabama Regional Planning
and Development Commission**



STATE OF ALABAMA

GOVERNOR'S OFFICE

MONTGOMERY

GEORGE C. WALLACE
GOVERNOR

June 3, 1971

Mayor John B. Nisbet, Jr.
Chairman
East Alabama Regional Planning
and Development Commission
P. O. Box 1584
Anniston, Alabama 36201

Dear Mayor Nisbet:

In accordance with your petition for certification of the East Alabama Regional Planning and Development Commission of May 28, 1971, and pursuant to Section 3 of Act. No. 1126 (S. 378), Regular Session, 1969, Legislature of Alabama, I hereby certify the East Alabama Regional Planning and Development Commission under the terms of the aforementioned Act, for the region comprised of Calhoun, Chambers, Cherokee, Clay, Cleburne, Coosa, Etowah, Randolph, Talladega and Tallapoosa Counties within State Planning and Development District No. 4.

In conformance with requirements of the Appalachian Development Act of 1965 as amended, I also certify East Alabama Regional Planning Commission as a local Development District eligible to receive and expend funds under Section 302 of the Act.

Sincerely yours,

George C. Wallace
Governor

GCW-r

Threshold Criteria for Assessment Grants Attachment B

**Regional Compact Establishing the
East Alabama Regional Planning and Development Commission**

A REGIONAL COMPACT
ESTABLISHING THE
EAST ALABAMA PLANNING AND
DEVELOPMENT COMMISSION

Nature and Purpose of the Compact:

- I. For the purpose of forming a regional planning and development commission in accordance with Act Number 1126, Regular Session, 1969, of the Legislature of Alabama, the undersigned have associated themselves together and have consented to and adopted this written agreement to constitute a regional planning and development commission upon the certification hereof by the Governor pursuant to the aforesaid law.
- II. This compact is intended to supercede and replace the existing regional planning organizations and councils of government in State Planning and Development District Four. These existing entities will be legally dissolved upon certification of the herein proposed commission; their staffs, real property, personal property, and general-fund monies and other assets and possessions will be consolidated in order to form the herein proposed regional planning and development commission. The agencies whose existence ends with the certification of this commission are:

- (1) The Coosa Valley Planning Agency
P. O. Box 1584
Anniston, Alabama 36201

- (2) The East Central Alabama Regional Planning
and Development Commission
Alex City Bank Building
Alexander City, Alabama

Requirements:

The governmental units within State Planning and Development District No. Four have acted through their governing bodies as evidenced by the ordinances and resolutions which are included herein by reference and therefore are associating themselves under the following criteria:

1. No county within the common boundaries of State Planning and Development District No. Four has been precluded from participation.
2. No incorporated municipality within the said counties has been precluded from participation.
3. The undersigned governmental units represent the majority of the population within the proposed region.

The initial officers of the Commission are as follows:

Chairman - JOHN B. NISBET, JR., MAYOR OF JACKSONVILLE
Vice-Chairman - O.D. ALSOBROOK, PROBATE JUDGE - CHAMBERS CO.
Secretary - RALPH A. MEADE, CHAIRMAN OF CHEROKEE CO.
Treasurer - WILLIAM RADNEY, MAYOR OF ALEXANDER CITY

The aforementioned officers will prepare the bylaws for the approval of the Commission.

Participation:

(1) All governmental units that are party to this agreement shall be represented in the membership of the Commission. The voting members of the Commission membership shall be the chief elected public officials or their designated representatives of the member governments. (2) The membership will be considered inactive with no voting rights until the annual contribution is made. The annual contribution is established at twenty-five cents (25¢) per capita based on the current Federal Decennial Census. However, in the event a unit desires to pay in monthly or quarterly installments it may do so and shall not be considered delinquent until the end of the quarter.

Amendment:

This agreement shall be amended by resolution within thirty (30) days of receipt of notice of:

1. A resolution or ordinance of an incorporated political jurisdiction desiring membership.
2. A resolution or ordinance of a governmental unit stating their desire to withdraw.

Dissolution:

The Commission may be dissolved upon the affirmative vote of two-thirds (2/3) of its membership.

DONE THIS 27 DAY OF May, 1971.


CHAIRMAN

BYLAWS
OF THE
EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION

ARTICLE I

Name, Principal Office and Area

1.1 The Commission shall be known as the East Alabama Regional Planning and Development Commission.

1.2 The Commission shall maintain its principal office in the City of Anniston, Calhoun County, Alabama, and may establish field offices at such other places as it may deem appropriate.

1.3 The area served by this Regional Planning Development Commission shall be Calhoun, Cherokee, Clay, Cleburne, Chambers, Etowah, Randolph, Talladega, Coosa, and Tallapoosa Counties, Alabama.

ARTICLE II

Objectives and Purposes

2.1 The objectives and purposes of the East Alabama Regional Planning and Development Commission shall be as set forth in Act No. 1126, Regular Session, 1969, Legislature of Alabama.

ARTICLE III

General Powers and Authority

3.1 The Commission shall exercise its power and authority in accomplishing its objectives and purposes as provided by Section 5 of Act No. 1126, Regular Session, 1969, of the Legislature of Alabama, and accordingly shall:

- a. Adopt, amend and repeal Bylaws, rules and regulations governing the conduct of its business and the performance of its functions;
- b. Provide for the internal organization and administration of the Commission;
- c. Appoint and fix the salary of an Executive Director;
- d. Accept, use, purchase, or dispose of gifts or donations of services or property (real, personal or mixed, tangible or intangible);
- e. Enter into and perform such contracts, leases, agreements or other transactions as may be necessary in carrying out its functions; and
- f. Take such other action and incur such other expenses as may be necessary or appropriate to carry out its purposes under the Act and consistent therewith.

3.2 The Commission shall provide, in accordance with its capabilities, special planning and development service to local units of government, and shall coordinate planning and development matters of local interest throughout the region.

ARTICLE IV

Organization of Commission

4.1 The Commission shall consist of members who shall represent the local units of government within the boundaries of the region.

4.2 Each county and each incorporated municipality shall be entitled to one voting representative on the Commission. The chief elected official or his designated representative of each member county or city shall be the representative for the local government. Members of the Alabama Legislature whose districts are wholly or partly encompassed by the boundaries of the Commission shall be ex officio Commission members in a non-voting status.

4.3 Commission members shall serve during their term of office with the following:

a. The term of any Commission member serving in such capacity by virtue of elective public office shall expire with his incumbency in such office; and

b. The term of any Commission member who is a designated representative of a chief elected official shall expire concurrently with the incumbency of the same chief elected official.

ARTICLE V

Election of Officers

5.1 Nomination of officers shall be made by a nominating committee and from the floor and officers shall be elected at the annual organization meeting which shall be held on the fourth Thursday of May of each year.

5.2 The candidate for each office receiving a majority vote of the membership of the Commission present, shall be declared elected.

5.3 All officers shall be elected by the Commission and shall serve for a term of one year and until their successors are elected and shall have qualified, but in no case to exceed the term of their Commission membership. All officers shall be eligible to succeed themselves for one additional term.

5.4 An officer elected by the members of the Commission may be removed at any time without cause by the affirmative vote of a two-thirds majority of the members of the Commission. Any vacancy occurring in any office shall be filled for the unexpired term thereof by the members in the same manner as provided for elections.

ARTICLE VI

Officers and Duties

6.1 The officers of the Commission shall consist of a Chairman, Vice-Chairman, Secretary, and Treasurer. They shall have the privilege of discussing all matters before the Commission and to vote thereon.

6.2 The Chairman shall preside at all meetings and hearings of the Commission and have the duties normally conferred by parliamentary usage of such officers. He shall execute all instruments for and on behalf of the Commission.

6.3 The Vice-Chairman shall in the absence or disability of the Chairman perform the duties and exercise the powers for the Chairman.

6.4 The Secretary shall keep the minutes and records of the Commission, prepare with the Chairman the agenda of

regular and special meetings, provide notice of meetings to the Commission members, arrange proper and legal notice of hearings, attend to correspondence of the Commission and such other duties as are normally carried out by a secretary.

6.5 Treasurer shall have the custody of the funds of the Commission and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Commission and shall deposit all monies in the name and to the credit of the Commission in such depositories as may be designated by the Commission. The expenditures of the Commission, exclusive of gifts, shall be within the amounts appropriated for the purpose by counties, cities, and other public agencies. He shall disburse the funds of the Commission as ordered by the members, taking proper vouchers for such disbursements, and shall render to the members an account of his transactions and of the financial condition of the Commission as required by the members.

6.6 The officers shall perform such other duties as may, from time to time, be prescribed by the members.

ARTICLE VII

Staff

7.1 There shall be an Executive Director of the Commission and such assistants as the members and the Executive Director may from time to time determine are needed. Members of the Commission may not serve as permanent staff members but may serve the Commission on a consultant basis. The Commission may contract with consultants for such services as it may require.

7.2 The Commission may, by proper resolution, grant either general or specific authority to the Executive Director to execute instruments for and on behalf of the Commission.

7.3 The Executive Director shall be the chief administrative officer of the Commission and shall be in charge of and responsible for all professional planning and development work and of the administration of the functions and offices of the Commission, subject however, to the policies established by the Commission and to general supervision of the Commission. He shall make appointments of staff personnel, prepare a recommended budget, prepare reports and publications, and direct the work of the staff.

The Executive Director may testify before appropriate public bodies or committees thereof on such policies and recommendations as may be adopted and approved by the Commission and may consult and confer with appropriate public officials on behalf of the Commission in connection with the program of the Commission.

7.4 The Executive Director shall from time to time employ additional members to the staff upon approval by the Executive Committee. Promotions and salaries of staff members, other than the salary of the Executive Director, may be determined by the Executive Director with the recommendations and consent of the Commission's Executive Committee.

7.5 All staff personnel shall be subject to such personnel policies as may from time to time be established by the Commission.

7.6 The Executive Director of the EARPDC shall serve as an ex-officio member of the Board of Directors of the East Alabama Regional Housing Authority.

ARTICLE VIII

Committees

8.1 Executive Committee. The EARPDC shall have an Executive Committee which will consist of the Chairman and Vice-Chairman, Secretary and Treasurer of the EARPDC, a representative from each of the ten counties represented in the EARPDC and a representative from the cities in the EARPDC with over 10,000 population according to the last Federal decennial census (those eligible in 1970 include Alex City, Anniston, Gadsden, Sylacauga, and Talladega).

The Chairman of the Commission shall serve as Chairman of the Executive Committee. The Executive Director of the EARPDC shall serve as an ex-officio member of the Committee.

The Executive Committee shall meet monthly except during months when the entire Commission shall meet. Members of the Commission who are not members of the Executive Committee may attend meetings of the Executive Committee but shall not vote at such meetings.

The EARPDC Executive Committee shall have the following functions:

1. To consider promotions and salaries of EARPDC personnel;
2. To steer the basic policies of the EARPDC regarding the ten county region and to submit

- these policies for adoption before the entire assembly of the EARPDC;
3. To prepare resolutions for adoption by the entire assembly of the EARPDC;
 4. The Executive Committee shall have the authority to execute contracts on behalf of the Commission and shall have the power to approve all receipts and expenditures of the Commission except for approval of the annual budget;
 5. The Executive Committee shall guide the functioning of the following committees: Planning Committee, The Development Committee, and other advisory committees; and
 6. To study such area governmental problems common to two or more members and to promote cooperative arrangements and coordination among members of the Commission.

8.2 Planning Committee. There shall be a Planning Committee of the EARPDC appointed by the Chairman of the Commission. The Planning Committee of the EARPDC will aid staff members in developing policy for regional planning and local planning activities.

It shall each year align priorities for local planning done by the EARPDC. It shall aid the staff from time to time as may be required in developing a regional planning program.

The Planning Committee shall consist of the representatives of at least two of those cities of over 10,000, the representatives of at least four counties, the

representatives of four other towns and cities under 10,000 population and two other representatives from the EARPDC Commission.

The Chairman of this committee shall be elected by the ten basic committee members.

The Planning Director of the EARPDC shall be an ex-officio member of this committee. The powers of the Planning Committee are advisory to the general assembly of the EARPDC.

8.3 Development Committee. There shall be a Development Committee of the EARPDC. It shall consist of the representatives from two cities in the EARPDC of over 10,000, four representatives from cities of under 10,000, and four representatives from counties in the EARPDC and two representatives at large. These members shall be appointed by the Chairman of the Commission and the committee itself shall elect a chairman of the committee. The Development Director of the EARPDC shall serve as an ex-officio member of this committee. The responsibilities and duties of the Development Committee shall be as follows:

1. To advise the general assembly of the Commission on policies of development and growth in the EARPDC region;
2. To serve as a committee of appeal for those entities which have applied to the EARPDC for A-95 review and comment. This appeal shall consist of a further review of the application by the entity than that done by the staff of the EARPDC;

3. To recommend certain land and population development growth within the EARPDC region;
4. To advise the EARPDC staff and Commission concerning the implementation of certain projects by the EARPDC; and
5. To advise the EARPDC staff concerning development programs to be included in future work programs.

8.4 Advisory Committees. There shall be such other advisory committees as the Chairman of the Commission with the approval of the members of the Executive Committee shall from time to time designate.

ARTICLE IX

Meetings

9.1 All meetings and special meetings shall be open public meetings.

9.2 Regular meetings of the entire assembly of the Commission shall be held at the principal office of the EARPDC or at such other places as agreed to by the Commission at the end of each quarter of the year. There shall, therefore, be four regular meetings of the Commission.

During the year, the Executive Committee of the Commission shall meet at the principal office at the Commission or at such other places as agreed to by the Commission.

9.3 Special meetings of the EARPDC may be called by the Chairman at such time and place and for such purpose as the said Chairman shall designate. Special meetings of the Commission shall be called by the Chairman not less than

three days prior to such meeting and written announcement of such called meetings designating the time and place and purpose of the called meeting shall be sent to each representative on the Commission. The business of any special meeting shall be limited to the stated purposes of the meeting.

9.4 Each member of the EARPDC, including the Chairman but excluding ex-officio members, shall have one vote on all matters.

9.5 The minutes of each meeting shall be prepared and distributed to the Commission members by the Secretary promptly after each meeting.

ARTICLE X

Order of Business

- 10.1 The order of business at regular meetings shall be:
- a. Roll call - Declaration of quorum
 - b. Hearing of persons having business with the Commission (No decision or vote taken)
 - c. Reading of minutes of previous meeting
 - d. Reports of officers and committees
 - e. Old business
 - f. New business (Items may be deferred for study as necessary and voted upon at the next meeting)
 - g. Adjournment

the fiscal year, the staff of the EARPDC shall prepare a work program setting forth the proposed activities of the work of the Commission for the ensuing fiscal year and the budget and staff requirements for such programs. The work program shall be submitted to the Executive Committee for appropriate action and, if approved, to the Commission for adoption.

13.2 A budget to underwrite the aforesaid work program shall be prepared by the EARPDC staff which shall be submitted to the Executive Committee for suggestions and to the Commission for adoption 15 days prior to July 1 of each year.

ARTICLE XIV

Local Financing

14.1 The member governments of the EARPDC, consisting of towns, cities and counties, shall each year pay twenty-five cents per capita within their unincorporated limits to support the operation of the EARPDC. These operating expenses shall be payable annually in advance from the town, city or county on October 1 of each year or may be paid in monthly or quarterly increments during the fiscal year.

14.2 The member counties shall pay according to the number of citizens living in the unincorporated areas of their county. Counties may, however, cover the cost of any incorporated area within such county if members of the county commission of the county agree to the same.

14.3 Population in member towns, cities and counties shall be established according to the most recent Federal decennial census.

ARTICLE XI

Hearings

11.1 In addition to those required by law, the Commission may at its discretion hold public hearings when it decides that such hearings will be in the public interest.

11.2 Notice of such hearings shall be published in newspapers of general circulation within the counties of the EARPDC at least fifteen (15) days prior to the date of such public hearing.

11.3 Pertinent information shall be presented in summary by the Secretary or a designated member of the Commission and parties in interest shall have privilege of the floor. No statement shall be recorded or shown as evidence for any court of law without notice to the parties.

ARTICLE XII

Fiscal Year and Annual Report

12.1 The fiscal year of the Commission shall be from July 1 to June 30 of each year.

12.2 By August 1 of each year, the Executive Director shall prepare an annual report.

12.3 Upon adoption, the annual report shall be submitted to the local governments within the region and shall also be made available to the general public.

ARTICLE XIII

Budget

13.1 Annually and at least 30 days prior to the end of

ARTICLE XVGeneral

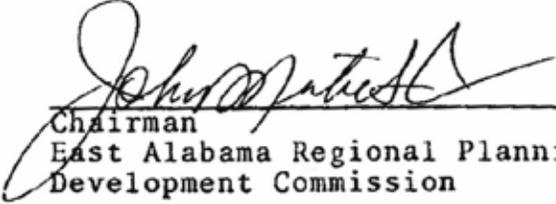
15.1 None of the members of the Commission shall be personally liable under, upon, or in connection with any agreements or undertakings entered into by the Commission, or in connection with any other obligations or liabilities of the Commission.

15.2 In any case, where a provision of these Bylaws or an amendment thereto, may be in conflict with the agreement establishing the Commission and any amendments thereto, said agreement and any amendments thereto shall prevail.

ARTICLE XVIAmendments

16.1 The Bylaws of the Commission may be amended by a majority vote of the members present at any regular meeting of the Commission. The Executive Committee shall have no power or authority to amend or appeal these Bylaws.

Adopted by the East Alabama Regional Planning and Development Commission on the 27 day of May 1971.


Chairman

East Alabama Regional Planning and
Development Commission

Threshold Criteria for Assessment Grants Attachment C

City of Anniston Letter of Interest



CITY OF ANNISTON
P.O. Box 2168 ANNISTON, AL 36202

OFFICE OF THE MAYOR
JACK DRAPER

TELEPHONE (256) 236-7691
EMAIL: JDRAPER@ANNISTONAL.GOV

October 10, 2019

Mr. Tyler Ferrell
Director of Planning and Development
East Alabama Planning and Development Commission
PO Box 2186
Quintard Tower, Suite 300
1130 Quintard Avenue
Anniston, AL 36202

RE: Community-Wide Brownfields Coalition Assessment Grant

Dear Mr. Ferrell:

The City of Anniston, Alabama, a General Purpose Unit of Local Government, is looking forward to joining the East Alabama Planning and Development Commission (EARPDC) and the City of Sylacauga with efforts to secure an EPA Brownfield Assessment Coalition grant for our area. We understand that the EARPDC will be the lead Coalition Member, and that assessment grant funds can be used to conduct environmental assessments and cleanup planning at sites in Coalition Member cities and other areas in the EARPDC footprint at no cost.

We understand that upon award of the grant, Anniston will enter into a Coalition Memorandum of Agreement that will describe each Coalition Member's role during the grant period, eligible activities, site selection process, and how the funds will be shared and disbursed. We look forward to assisting the EARPDC with preparation of the grant proposal and continuing our mutually beneficial relationship.

Sincerely,



Jack Draper
Mayor

Threshold Criteria for Assessment Grants Attachment D

City of Sylacauga Letter of Interest



City of Sylacauga

Jim Heigl, Mayor

P.O. Box 390
301 North Broadway Ave.
Sylacauga, Alabama 35150

City Council
Lee Perryman, President
Ashton Fowler
Tiffany Nix
Donnie Blackmon
Dallas Davenport
City Clerk-Treasurer
Patricia G. Carden

October 13, 2020

Mr. Tyler Ferrell
Director of Planning and Development
EARPDC
Post Office Box 2186
Quintard Tower, Suite 300
Anniston, Alabama 36202

Dear Mr. Ferrell:

I would like to express on behalf of the City of Sylacauga, our grateful appreciation to East Alabama Planning and Development Commission for being proactive in pursuit of a Brownfield Assessment Coalition grant through the EPA.

The City of Sylacauga would like to join the EARPDC, along with eligible entities of Anniston, in the submission of the current Brownfield Assessment Coalition Grant application. Additionally, the City of Sylacauga knowingly intends to enter into an agreement that will include a description and role of each Coalition member regarding the utilization of any grant funds received for eligible activities pursuant to the terms and provision of the grant.

Respectfully,

Jim Heigl
Mayor
City of Sylacauga

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="10/27/2020"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="EAST ALABAMA REGIONAL PLANNING & DEVELOPMENT COMMISSION"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="REDACTED"/>	* c. Organizational DUNS: <input type="text" value="0944848880000"/>	
d. Address:		
* Street1:	<input type="text" value="1130 Quintard Avenue"/>	
Street2:	<input type="text"/>	
* City:	<input type="text" value="Anniston"/>	
County/Parish:	<input type="text"/>	
* State:	<input type="text" value="AL: Alabama"/>	
Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:	<input type="text" value="362091220"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name:	<input type="text" value="Tyler"/>
Middle Name: <input type="text"/>		
* Last Name:	<input type="text" value="Ferrell"/>	
Suffix: <input type="text"/>		
Title:	<input type="text" value="Director of Planning and Development"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="2562376741"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="tyler.ferrell@earpdc.org"/>		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

East Alabama Regional Planning & Development Commission's Assessment Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: