



OFFICE OF THE MAYOR
CITY OF BIRMINGHAM

WILLIAM A. BELL, SR.
MAYOR

December 18, 2015

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960
Phone (404) 562-8923

Dear Ms. Alfano:

The City of Birmingham is pleased to submit the attached application to the FY 2016 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of \$400,000 (\$200,000 for Hazardous Substances and \$200,000 for Petroleum). The award of this grant will further a community driven effort to revitalize North Birmingham, an area of critical need within our City, through the assessment of commercial and industrial brownfield properties with both known and suspected contamination.

Required Information	
a. Applicant Information:	City of Birmingham, Alabama
b. Applicant DUNS Number:	07-2103559
c. Funding Request:	<i>i.</i> Grant type – Community-wide Assessment <i>ii.</i> Federal Funds Requested: \$400,000 <i>iii.</i> Contamination: Hazardous Substances \$200,000 and Petroleum \$200,000
d. Location:	North Birmingham Community, City of Birmingham, Alabama
e. Property Information:	Community Wide
f. Contacts:	<i>i.</i> Project Director: John G. Colon Director, Community Development 710 20 th Street North Birmingham, Alabama 35203 Phone: (205) 254-2309 Fax: (205) 254-2717 john.colon@birninghamal.gov <i>ii.</i> Highest Ranking Elected Official: Mayor William A. Bell, Sr. 710 20 th Street North Birmingham, Alabama 35203 Phone: (205) 254-2283 Fax: (205) 254-2007 william.bell@birninghamal.gov
g. Date Submitted:	December 18, 2015

h. Project Period:	Three years
i. Population:	212,193 (US 2010 Census)
j. Considerations & Other Factors	See attached checklist

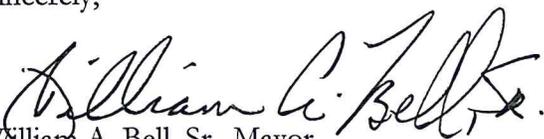
Through its Brownfields Program, the City of Birmingham hopes to enhance human health, the environment, and the economic vitality of this area of great need. This project means the initiation of successful redevelopment of sites which will, in turn, reduce blight, provide new jobs and contribute to improved living conditions for all residents.

We believe the following are the key strengths in the North Birmingham’s proposed application:

1. North Birmingham is a designated EPA “Making a Visible Difference Community.” This has provided a tremendous resource and wealth of attention from EPA and other partners to the community’s cleanup and revitalization efforts. (<http://www2.epa.gov/north-birmingham-project>);
2. North Birmingham has already established the North Birmingham Community Coalition, Brownfields Task Force and has adopted a formal Revitalization Action Plan dated (02/2015);
3. North Birmingham’s celebrated role as cultural and economic touchstones for the City of Birmingham’s Civil Rights movement and industrial heritage;
4. The strong community need as evidenced by multiple cumulative impacts and multiple brownfields;
5. The pre-existing EPA sponsored, “Interagency Working Group on Environmental Justice (IWG) for North Birmingham” which includes several active interagency (local/state/federal agencies/non-profits/communities/) subgroups working on economic development, housing, transportation issues and more;
6. The established RPCGB Comprehensive Plan for Greater Birmingham as well as the Framework Plan for Revitalization for North Birmingham, which are essential foundation and policy elements for this brownfields proposal and provide specific policy and guidance on brownfields revitalization;
7. The strong history of community engagement, workshops and visioning held to discuss and direct North Birmingham’s revitalization efforts and including the formation of a Brownfields Task Force, which serves as the collective, community led body to help identify and prioritize brownfield sites.
8. A complete GIS based inventory of brownfield sites within the North Birmingham community, accomplished through the collaboration of federal, state, local and community based partners.
9. The identification of several shovel-ready, catalyst brownfield properties, prioritized through the North Birmingham’s community driven process provide for the immediate production of successful outputs and outcomes.
10. The leverage of millions of dollars in private, local, state, federal and non-profit investments currently at work within the North Birmingham community.

The City of Birmingham appreciates the opportunity to apply for FY 16 EPA Brownfields Community-wide Assessment Grant funding to support environmental justice efforts and restoration of economic vitality in an area of great need within its community.

Sincerely,



William A. Bell, Sr., Mayor
City of Birmingham

Regional Priorities Form/Other Factors Checklist

Name of Applicant: CITY OF BIRMINGHAM, ALABAMA

Regional Priorities Other Factor

Regional Priority Title(s):

Page Number(s): _____

Assessment Other Factors Checklist

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
X Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9-10
X Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	6
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP).	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



1. **Community Need**

a. **Targeted Community and Brownfields**

i. **Targeted Community Description.** The City of Birmingham has an illustrious history. Founded in 1871 as an industrial city in the age of coal and steel, Birmingham developed into a center of prosperity in its early history. Expansion of the railroads and the introduction of mining operations upon the discovery of abundant iron ore, coal and limestone in the area, fueled the early economy. Two coke furnaces began operation in 1880 (coke usually made from coal is used in iron and steel industry processes (primarily in blast furnaces) to reduce iron ore to iron). By 1885, the population ballooned from 1,200 to 25,000. In 1900, the first commercial shipment of steel was dispatched and mills and other factories began producing finished steel products in Birmingham. Through the 1960s, Birmingham was an industrial powerhouse, with iron and steel production as major industries. The City was also a major producer of coal, coke and natural gas, railroad cars and construction materials (windows, doors, pipes, and concrete materials).

Today, the City is undergoing a rebirth, as Birmingham's economy diversifies from a heavy reliance on industrial manufacturing. Though manufacturing maintains both a tangible and visual presence in Birmingham, industries such as banking, telecommunications, electrical power transmission, medical care, college education and insurance, have had a positive effect on the city through welcome economic diversification. Significant private investments have transformed the downtown district into a 24-hour mixed-use district. The market for downtown lofts and condominiums has grown dramatically, while restaurant, retail and cultural venues have expanded. However, significant pockets of poverty remain throughout the urban neighborhoods of Birmingham, and not all areas within the City are yet as prosperous—one of these impoverished areas is North Birmingham.

The North Birmingham Community, 10.05 square miles in size, is the focus of this application. Located just north of Birmingham's downtown, south of the cities of Fultondale and Gardendale, and bisected by two major highways (Interstate 65 and U.S. Highway 31). The community is bordered by Village Creek to the south and generally bounded by Walker Chapel Road to the north and both State Route 79 and the CSX railroad to the east. **The center of Birmingham's rich civil rights history, the North Birmingham community is the poorest, most economically disadvantaged area in the City.** The Community originated as a series of company-built camps for industrial workers during the late 19th and early 20th centuries. Houses for the African American workers were clustered immediately adjacent to their respective industries (coke plants, an asphalt batch plant, finished wood product and steel/pipe manufacturing/fitting). As these industries began to close their doors, the community's gradual economic decline began to take hold. **Brownfields are prolific here.** Large, idle and long since abandoned, these former industrial sites are the community's largest obstacle to economic stability and revitalization. High crime rates, low educational attainment, desperate levels of poverty and sky-high unemployment have plagued this predominantly African American community for decades, resulting in a fragile, high risk population. With severe blight, extreme poverty, and a lagging workforce, substantial investments are necessary to revitalize the community and environmental assessments are a key component.

Birmingham is no stranger to difficult and seemingly intractable problems. The City (particularly North Birmingham) played a major role in the struggle for civil rights in the 1960s amidst the integration of public transportation and facilities by federal authorities. The community is home to the historic Bethel Baptist Church and numerous other historically significant civil rights movement sites. Against daunting odds, the citizens of this community fought hard to end many decades of discrimination. The collective will, determination and faith of the people of Birmingham to remedy a century of social ills became a beacon of hope for millions of oppressed citizens across the country.

Despite the significant hurdles it faces, the resiliency and commitment of North Birmingham residents to revitalize their community is unshaken and has only been fortified. Its strategic location, access to major transportation networks, available land, and rich history provide a vital foundation as the community moves forward with revitalization efforts. With assistance from the EPA under its Making a Visible Difference (MVD) program (North Birmingham is one of 50 program communities nationwide), significant community driven planning efforts for brownfield redevelopment have been undertaken in the last two years and the North Birmingham Community Coalition was formed. **The North Birmingham Community Framework Plan and the associated North Birmingham Community Health Impact Assessment (HIA), completed in 2014 will guide the proposed project.** This effort (community driven and led by area residents) was a cooperative effort of the U.S. Department of Transportation, Federal Highway Administration, Georgia Institute of Technology, Metropolitan Planning Organization, the Regional Planning Commission of Greater Birmingham and the neighborhood associations of Fairmont, Acipco-Finley, Collegeville, Harriman Park, Hooper City and North Birmingham (all part of the target area).

ii. **Demographic Information** As exhibited in the table below, **North Birmingham has pervasive poverty and demonstrates a desperate level of socio-economic hardship.** In this predominantly minority community (93.7%), over



Ranking Criteria

one third of the population lives below the poverty line. Childhood poverty is at an even higher rate—(95.3%) of all North Birmingham school children meet the federal poverty line eligibility for the free lunch program (<http://public-schools.startclass.com>). Income levels here are a fraction of both state and national averages. Unemployment levels are nearly 400% higher here than state levels. Public assistance within North Birmingham is more than double the national rate. Educational attainment is both a symptom and a contributor to the struggle in this community. Nearly 25% of adult residents failed to complete high school in this community. Poverty here is generational and gripping. **North Birmingham is an area of critical socio-economic need and environmental justice concerns.** The table below further illustrates the socio economic profile of North Birmingham in contrast to City, State and National figures.

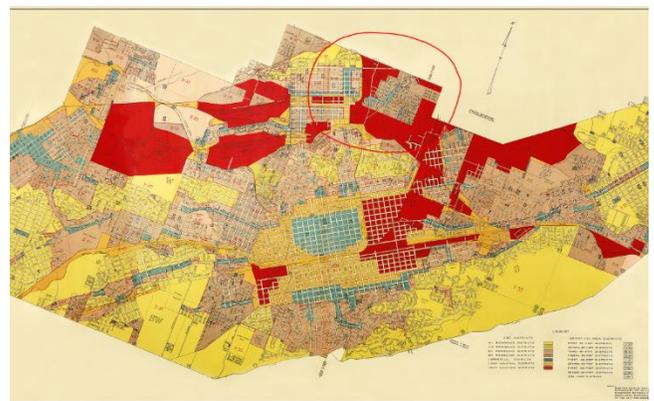
	North Birmingham	City of Birmingham	State of Alabama	USA
Population	8,560	212,295	4,799,277	311,536,594
Children	2,183 (25.5%)	46,140 (21.7%)	1,123,367 (23.4%)	73,877,478 (23.7%)
Female	4,514 (52.7%)	113,394 (53.4%)	2,470,685 (51.4%)	158,289,182 (50.8%)
Minority	8,121 (93.7%)	162,942 (76.8%)	1,473,089 (30.7%)	80,944,015 (25.9%)
African-American	7,747 (90.5%)	158,112 (74.5%)	1,262,152 (26.3%)	39,167,010 (12.6%)
Hispanic	265 (3.1%)	6,559 (0.03%)	188,294 (0.04%)	51,786,591 (16.6%)
Poverty Rate	35.1%	24.9%	18.6%	15.4%
Public Assistance/SNAP	33%	16%	18.8%	14.9%
Unemployment	23.2%	9.0%	6.4%	9.7%
Not in Labor Force	67.6%	40.9%	40.6%	35.7%
Per Capita Income	\$11,797	\$19,650	\$23,680	\$28,155
Median HH Income	\$18,097	\$31,445	\$43,253	\$53,046
No H.S. Diploma 25+	24.6%	16.4%	16.9%	14.0%
No Vehicle Available	22.4%	14.8%	6.4%	9.1%

Source: US Census, American Community Survey, 2009-2013 (accessed October 2015)

iii. Description of Brownfields

The presence of brownfields in the North Birmingham Community is profound and overwhelming. As you enter the community, you are immediately stuck by the sheer size and number of abandoned, dilapidated, idle and vacant former industrial sites that dominate this community. It is truly an industrial graveyard. The impediment they provide to even vehicular travel is troubling. Roads were built around these sites, some hundreds of acres in size. Now fenced off (mostly), pedestrians and vehicles must traverse around them. **The North Birmingham community, 10.05 square miles in size (6,431 acres), is characterized by a 52.6% property vacancy rate (3,382 acres).** Additionally, there are 684 acres of vacant industrial properties and another 54 acres of vacant commercial property classified as dilapidated or deteriorated. **Some 1,762 North Birmingham properties were tax delinquent as of January 2014 according to the Community’s Framework Plan. 1,006 of these properties within the target community were tax delinquent for more than 5 years.** Hundreds of acres of brownfields exist directly within its boundaries.

The Community originated as a series of company-built camps for industrial workers during the late 19th and early 20th centuries. **Residences were constructed immediately adjacent to the plants and factories.** In the racially segregated south, African American residences were restricted by zoning district—an exacting form of redlining. This 1926 zoning map highlights the reality of what this meant for citizens in North Birmingham, where red denotes land designated for heavy industrial uses. The lighter brown area at the center within the dark red circle represents residential property zoned for African Americans. Given the consequences of the circumstances this led to today for this community, it also represents the target area for this application. That red circle represents North Birmingham, entirely encapsulated by heavy industry from its inception.



The area has historically been home to the most noxious of industries and commercial activities in the City, that while economically stimulating for the City overall, were vastly detrimental to the immediate residents within the area. Over the years, this area of the City has been home to and surrounded by coke manufacturing plants (defined above), blast furnaces,



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several coal fired power plants are in the immediate vicinity, numerous foundries, steel plants, pipe fitting operations, concrete and building material manufacturing facilities, distribution centers, lumber and milling operations, finished wood product manufacturing plants, and warehousing. A number of historical junkyards, unofficial/undocumented landfills, industrial waste and off-site storage yards intermittently dot the community.

Over the years, as the industry failed, so did the surrounding communities. In the 1970's and 1980's as environmental regulations increased, it became more costly and more difficult for many of these industries to maintain the profit margins to which they had become accustomed. The regional economy of the south slowly shifted away from manufacturing as industries sought both cheaper labor and less stringent regulation abroad. Many local operators in North Birmingham began to close their doors one by one. Unemployment grew and incomes dwindled. Crime rates increased and property values declined. Local neighborhood businesses relocated or went out of business and, as a result, Vacancy rates soared. Those that were able sought jobs elsewhere and the more affluent in the community moved away due to a growing lack of opportunity. As a result, this community is now left with the byproduct of 150 years of cumulative environmental damage and hundreds, if not thousands, of acres of brownfield properties, where contamination is not only perceived but known. The combination of the proximity of residential areas to heavy industry and the lack of environmental regulation during the early 20th century has caused significant environmental pollution that has accumulated over time. A documented history of environmental contamination, culminating in the designation of a 400 acre Superfund site at its center (35th Avenue), has left North Birmingham with significant environmental challenges. While EPA began investigation and cleanup up of the superfund site in 2009, numerous other sites (brownfields) in the community were unaddressed.

An initial inventory of brownfield properties by the community (September 2015) identified 236 acres and includes a collection of 85 sites which are idle, vacant, abandoned with known documentation of contaminants or the public perception of such. Further detail on the inventory process is contained below in Section V.2.a.ii., Site Selection. Former uses identified in the inventory include: various coke manufacturing and related steel fabrication uses, machine shops, manufacturing facilities, former foundries, finished wood product plants, automotive repair facilities, metal fabrication facilities, fueling stations and warehousing. Key catalyst sites include: **the former Riggins School (3101 44th Ave N.)** 9.32 acres located immediately adjacent to the Fairmont Oaks Public Housing development and a coke manufacturing plant. The school was shut down due to the discovery of soil contamination and remediated, however subsequent soil sampling revealed additional/remaining contaminants. Contaminants of concern include lead, arsenic and PAHs (polycyclic aromatic hydrocarbons). **The intersection of 35th Avenue North and 27th Street North including the North Birmingham Elementary School (2620 35th Ave N)**, and an abandoned gas/service station (3401 27th St N). Contaminants of concern include lead, asbestos, petroleum, PAHs and solvents. **Seven brownfield inventory sites (contiguous) on 27th Avenue North** include 32.31 acres of previously industrial properties, all abandoned and in disrepair, and collectively present a corridor opportunity for neighborhood commercial use. This corridor is immediately adjacent to a new Pedestrian Bridge currently under construction. **The former health center property located at 2817 30th Avenue N**, a one acre site currently owned by the Jefferson County Board of Health, is another priority site. A federally qualified health center, is envisioned by the community at this location. Contaminants of concern based on historical use include metals (such as lead, copper, and arsenic); benzene; creosote; pentachlorophenol (PCP); chromium; PCB; beryllium; dioxin; wood preservatives; VOCs; dioxin; beryllium; degreasing agents; solvents; waste oils; polynuclear aromatic hydrocarbons (PAH); petroleum hydrocarbons; various organic compounds; solvents; paint and paint sludges; scrap metal; waste oils; VOCs; and BTEX (<http://www.ehso.com/contaminants.htm#v04rP9Q2MiSXAosz.99>).

iv. **Cumulative Environmental Issues** Mention has already been made to the historical siting of heavy industry and commercial activities immediately adjacent to the residential areas within the North Birmingham community. This was an unfortunate, although deliberate, byproduct of racial segregation and work-site housing during the City's early development and one that continues to promulgate environmental justice issues today. North Birmingham is home to several coke manufacturing plants, blast furnaces, several coal fired power plants, numerous foundries, steel plants, pipe fitting operations, concrete and building material manufacturing facilities, distribution centers, lumber and milling operations, finished wood product manufacturing plants, and warehousing. Additionally, number of historical junkyards, undocumented landfills and industrial waste and off-site storage yards intermittently dot the community. While many of these are currently vacant, idle brownfield sites today, some of these uses are still in operation. Presently, two coke manufacturing plants (collectively operating 252 coke ovens and producing 1.13 million metric tons of coke annually) continue to run 24 hours a day, 7 days a week, 365 days a year. Other active sources of industrial pollution include a manufacturer of coil and extrusion coatings primarily for light gauge steel and aluminum building products (reported 47,607 lbs. of toxic releases to EPA's Toxic Release Inventory (TRI) in 2012), a steel manufacturing plant located within Collegeville neighborhood (reported 2,350 lbs. of toxic releases to TRI, 2013), a coal plant, the railroad lines and sizeable



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rail yard (located in the community) and a recycling and industrial services facility, which presents a significant quality of life problem for the neighborhood as materials are piled up two stories high, their operations are loud and contribute heavily to truck traffic in residential areas. Mineral wool piles (a slag fiber byproduct of the coke manufacturing process) sit in exposed waste storage yards, some 4 stories high. Soot from both stacks in the community and dust from these piles collect on every surface of the community. The siting of these sources of pollutants immediately adjacent to minority residences (historically designated for African American populations) is a significant environmental justice issue.

In addition to brownfields and active industrial uses, a number of other cumulative social and environmental issues have resulted in a disproportionate impact on the North Birmingham community. The community was dissected over the years by the construction of US highway 31 and Interstates 65, 20 and 59, which effectively severed North Birmingham from the rest of the downtown and introduced yet another source of air, water and soil pollution to the community. Residents in the target area are also subject to a network of unrestricted rail lines, serviced by diesel locomotives. In addition to the added emissions from the trains, these rail lines routinely carry hazardous materials to and from the industries they were built to serve. Beyond the risk of the contaminants they carry, the rail lines pose a very real and physical threat to the community. With no separation from residences, the North Birmingham community has experienced unimaginable tragedy along the tracks. Numerous deaths and dismemberments have been documented. So severe is the risk associated with the rail lines, that a pedestrian bridge is being constructed within the community to provide safe passage for residents and restore connectivity for this community.

b. Impacts on Targeted Community Brownfields have had a significant impacts to the public health and welfare of residents in the North Birmingham community. This predominantly African American community has not only been subject to the greatest environmental exposure risk in the City by design under the racially segregated zoning of its early history, but has also now been disproportionately affected by the brownfields that have resulted from industrial decline.

Threats to Public Health & Risk of Exposure. There are three main pathways of exposure to environmental contamination; air, water and soil. Documented contamination within the North Birmingham community encompasses all of these. The community is subject to both legacy soil contamination and the ongoing air toxics from present day operations. Storm water runoff and toxic releases have impaired waterways and migrated contaminants to off-site locations. Additionally, parts of the North Birmingham community are prone to substantial flooding along Village Creek (southern border). Risk of contaminant migration is high. **Air** - As early as the 1970's Birmingham significant air quality concerns. So bad were the levels in 1971 that a federal judge had to issue a court injunction to shut down 23 facilities in the City to alleviate the record levels of particulate matter in the air. While improvements to air quality in the community have been dramatic since that time (in part due to the closure of many heavy industries and manufacturing facilities), air pollution continues to be a problem and **the City of Birmingham ranks 17th worst in the nation for air quality (out of 220) by the American Lung Association.** Jefferson County Department of Health (JCDH) conducted an air monitoring study, the Birmingham Air Toxics Study (BATS), at four locations in Jefferson County for the purpose of assessing the potential health effects resulting from the local population's exposure to chemicals in ambient air. Data collection occurred from July 15, 2005 – June 26, 2006. Two of these monitoring stations were within the North Birmingham Community target area. Findings from the JCDH report dated February 2009 stated that for the two North Birmingham monitors **there were fourteen potential risk drivers for chronic cancer risk:** 1,3-butadiene, acetaldehyde, arsenic, benzene, benzo(a)anthracene, benzo(a)pyrene, beryllium, cadmium, carbon tetrachloride, dibenz(a,h)anthracene, hexavalent chromium, naphthalene, p-dichlorobenzene and tetrachloroethylene. The cumulative chronic cancer risk was calculated to exceed the threshold for significant cancer risk. Of this overall risk, the largest contributor was benzene, which accounted for 35% of the total risk. **There were eight potential risk drivers for chronic non-cancer exposure hazard** 1,3-butadiene, acetaldehyde, acetonitrile, acrolein, arsenic, benzene, manganese and naphthalene. **Soil** - EPA conducted soil sampling in the vicinity of the 35th Street Superfund site, where over 2,000 properties were identified. Of the 1,100 properties sampled, 400 were over the Removal Management Level, and 50 were an order of magnitude higher than the Removal Management Level (Lead >1,200 ppm; Arsenic > 390 ppm; Benzo(a)pyrene > 15 ppm). While these properties are excluded from the proposed brownfield assessment project, they indicate the magnitude of off-site contamination and the migration of contaminants within the community. Area residents are extremely concerned that similar conditions exist throughout the North Birmingham community. **Ground & Surface Water** - There are two watersheds within the North Birmingham community, Five-Mile Creek and Village Creek. These waterbodies are used for recreation by community residents, both for swimming and fishing. According to an EPA briefing document dated April 2014, there are a number of present environmental concerns. The Alabama Department of Environmental Management (ADEM) lists Five Mile Creek as impaired by ammonia, toxic organics (PAHs) and inorganics (cyanide), organic enrichment (CBOD), and zinc. Village Creek is also currently listed as impaired by heavy metals, pH, siltation, pathogens and pesticides. The cause for



impairments is listed as a variety of sources such as industrial discharge, historical mining activity, landfills, municipal storm water, and sanitary sewer overflows.

Reductions to Health Care Access. Community residents have less access to insurance because of job losses and underemployment due to business closures directly tied to now brownfield sites. Disinvestment in the community has resulted in the closure of the only two medical facilities located within the community which further reduces health care accessibility. North Birmingham is designated as Medically Underserved Area (MUA) by the US Health Resource and Services Administration (HRSA) based upon its lack of health care providers, high infant mortality rates, high poverty rates and high elderly population.

Threats to Public Safety. Many brownfields sites are improperly secured and/or fencing is torn down because of the impediment they provide to pedestrian traffic. Derelict sites, particularly those that are unsecured provide a haven for vandalism, arson, loitering, drug and other illicit activities and present serious issues for residents. Brownfield sites throughout North Birmingham have directly contributed to higher crime rates and further disinvestment of the area. Per local/FBI data, the violent crime rate (per 1,000 residents) in North Birmingham is 19.15 compared to 13.45 (City), 4.31 (AL) and 3.8 (US). The property crime rate in North Birmingham is 109.46 compared to 66.74 (City), 33.51 (AL) and 27.3 (US). Coupled with a lack of accessible park amenities, abandoned buildings and derelict properties have provided an attractive nuisance and serious safety hazard for children, who investigate abandoned, suspect sites.

Reduce Access to Neighborhood Goods and Services. New investment within the community is stalled by the real and perceived stigma of contamination of suitably sized properties based on historic uses of the many brownfield sites. Limited access to healthy foods (through the absence of grocery stores) is a significant issue within North Birmingham and the community is identified by USDA as a food desert. In the entirety of the community (13.2 square miles), only one grocery store exists to serve area residents. Reduced or inhibited access to a full grocery store reduces the community’s ability to access fresh, healthy food options. There is a heavy reliance on convenience foods, higher in fat, salt and sugar. This has greatly increased obesity, diabetes and other diseases. These adverse factors have all negatively impacted the public health and welfare in North Birmingham and their presence and impact is disproportionately higher within this community.

The groups most at risk for exposures and health risks associated with brownfields are the most sensitive among the human population. The North Birmingham community is home to a number of these **sensitive populations**, including minorities (93.7%), children (25.5%), and women of child bearing age (26.4%), low income persons (35.1%) and the elderly (32.1%). These population groups are particularly and disproportionately subject to higher rates of poverty and subsequently are at greater health risk from environmental factors. This is due in large part because they are more likely to live in older, substandard housing units and in closer proximity to environmental pollutants. This is particularly true in North Birmingham, with documented air, soil and water contamination by known carcinogens and where cancer rates of residents are significantly higher than county, state and national rates in nearly every category. Worse still than the higher incidence rates, are the mortality rates, particularly within minority groups. Alabama’s cancer mortality rate is 195.8 – higher than the US rate of 182.3. Among males, black males have a higher cancer mortality rate than white males (313.8 versus 243.8). Among females, black females have a higher cancer mortality rate than white females (169.5 versus 152.5).

Type of Cancer	North Birmingham (35207)	Jefferson County	State of Alabama	United States
All Cancers	521.4	515.3	462.5	454.2
Oral	12.9	10.6	10.3	10.8
Esophagus	7.5	4.9	6.1	4.2
Stomach	12.1	7.8	11.1	7.3
Small Intestine	3.9	3.1	2.9	2.2
Colorectal	66.4	51.7	48.2	44.7
Kidney	19.7	18.2	15.3	15.5
Leukemia	7.5	11.7	11.8	13.3
Lung	57.4	68.2	75.1	65.7

2002-20011. Age Adjusted Rate per 100,000; males and females. Alabama Statewide Cancer Registry, (Accessed November 2015)

It is difficult to isolate reliable health indicators for the North Birmingham community. **Health data within Alabama is produced in County and statewide sub-sets only.** Local authorities have neither the resources nor data to produce their own. In Birmingham, wealthier suburban communities within Jefferson County where access to health care and the ability to afford top care is far more prevalent, undoubtedly skew the data. The North Birmingham community targeted by this project has far less access to quality health care and have far fewer resources to afford it, as supported by data from



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the US Health Resource and Services Administration (HRSA). The community is designated as Medically Underserved Areas/Population (MUA/P) by HRSA based upon its lack of health care providers (primary care, mental health, and dental), high infant mortality rates, high poverty rates and high elderly population. Further, **North Birmingham ranks as underserved in every category of medical service provision AND by every qualifier that HRSA measures.** Brownfields in the target community, and the resulting blight, social and economic disruptions, aggravate health issues that affect the poorer, predominantly African American neighborhoods discussed above.

Health Indicator	Jefferson County	Alabama	U.S.
Stroke age-adjusted death rate/100,000	62.4	72.5	54.6
Breast cancer age-adjusted death rate/100,000	26.0	26.5	22.9
Adults who have asthma	13.8%	8.6%	8.9%
Low birth weights (<2500 grams)/ 1,000 live births	11.0	10.0	8.2
Heart Disease age-adjusted death rate/ 100,000	230	228.4	180.1
Neonatal death rate/1,000 live births	9.3	5.5	4.5

Source: www.cdc.gov; www.adph.org (Accessed October 2015)

c. Financial Need

i. Economic Conditions North Birmingham is an extremely economically challenged area within the City. Depressed income, sky high unemployment and exceedingly high rates of poverty are detailed above in Section V.b.1.a. Values of properties in the shadow of a superfund site surrounded by a graveyard of other suspect industrial sites have hit bottom. New development is non-existent here and without assessment to clearly define the presence/extent of environmental contamination, it is unlikely to occur. Sadly, the environmental stigma does not stop at the suspect brownfield sites. Property values for residences have plummeted and home sales are exceedingly rare. The few sales that do occur are for outrageously reduced prices and are sold to landlords as rental properties. According to US Census figures, the average home value within North Birmingham \$43,100, a fraction of the \$133,500 citywide, \$122,400 statewide and \$221,900 nationwide figures. The average residential property here produces just \$600 in taxable revenues annually for the City. Commercial and industrial properties fail to contribute much either, as many are idle and vacant. An existing conditions report commissioned in September 2014, revealed there were 1,762 tax delinquent properties in the North Birmingham community. Of these, 1,006, a staggering 57.6%, had been delinquent for over 5 years. The number of vacant, abandoned and derelict properties within the North Birmingham community, account for 509.689 acres of property that produce no tax revenues whatsoever. Currently, there are 1,028 structures citywide in the condemnation process with 93 of those are eligible for demolition. For North Birmingham, there are 85 structures in the process, with 13 eligible for demolition right now. (The City increased its demolition budget for the year from \$1 million to \$3 million.) **These conditions conspire to create a limited property tax base on which to draw, leaving the City unable to address the current need for assessment and remediation within this community.** Local economic conditions have been further impacted by industrial decline and the drastic number of plant closures in the community. According to the U. S. Census Bureau, general manufacturing employment for the City of Birmingham has decreased substantially from 34,772 in 2000 to 22,741 in 2010 (-34.6%). The closings of manufacturing plants have resulted in the relocation or complete elimination of thousands of higher income employment in the City and greatly contributed to the increase in poverty as displaced workers struggled to find equal-paying jobs. In the last five years, 5,441 manufacturing jobs were lost (Division of Workforce Development Department, State of Alabama, <http://www.madeinalabama.com> Accessed October 2015).

ii. Economic Effects of Brownfields. The poverty, high unemployment and low incomes of the residents of North Birmingham are clearly demonstrated in the Demographic Table above. Brownfields carry a stigma due to the potential economic burden of known/perceived environmental concerns. As a result, a once thriving industrial or commercial center weakens and eventually withers. Blight ensues, a condition where substantial number of vacant deteriorated structures lead to economic distress or endanger life or property. Businesses locate elsewhere, with lost jobs and opportunity. As discussed above, environmental stigma has virtually eliminated property value (both commercial and residential) within the North Birmingham community. This has significantly reduced the tax base and depleted resident/community wealth. Compounding the lack of financial contribution from brownfields (tax delinquencies are epidemic) are the strain placed upon City resources to secure sites, maintain derelict properties and provide police and fire resources on sites which are a burdensome haven for vandalism, arson, loitering, drug and other illicit activities. Consequently, the diminishment in property values for these properties and their surroundings also deprive essential city tax revenues.

2. Project Description and Feasibility of Success



a. Project Description, Project Timing and Site Selection

i. Project Description. The City of Birmingham is requesting a US EPA Brownfields Assessment Grant for hazardous substances & petroleum products of \$400,000 for a **community-wide** brownfields assessment program. **Through the proposed grant project, the City is seeking to address the most critical area of need within its boundaries, the North Birmingham community.** This minority community encompasses the most environmentally at risk population subjected to a century of pollution, living immediately within the historical industrial core of the City. This grant will fund up to 24 ASTM-AAI compliant Phase I ESAs (Environmental Site Assessments), 1 Generic Quality Assurance Project Plan (QAPP), 8 Site-Specific QAPPs, 8 Phase II ESAs, and 8 Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans. Details of these tasks are provided below in section 2.b.iv. In order to maximize the requested funding, no EPA funds are requested for the reimbursement of City personnel or fringe benefits. Birmingham will provide all dedicated staff time as in-kind to supplement the requested federal funding and maximize the proposed project activities.

The North Birmingham Brownfields Program directly aligns with the North Birmingham Community Framework Plan, developed as a granular neighborhood plan adopted into the City's Comprehensive plan in late 2013. The recommendations of this plan were developed during the plan's public engagement process with the findings of the North Birmingham Community Health Impact Assessment. The three overarching recommendations, Community Renewal, Industrial Development, and Commercial Development are summarized below. Brownfields redevelopment strategies are specifically detailed in this report as a primary performance vehicle. **Community Renewal Goals:** 1) Eliminate blight and strengthen vulnerable areas to create a community that is stable and attractive for development and current residents. 2) Transform hazardous areas into environmentally-safe and productive uses that enhance the community's quality of life. 3) Establish the North Birmingham Community as a destination for mixed-income housing and high-quality neighborhood amenities. **Industrial Development Goals:** 1) Transform the North Birmingham Community into a regional model for sustainable, 21st century industrial development. 2) Attract and retain 21st century industrial development. 3) Provide valuable and sustaining careers in 21st century manufacturing for the community's workforce. **Commercial Development Goals:** 1) Transform the North Birmingham Business District into a mixed-use, transit hub for living, working, and shopping. 2) Expand neighborhood shops and amenities throughout the community. 3) Enhance access to high-quality, healthy food outlets in the community.

ii. Project Timing. The City will initiate actions to prepare for a contractor RFQ immediately after notification of selection for grant award. Contractor procurement will be completed no later than four months after grant award in full compliance with state and new federal guidelines, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The first public meeting and finalization of the City's Community Involvement Plan (CIP) and generic QAPP will take place in the three months after grant award. The final work plan schedule will be developed to show completed Phase I assessments in year one leading quickly to site specific QAPP and Phase II activities. The schedule will show completion of ABCAs and related cleanup planning not later than three months before the end of the project period. Quarterly meetings of a core project team and conference calls with the EPA project officer will monitor progress. As previously mentioned a community driven inventory of brownfield sites has already been conducted. Prioritization of sites is detailed below in section 2.a.iii. The City has initiated the site access process in anticipation of a grant award. The City is adept in gaining access to private and other non-city-owned property. If site access proves problematic on a specific site, the project team will move on to other sites in order to avoid delaying successful completion of this project (access to high priority sites will continue to be pursued). The City's Project Director (Section 4.a.) and advisory board will ensure successful project management and be tasked with the successful execution of the timeline and activities identified above.

iii. Site Selection. In September 2015, members of the North Birmingham Community Coalition and Brownfields Task Force initiated a community driven brownfield site inventory and analysis. In a six week process, members took a series of windshield surveys as a group throughout the community, identifying, photographing and cataloging the abandoned properties. Longtime residents of the community were critical in relaying an oral history of former properties, as some had been vacant so long as to predate any records of prior use. A series of community meetings/workshops further catalogued the initial list of sites. The Coalition's cooperative partner, The Regional Planning Commission of Greater Birmingham (RPCGB) digitized the resulting 85 site inventory in GIS. In early October, the group reconvened and conducted a series of workshops to prioritize the inventory sites. The community invited environmental professionals and representatives from the City. This effort culminated in the selection of the following key catalytic sites: The **former Riggins School (3101 44th Ave N.)** is located immediately adjacent to the Fairmont Oaks Public Housing development and a coke manufacturing plant. The property is 9.32 acres. The school was shut down due to the discovery of contamination and remediated, however subsequent soil sampling revealed additional/remaining contaminants. It has not been returned to reuse. The site is proposed for a neighborhood park. Given the history of soil contamination, this site must be reassessed prior to



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redevelopment. Contaminants of concern include lead, arsenic and PAHs (polycyclic aromatic hydrocarbons). The **intersection of 35th Avenue North and 27th Street North** includes the North Birmingham Elementary School (2620 35th Ave N), an abandoned gas/service station (3401 27th St N). Contaminants of concern include lead, asbestos, petroleum, PAHs and solvents. **Seven brownfield inventory sites (contiguous) on 27th Avenue North** include 32.31 acres of previously industrial properties, all abandoned and in disrepair, and collectively present a corridor opportunity for neighborhood commercial use. Contaminants of concern based on the myriad of historical industrial and heavy commercial uses of these properties include metals (such as lead, copper, and arsenic); benzene; creosote; pentachlorophenol (PCP); chromium; PCB; beryllium; dioxin; wood preservatives; VOCs; dioxin; beryllium; degreasing agents; solvents; waste oils; polynuclear aromatic hydrocarbons (PAH); petroleum hydrocarbons; various organic compounds; solvents; paint and paint sludges; scrap metal; waste oils; VOCs; and BTEX. Additionally, the Task Force prioritized the assessment of the **former health center property located at 2817 30th Avenue N**. The one acre site is currently owned by the Jefferson County Board of Health. No contaminants of concern have been identified, however, given the history of widespread migratory contamination, assessment would be necessary in order to redevelop the site into a federally qualified health center, as desired by the community.

The site selection process considered the ability of selected sites to meet EPA Eligibility Criteria, allow for Site Access, exhibited potential for timely progress, and projects that provided for economic development (Job Creation & Taxable returns), Community Development (Affordable Housing, Social Needs, Health Care), Open Space/Green Space, inclusion of Green Infrastructure (Habitat Restoration, Storm water Enhancements and Watershed Protection), inclusion of Sustainable Development & Smart Growth (Renewable Energy, LEED Development, Mixed-Use Development, Transportation Oriented Development and sites that represented Community Driven Projects (Community Based Organizations) within this Environmental Justice Community. In order to maximize the three year time frame of the grant period, the Task Force has prioritized 3 publicly owned sites and solicited access as part of its preliminary site selection process. This will allow for assessment work to begin immediately after award and work planning is complete. While initial sites are assessed, the City will solicit site access for prioritized properties that are privately owned. To facilitate access, property owners will be provided information on the benefits of participation in the assessment program and will be individually invited to community/public meetings. Legal mechanisms are also available.

b. Task Descriptions and Budget Table

i. Task Descriptions. The City will track noted outputs and outcomes identified in ACRES and in quarterly reports.
Assessment – Conduct Environmental Site Assessment activities (ESAs) at selected sites: 24 ASTM-AAI compliant Phase I's @ \$3,500 each for a total of \$84,000; 1 Generic Quality Assurance Plan (QAPP) @ \$6,000, 8 SS-QAPPs @ \$3,750 each for a total of \$30,000; 8 Phase II's @ \$20,000 each for a total of \$160,000. Assessment total: \$280,000 (50% petroleum/50% hazardous). Costs are reasonable averages for budgetary purposes based upon City experience and research, with no significant variance between Hazardous Substance and Petroleum sites and costs varying more significantly with a site's size and complexity than the type of contaminant. Asbestos and Lead Based paint screening may be included in either Phase I or Phase II ESA budgets dependent on extent of sampling required for demolition/renovation of existing structures. **Outputs:** # Phase Is, QAPPS & Phase IIs completed. **Outcomes:** # of sites/acres of property assessed, # of acres ready for reuse.

Cleanup Plan/ABCA – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. 8 Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans @ \$7,500 for a total of \$60,000 (50% petroleum/50% hazardous substances). **Outputs:** # ABCAs, quality and feasibility of reuse plans. **Outcomes:** Acres redeveloped into greenspace, Dollars leveraged in redevelopment, Jobs leveraged and/or created, Tax revenues of redeveloped properties.

Outreach – Birmingham will build on extensive and highly effective public involvement and visioning conducted in the North Birmingham community in the development of the North Birmingham Framework Plan through a partnership with both the Regional Planning Commission and EPA's Making a Visible Difference program; continue to develop and maintain strategic partnerships; disseminate information/comments to/from community & stakeholders, host community meetings. \$7,000 in travel funds is budgeted to supplement travel funds from other sources; attendance at national/ regional brownfields-related training conferences/workshops is planned. \$3,000 is budgeted for printing. \$15,000 is budgeted for Community Involvement Plan (CIP) development, and \$15,000 hosting community-wide meetings, focus groups, charrettes, & visioning sessions, totaling \$40,000 (50% hazardous substances/50% petroleum). In kind services will provide an additional \$20,000 funds in this category (excluded from budget). **Outputs:** # of Task Force meetings, # of public meetings and community group meetings, # of outreach materials distributed, # of public announcements. **Outcomes:** # attendees at meetings, # community groups represented, # public inquiries received, circulation of printed materials, and



adoption final CIP.

Programmatic Support – City staff will directly oversee grant implementation and administration through in-kind services. However, the City may consider contractual support and has budgeted \$20,000 for contractual services to assist with EPA quarterly reports, MBE/WBE forms, eligibility forms & EPA ACRES database entry, as necessary and in support of its grant activities over the three year grant period. **Outputs:** # of entries into ACRES, # of timely reports to EPA. **Outcomes:** Successful project measurement and tracking, Timely, accurate project reporting and management of activities and finances. (Oversight - City’s Project Technical Coordinator; Project Director; Financial Director)

ii. Budget Table

Hazardous Substances					
	Phase I/II Assessments	Cleanup Plan/ABCA	Outreach	Programmatic Support	Total
Personnel	0	0	0	0	0
Travel	0	0	\$3,500	0	\$3,500
Supplies	0	0	\$1,500	0	\$1,500
Contractual	\$140,000	\$30,000	\$15,000	\$10,000	\$195,000
Total	\$140,000	\$30,000	\$20,000	\$10,000	\$200,000
Petroleum Products					
	Phase I/II Assessments	Cleanup Plan/ABCA	Outreach	Programmatic Support	Total
Personnel	0	0	0	0	0
Travel	0	0	\$3,500	0	\$3,500
Supplies	0	0	\$1,500	0	\$1,500
Contractual	\$140,000	\$30,000	\$15,000	\$10,000	\$195,000
Total	\$140,000	\$30,000	\$20,000	\$10,000	\$200,000
Grand Total	\$280,000	\$60,000	\$40,000	\$20,000	\$400,000

c. Ability to Leverage. The numerous local, state and federal partners involved in the North Birmingham Community Framework Plan, discussed above, are a significant source of leverage for the proposed assessment project as planning activities directly relate to the Brownfields Program. This Plan, a subset of the City of Birmingham Comprehensive Plan adopted in 2013, was prepared as a cooperative effort of the US Department of Transportation (USDOT), the Federal Highway Administration (FHWA), the Metropolitan Planning Organization (MPO) and the Regional Planning Commission of Greater Birmingham (RPCGB), with \$240,005.80 in federal USDOT funding (through the MPO) and a \$60,001.45 in local match and many hours of the in-kind labor of local community non-profit and civic groups. Partners in the formulation of this community driven planning document included the Northern Birmingham Community Coalition, School of City & Regional Planning at Georgia Institute of Technology and the neighborhood associations of Acipco-Finley, Collegeville, Harriman Park, Hooper City and North Birmingham. This plan has provided the framework, goals and data for the proposed North Birmingham Brownfields Program described in this application.

There are a number of grant funds at work within the North Birmingham community that leverage the City’s proposed Brownfield Program. \$1.5M Maclin Park renovation; \$8.3M Maxine Parker Pedestrian/Vehicle Overpass; \$25 million dollars toward demolition (blight removal) and new construction (infill housing) through an MOU with Habitat for Humanity (Appendix D); \$2 million dollar youth build program through the Dannon project which will focus on jobs and economic development in the target area; \$200,000.00 CDBG dollars for Legal Services for estate planning education and the execution free wills and trusts for low-moderate income families and individuals within the target area; \$10 million dollars in the form of the “Road to Recovery” (part of the Red Rock Ridge and Valley Trail) trail-way system dedicated to connect Jefferson County; \$3 million through the Minority Health and Disparities Research Center to reduce the gap in chronic diseases in underserved communities including North Birmingham; \$9.8 million in water filtration project by the Alabama Department of Environmental Management; \$1.2 Alabama Department of Environmental Management dollars for voluntary cleanup program in the North Birmingham target area; \$67,000.00 in the Norwood Resource Center, providing education and job training tools for community residents in addition to a neighborhood farmer’s market; and \$2 million dollar Congestion Mitigation/Air Quality (CMAQ) grant for public BikeShare system (20% local match), and an IBM Smarter Cities Challenge grant focusing on healthy food access in the amount of \$500,000.00 of technical assistance.

The following local redevelopment programs are also available and will leverage the requested assessment funding. The City’s *Critical Repair Program* (CDBG), provides residents who make 30% or less of area-median income (AMI) up to \$7,500 for structural and plumbing repairs and modernization of electrical and mechanical equipment; the *Rental Assistance*



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Demonstration (RAD) Program approval for the Collegeville Station Public Housing unit in the area, which RAD “allows public housing agencies to **leverage public and private debt and equity in order to reinvest in the public housing stock**. This is critical given the \$25.6 billion dollar backlog of public housing capital improvements;” the City’s *Commercial Revitalization Program* offers facade and storefront improvement rebates of up to 20% of costs and capital improvement rebates of up to 10% of costs; City’s *Volunteer Rehabilitation Program* provides funding to volunteer programs to assist residents < 80% AMI for exterior paint, roof repairs, deck repair, and handicap ramp construction; The *Birmingham Land Bank Authority* can acquire properties that are five or more years tax-delinquent and can produce a clean title and return properties to productive use; the *Land Bank Site Lot program* allows residents to legally obtain clear title to an adjacent side lot, removing it from tax delinquency and providing a responsible steward; *RISE neighborhood stabilization program* (Remove Blight, Increase Value, Strengthen Neighborhoods, and Empower Residents) implemented throughout the City (North Birmingham is an initial implementation site). *Condemnation/Demolition*: Deteriorated structures are a major issue (blight/safety) in North Birmingham. The city has made significant progress removing dangerous structures, demolishing 32 structures in the community just this year. The city’s FY15 demolition budget was \$3M, an increase of \$2M from FY14.

3. **Community Engagement and Partnerships**

a. **Plan for Involving Targeted Community & Stakeholders; Communicating Project Progress**

i. Community Involvement Plan. The City will continue to engage the targeted community and its stakeholders in the implementation of this project. The City has an established North Birmingham Community Coalition, a group of residents, business owners and community partners and a 21 member Brownfields Task Force elected by the Coalition. Monthly task force meetings, quarterly coalition meetings and six public meetings are planned in the three year time project period. As discussed under project description, the City will prepare a formal CIP as a first step in the execution of the proposed project. The CIP will outline planned community engagement activities, schedule, project background, and key players. Input will be sought on assessment and cleanup site selection, cleanup alternatives, and reuse planning. The CIP for this project will be compatible with and build on ongoing public involvement in the North Birmingham Framework Plan. As highlighted in Section 3.a.ii below, the City has established a series of strategies and methods to effect its engagement goals based upon observations/experience of what has worked best and the challenges to expect within the North Birmingham community. The City’s goals for its community involvement efforts are to: give the public accessible, accurate, timely and understandable information, ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered, reflect community concerns, questions and information needs in program activities and decisions and respect and fully consider public input throughout the process.

ii. Communicating Progress. The City of Birmingham has established the following activities to meaningfully and actively engage the North Birmingham community in the proposed Brownfield Assessment project. A **Brownfield Program Website**, as well as a **Phone Hotline** will provide an open line of communication. Residents will be able to find program information, pose questions and address concerns as they arise. Website and hotline will be included on the program’s website, fact sheets and all other written/oral communications with the public. **Communication with Community Residents and Organizations.** The City will continue to use the established North Birmingham Community Coalition, Brownfields Task Force, neighborhood associations, churches, schools and community leaders within the North Birmingham community to distribute information to residents. **Email & Traditional Mailing Lists.** An email and traditional mailing list of local residents, organizations, businesses and officials has already been established for the North Birmingham community and will be used for mailing fact sheets, program updates, invitations to public meetings and events and other information. The list will be updated regularly to reflect any changes and to add new people interested in brownfield activities. The mailing list is used to ensure that those that do not have access to the Internet or other information sources still have a way to receive program information (via postal service). **Fact Sheets, Newsletters and Site Updates.** Fact sheets, newsletters, and updates summarizing current information about brownfield program activities (prepared in non-technical language) will be distributed to those on the postal and email lists. **Brownfield Program Information Repository.** The City maintain a repository at the North Birmingham Public Library located at 2501 31st Avenue North to provide residents with local access to all program information. **Conduct Public Meetings and Information Sessions.** Several professionally facilitated public meetings and information sessions are anticipated to communicate information and to solicit questions and input from the community. **Develop and Distribute News Releases and Public Notices.** The City will prepare and release announcements to local newspapers, social media, radio and television media such as the The Birmingham Times, the local National Public Radio (NPR) station, and CBS Channel 42 to provide information about opportunities for public input, assessment findings, site selection/prioritization, important scheduling information, and other pertinent program information. Copies of the news releases and public notices will also be available at the Information Repository and website. According to 2010 Census data, 95.3% of City residents speak



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English only with 2.3% report speaking English less than very well. If language barriers are present, City staff will employ the use of translators for spoken and written communications.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority. The Alabama Department of Environmental Management (ADEM) is the state environmental authority and a committed partner in the North Birmingham Brownfields Program. ADEM representatives have been onsite and active participants in the public involvement efforts conducted to date, providing insight and expertise to the Community Coalition and Brownfields Task Force through both the brownfields identification/inventory process and site selection. ADEM's primary role will be to provide review of site eligibility, environmental oversight and technical assistance. The agency also has several programs to promote and guide the redevelopment of Brownfields. **The Brownfields Redevelopment and Voluntary Cleanup Program (VCP)** provides oversight for the voluntary assessment and cleanup of contaminated brownfields sites. A fee-driven program, its greatest benefits are the significant liability protections. **The Alabama Land Recycling Revolving Fund Program** offers low interest loans to governmental entities on a competitive basis for the remediation of contaminated sites. The negotiated loans generally have a 10-year payback period. **The Drycleaner Environmental Response Trust Fund Program** is a voluntary program that allows eligible parties to be reimbursed for assessment and cleanup costs at current and former dry cleaner sites, making redevelopment easier and less costly. ADEM provides oversight of initial investigations, assessments and cleanup of these sites. **ADEM's Federal Brownfields Program** is funded by an EPA grant. ADEM provides technical assistance, information and training about the EPA Brownfields program in Alabama, and also conducts a limited number of Brownfields site assessments for local governments or non-profit organizations at no cost. ADEM staff develops, updates and maintains data and information on Brownfields sites, VCP, and dry cleaner sites, and other information that may be useful to local governments and developers considering sites. The **Jefferson County Health Department** is the local health agency and also a committed partner in the City's brownfield program. Currently conducting air quality monitoring within the North Birmingham community.

ii. Other Governmental Partnerships. The **Department of Housing & Urban Development (HUD)** is a critical partner through the **Community Development Block Grant Program**, which will augment funding in North Birmingham. **Federal Emergency Management Administration (FEMA)** has been a committed partner and has provided critical assistance to acquire properties east of Maclin Park in the Collegeville neighborhood of North Birmingham. FEMA will assist in the identification of additional flood-prone areas to expand FEMA's Flood Buyout Program. There are a number of state agencies that the City intends to seek support from during the course of its North Birmingham Brownfields program. The **Alabama Department of Commerce** maintains several programs of relevance to the proposed project. The entire target area of North Birmingham is included in the boundaries of a federally designated **Enterprise Zone**. This program offers tax credit/exemption from either income tax or Business Privilege tax liabilities of \$2,500 for each new permanent employee hired; or exemption from sales and use taxes on the purchase of materials used in construction of a building or any additions/improvements to qualifying business enterprises. Employers receive certain exemption from Alabama Income and Business Privilege taxes for a period of five years. The **Industrial Development Grant Program** provides grants to counties, municipalities, local industrial development boards or authorities for these purposes; site preparation for land owned or possessed by lease by these entities and/or reasonable rehabilitation of an existing building or structure, determined by the Grantee as being necessary to solicit or attract a Qualifying Project. The size of the grant depends upon the amount of capital investment: \$5,000-150,000. The **Industrial Access Road and Bridge Program**, available through the **Alabama Department of Transportation** offers funds intended to provide adequate public access to new or expanding distribution, manufacturing and industrial firms. The industry must be committed to new investment and the creation of new jobs. The new access must be on public right of way for public use (state, city or county) and the project sponsor (city or county) must maintain the completed facility unless the facility consists of turn lanes, crossovers, etc., that are located on state highways. Industrial access funds are limited to construction, construction engineering and inspection costs. Other state and federal partners are listed in the Ability to Leverage section above.

c. Partnerships with Community Organizations

i. Community Organization Description & Role

The North Birmingham Brownfields Program was truly born out of the efforts of its community. The CBO list below provides a testament to this, both in the number and variety of community agencies pledging support to this project. Special recognition is due to the dedicated North Birmingham residents serving on our Community Coalition and Brownfields Task Force that have worked so diligently to organize our many community partners.



Name	Type of Organization	Role Pledged
North Birmingham Community Coalition	Coalition of Residents	Public outreach; serve on BF Task Force
Fairmont, Harriman Park & Collegeville Neighborhood Associations (3 letters)	Resident Associations in Target Area	Public outreach; serve on BF Task Force
UAB School of Public Health	Education	Technical assistance, Outreach, BF Task Force
GASP	Non-Profit	Public outreach, serve on BF Task Force
Birmingham Business Alliance	Non-Profit	Marketing, recruiting businesses, BF Task Force
NUCOR	Local Business	Public outreach; serve on BF Task Force
RPCGB	Regional Planning	Technical assistance, Outreach, BF Task Force
Lawson State Community College	Education	Distribute materials, advertise meetings
The Dannon Project	Non-Profit	Job training and placement services
Birmingham Parks & Recreation	Government	Meeting facilities within North Birmingham
Jefferson County Department of Health	Health Agency	Air quality monitoring and public health data
Bethel Baptist Church	Faith Based Org	Host workshops/meetings; Site Identification
Community Foundation of Greater Birmingham	Non-Profit	Public outreach, serve on Brownfield Task Force
Habitat for Humanity	Non-Profit	Affordable housing partner/end user
Thomas Jefferson LLC	Developer	Serve on BF Task Force, Development partner
Freshwater Land Trust	Non-Profit	Host meetings and provide refreshments

ii. **Letters of Commitment** Letters from the 18 community organizations above (and more) attached in Appendix C.

4. Project Benefits

a. Health and/or Welfare and Environmental Benefits

i. Health and/or Welfare Benefits. The City anticipates the health and welfare benefits resulting from brownfields redevelopment will include an increase in greenspace and parks; affordable housing development; reduction of blight and reduced exposure to environmental pollution in this environmental justice community. The anticipated positive outcomes of the funded activities include the cleanup and redevelopment of the North Birmingham community sites listed above, among others and eliminating direct contact and off-site exposures to contaminants discussed earlier (include metals (such as lead, copper, and arsenic); benzene; creosote; pentachlorophenol (PCP); chromium; PCB; beryllium; dioxin; wood preservatives; VOCs; dioxin; beryllium; degreasing agents; solvents; waste oils; polynuclear aromatic hydrocarbons (PAH); petroleum hydrocarbons; various organic compounds; solvents; paint and paint sludges; scrap metal; waste oils; VOCs; and BTEX). Through the identification and subsequent removal of these contaminants, threats to the human population would be removed and the associated health risks (cancer, COPD, asthma) reduced. Additionally, the benefits of additional tax revenues, investment and jobs in a community where they are desperately needed contribute greatly to public welfare. The community and its residents will also benefit from the reduction of blight through removal of deteriorated and/or blighted, vacated structures and the addition of new development, the creation of additional green space, affordable housing and improvements in transportation that are consistent with livability and equitable development principles. These anticipated outcomes will be community driven and they will be accomplished through an already established environmental justice action agenda network. The City also plans to continue to use the grant proceeds to affect environmental justice issues impacting the health and welfare of residents in the North Birmingham community, the goals of which include promoting opportunities for community-based assessment, intervention and prevention strategies to reduce health disparities, particularly within this minority, low-income community where disproportionate environmental effects have contribute to such disparities. The City will also use the funding to actively address existing contamination in the affected communities. Special attention will be focused on regulatory listed sites near residential communities and other areas with an increased probability to impact sensitive populations.

ii. Environmental Benefits The proposed project will target environmentally-impaired properties in North Birmingham (target area) with known or suspected contamination that could pose an environmental threat to the community. Assessment of these at-risk properties will identify contaminants. Subsequent cleanup will eliminate potential environmental threats through removal of source contaminants. Phase I/Phase II ESAs/other site assessments will be conducted in accordance with all applicable EPA/ADEM regulations, resulting in environmental improvement through assessments leading to: identification of potential negative environmental impacts; soil/groundwater remediation; redevelopment of sites to environmentally sustainable reuses; creation of open space/green space; & redevelopment projects to improve water quality through storm water treatment. Reductions in runoff and improvements to the water



quality of the two impaired watersheds discussed earlier, Village Creek and Five Mile Creek, are also anticipated.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Policies, Planning, and Other Tools. There are a number of examples of policies, ordinances, planning directives and other tools that foster and implement sustainable development within the City of Birmingham. The City's comprehensive plan specifically outlines its dedication to the redevelopment of Brownfield sites, stating "Like other formerly industrial cities, Birmingham's problem, as discussed elsewhere in this plan, is that many vacant parcels are brownfields in need of remediation, while "greenfield" parcels, particularly for industry, lack infrastructure and prepared sites. The main issue is to ensure that redevelopment provides sufficient choice in the types and locations of development that people and businesses are seeking. This means new housing types, as well as rehabilitation of older housing, and building types and locations for businesses and industries—such as multitenant buildings for technology companies" (Comp plan 14.4). Chapter 6 of the City's Comprehensive Plan (developed and accepted in 2013) is dedicated to outlining Sustainability and Green Practices for the continued development of the City. These goals include: energy and resource efficiency through the use of energy efficient design, materials and equipment in public facilities, continuing organizational and operational improvement to maximize energy and resource efficiency and reduce waste, and the expansion of the use of renewable energy sources for city operations. To this end, the City is actively expanding the City recycling program to reduce landfill waste. Additionally, the City has a plan to develop 43-64 Green housing units using Solar Insulated Panels (SIPs) technology. To preserve its bounty of historic building stock, the City is facilitating the development of a Preservation Guild, groups of designers, builders, and craftspeople with recognized proficiency in the renovation of historic buildings (Comp Plan 6.16). Further, reinvestment in existing communities as directed by the City's planning policies conserves resources and sensitive environments. Comprehensive Plan directives include the assessment, cleanup and adaptive reuse of brownfields, the preservation and adaptive reuse of existing structures to reduce construction waste and conserve energy and materials, and the promotion of urban farming and community gardens to reduce food deserts and food imbalance areas. The City incentivizes private developments to incorporate cost-effective sustainable planning and design features at city-wide, neighborhood and site levels through energy-efficient "green building" credits. In 2014, the City adopted the International property Maintenance code (which replaced the antiquated 1954 code). This was critically in providing the City with more stringent code enforcement standards and furthers the City's efforts to create a safer, more sustainable, disaster resilient community. In complement to these efforts to reduce the prevalence of derelict and condemned structures, the City established the first Municipal Land Banking Authority in the State in 2014, which provided the City a vehicle to reclaim tax delinquent and condemned structures, remove hazardous structures and return idle sites to productive reuse.

ii. Integrating Equitable Development or Livability Principles The following examples highlight how the City's approach to address and revitalize brownfield sites will incorporate HUD-DOT-EPA Livability Principles. The City is dedicated to "the redevelopment of brownfield sites in North Birmingham by educating property owners on addressing brownfield redevelopment and creating agreements that release property owners from future liability if they complete clean-up" (North Birmingham Framework Plan Health Impact Assessment, p. 73). The City has invested significant federal, state and local funds in the redevelopment and enhancement of its transportation system, specifically in North Birmingham, focusing on a new, \$30 million dollar Intermodal facility, the insertion of new bus stops, the building of new bus shelters, and the infusion of different types of bus transportation (such as commuters) in partnership with the Birmingham Jefferson County Transit Authority (BJCTA). The \$8.3M Maxine Herring Parker Pedestrian Vehicular Bridge (currently under construction with expected completion date of August 2016) will also further multi-modal, transit-oriented expansion in the target area. Focused brownfield redevelopment will leverage these investments. The City will, in conjunction with EPA funds, focus its CDBG and HOME funds on strategic opportunity areas. "The City expends its federal entitlement funds across the city, and because need is so great, rehabilitation and other programs typically close soon after opening. For example, after the 2011 tornado, funds were focused on rebuilding efforts in Pratt City. The City's most recent community development reporting documents to HUD express the need to begin geographic targeting within Strategic Opportunity Areas (North Birmingham is one), and particularly where the funding can contribute to transit supportive or transit-ready development" (Comp plan 7.27). The City will incorporate the development of a new housing policy that speaks to equitable development practices cross-communally. "Although Birmingham did not experience the extreme housing bubble and crash that some other cities experienced during the 2000s, predatory lending and foreclosure rates are high, and the city's high percentage of low-income households with few resources means that there are many households that may be one paycheck away from homelessness. A housing policy that recognizes and provides for decent, affordable housing for these households—whether market rate or subsidized—will continue to be essential in Birmingham." (Comprehensive Plan 7.29) It will also "Create a system or consultation structure to ensure communication and coordination with the Housing Authority, School System, Transit Authority, and other government agencies, including county, state and federal agencies



Ranking Criteria

with facilities in the city, about location and disposition of facilities so that they further City of Birmingham goals for neighborhood and economic development” (Comp plan 7.10) Opportunities for work force housing as part of the City’s redevelopment strategy within North Birmingham will further the implementation of this sustainability strategy.

c. Economic and Community Benefits (long-term benefits)

i. Economic and Other Benefits The economic development benefits provided by the brownfields program include: resources for assessment of abandoned/underutilized properties; redevelopment opportunities for brownfields to viable economic development/housing projects to create jobs, expand the local tax base; ad valorem tax abatement/business relocation incentives to create viable redevelopment opportunities for high wage job creation; access to Federal Brownfields Partnership; access to other federal/state/local brownfields grants appropriations/resources; improvements to health care and, potential creation of health care related jobs. Currently, over 77% of land zoned for parks and recreation in this community is categorized as unimproved. Given the migration of contaminants to other public lands in the community (documented at Maclin Park), assessments would need to be conducted on any property considered for recreational use prior to development. This project will provide those funds. For example, the Riggins School located adjacent to the Fairmont public housing development is prioritized within this initial assessment program described herein. The community has targeted this site for redevelopment as a community park site to serve the needs of the immediately surrounding neighborhood, where numerous children reside. Given the history of off-site sourced contamination, it is essential to assess this site prior to redevelopment. Additional examples of non-profit activities include the former health center site at 2817 30th Avenue N, which the community envisions as a federally qualified community health center. Lastly the assessment funding would support the established partnership with Habitat for Humanity (MOU, Appendix D) for \$25M in workforce housing redevelopment within the North Birmingham community.

ii. Job Creation Potential: Partnerships with Workforce Development Programs. The City of Birmingham has established partnerships with several agencies to provide workforce training and employment opportunities within the target area of North Birmingham for both residents and businesses. Through these partnerships, the City’s will actively work to link job seekers to potential employment opportunities in brownfield assessment, cleanup or redevelopment that result from the City’s brownfields program. **AIDT (Workforce Recruitment and Training)** is a state funded workforce development agency. It was established to build a healthy state economy by recruiting and training a skilled workforce to attract new industries to the state and to expand existing industries. Job-specific pre-employment and on-the-job training programs are provided. The program provides a full range of customized technical training programs that are offered at no cost to employers and to the trainees. Leadership training programs are also available. In addition to training, AIDT offers services including trainee recruitment and screening, safety assistance, industrial maintenance assessments and continuous improvement/process improvement assessments. Training is conducted by AIDT staff or contracted instructors and delivered through classrooms or 38 Mobile Training Units (MTUs) customized to meet specific company needs. **Alabama Career Center.** The Alabama Career Center is a one-stop career center that offers free employment services available to all businesses and jobseekers. The services include; assist the employers in the local, intrastate or interstate recruitment of applicants, prescreen applicants to meet employer qualifications, provide interview facilities for the employers, conduct any desired testing of potential employees to measure aptitudes for specified job skills using validated tests and perform any related service that might be needed.

5. Programmatic Capability and Past Performance

a. Programmatic Capability The City of Birmingham has a long history managing federal grant programs. As an entitlement community, the City of Birmingham has managed an array of federal grant programs including the Community Development Block Grant Program, HUD Lead Hazard Reduction Grant, Federal Designated Enterprise Community Grant, and Economic Development Administration Revolving Loan Fund. The City of Birmingham has successfully administered these programs, has a history of timely and accurate reporting and has never been required to comply with special "high risk" terms and conditions under agency regulations implementing OMB Circular A-102.

John Colón, Director of Community Development will serve as Project Director. In his tenure with the City, John has made substantial strides to stabilize neighborhoods across the City through the establishment of several programs that have resulted in decreased blighted, abandoned, and tax delinquent properties. Additionally, John has extensive experience in the oversight of federal grant programs. He currently oversees CDBG, HOME, NSP, ESG, and HPRP federal program funding. He has also been successful in the identification of over \$27 million in additional grant funding for the City and has helped to strengthen relationships between the City of Birmingham and regional and federal entities. John also has gained extensive experience with Phase I &II assessments, and oversight of floodplain disaster recovery sites with extreme environmental issues over the past 2 years. He has been recognized by the U.S. Department of Treasury, the Birmingham Business Journal, the NAACP, the Alpha Pi Chi organization, as a White House “Champion of Change” and



Ranking Criteria

the Birmingham Community Policing and Revitalization Organization. John attended Kingsborough College, the University of Alabama at Birmingham, and holds a certification in Leadership and Governance from the Harvard School of Business. **Amber Courtney will serve as the City’s Brownfields Coordinator**, managing the program on a day-to-day basis, prepare reports, coordinate site selection processes, and interface with property owners. A North Birmingham resident herself, Ms. Courtney is a respected member of the community and has served as an excellent liaison for the City. Ms. Courtney has significant grant program experience and has provided oversight and managed the City’s CDBG program funding in excess of \$24.3 million over the past two years. Ms. Courtney has been intimately involved in the development of the Community Coalition in North Birmingham, is well received and regarded by residents and has proven an invaluable liaison in this capacity. **Thomas Lee Stone, Principal Accountant of the Community Development Department will serve as the Financial Director.** Tom is a Certified Public Accountant, has 12 years of municipal accounting experience, 3 years of Corporate Accounting Experience and has administered numerous federal grant programs in this tenure.

In order to ensure the highest caliber of expertise available and maximize the success of its program, the City will procure Brownfields Consulting & Environmental Engineering Services from a qualified firm to carry out specific tasks for its proposed brownfields grant. This procurement process will be carried out through an open bid process and be fully consistent with new federal procurement requirements, 2 C.F.R. 200 and EPA’s rule at 2 C.F.R. 1500. The selected firm will be responsible for successfully completing technical and programmatic tasks of the grant. The City will manage the environmental consultant and progress will be monitored by way of status meetings and milestone reports. In addition to an in-house staff with planning and grant management expertise, the City has systems in place (HR and procurement) to obtain additional expertise to fill critical vacancies and to procure external (consultant) services when needed.

b. Audit Findings The most recently completed audit was conducted by Carr Riggs & Ingram (October 9, 2014). No adverse findings were reported with regards to grant awards/financial assistance programs, internal controls, compliance or any other matters and the financial statements presented fairly, in all material respects.

c. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Compliance with Grant Requirements Birmingham has received the following EPA Brownfield awards.

Type	Amount	Year	Funds Remaining	Accomplishments
Assessment	\$200,000	1995	0	Led to retention/creation of 110 jobs and \$8 million facility
Revolving Loan Fund	\$350,000	1997	Returned	Returned
ARRA Supplemental	\$200,000	2000	0	\$142 million investments, 2,070 jobs retained and 35 jobs created

Birmingham was an early participant in EPA’s Brownfield grant program, starting with “Pilot” grants, before passage of the federal Brownfields law. The early funds were used successfully to establish the City’s Brownfields program which continues today. The City was unable to successfully expend its 1997 RLF award within the project period and funds were returned. As this grant was closed nearly 20 years ago, the City does not have specific information on the difficulties encountered. Significant management changes and staff changes have occurred in the ensuing 18+ years and Birmingham subsequently and successfully managed an EPA Brownfield Supplemental grant in 2000, with no funds unused. The City was in compliance with the grant’s work plan, schedule, and all terms and conditions, including reporting and financial management. At present and in recent years, the City has demonstrated that it is fully capable of managing federal and other grants and has had no negative findings related to those grants. **For FY2014, Birmingham successfully administered \$24,710,896 in expenditures for federal grants.** If awarded this Brownfield Assessment grant to ensure timely performance, financial drawdown, and adequate reporting, the City plans to convene a core team quarterly (Project Director, Project Manager, technical and financial staff, and its selected consultant) to go over progress on the grant and make any adjustments. This will also include quarterly calls with the EPA Project Officer.

2. Accomplishments The City of Birmingham was one of the first 15 Brownfield Assessment Pilot Grantees in the country. Birmingham’s first EPA Brownfield Cooperative Agreement was in 1995 for \$200,000 to do assessments in North Birmingham. The pilot grant, along with financial and technical support from the City of Birmingham, also helped empower the community to redevelop several sites within the redevelopment area. The most notable project in the redevelopment area was the Kenworth Trucking Sales and Service facility. This redevelopment resulted in the construction of an \$8,000,000 facility and retention/creation of 110 jobs. In 2000, the City of Birmingham received a Brownfield Supplement Grant. Funds were used to perform assessments on several sites that resulted in a total investment of over \$142 Million. In addition, 2,070 jobs were retained and 35 new jobs were created. All of the assessments were done pursuant to a Quality Assurance Management Plan and a Quality Assurance Project Plan. All quarterly progress reports, annual financial status reports and closeout reports were submitted in a timely manner. Outcomes and outputs are accurately reflected in ACRES at submission of this proposal.



TABLE OF APPENDICES

A Threshold Criteria

B Letter of Acknowledgement – State Environmental Authority

C Letters of Commitment from Community Based Organizations

D Leveraged Resources

E Documentation of Other Factors



Appendix A

THRESHOLD CRITERIA



City of Birmingham FY16 US EPA Community Wide Brownfield Assessment Grant

Threshold Criteria

1. Applicant Eligibility. The City of Birmingham, Alabama is eligible to apply for the EPA Brownfields Assessment Grant because it is a local unit of government under 40CFR Part 31.1.
2. Letter from the State Environmental Authority. A letter of acknowledgement and support from the Alabama Department of Environmental Management (ADEM) is provided in Appendix B.
3. Community Involvement. See Appendix C for Letters of Support.

The North Birmingham Brownfield Program has been a community driven process from the earliest planning stages of its onset. Through the proposed assessment funding, the City has purposed to continue to engage the targeted community and its stakeholders in the implementation of this revitalization project. The City has an established North Birmingham Community Coalition, a group of residents, business owners and community partners and a 21 member Brownfields Task Force elected by the Coalition. Monthly task force meetings, quarterly coalition meetings and six public meetings are planned in the three year time project period. As discussed under project description, the City will prepare a formal CIP as a first step in the execution of the proposed project. The CIP will outline planned community engagement activities, schedule, project background, and key players. Input will be sought on assessment and cleanup site selection, cleanup alternatives, and reuse planning. The CIP for this project will be compatible with and build on ongoing public involvement in the North Birmingham Framework Plan. As highlighted in Section 3.a.ii below, the City has established a series of strategies and methods to effect its engagement goals based upon observations/experience of what has worked best and the challenges to expect within the North Birmingham community. The City's goals for its community involvement efforts are to: give the public accessible, accurate, timely and understandable information, ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered, reflect community concerns, questions and information needs in program activities and decisions and respect and fully consider public input throughout the process.

The City of Birmingham has established the following activities to meaningfully and actively engage the North Birmingham community in the proposed Brownfield Assessment project. A **Brownfield Program Website**, as well as a **Phone Hotline** will provide an open line of communication. Residents will be able to find program information, pose questions and address concerns as they arise. Website and hotline will be included on the program's website, fact sheets and all other written/oral communications with the public. **Communication with Community Residents and Organizations**. The City will continue to use the established North Birmingham Community Coalition, Brownfields Task Force, neighborhood associations, churches, schools and community leaders within the North Birmingham community to distribute information to residents. **Email & Traditional Mailing Lists**. An email and traditional mailing list of local residents, organizations, businesses and officials has already been established for the North Birmingham community and will be used for mailing fact sheets, program updates, invitations to public meetings and events and other information. The list will be updated regularly to reflect any changes and to add new people interested in brownfield activities. The mailing list is used to ensure



City of Birmingham
FY16 US EPA Community Wide Brownfield Assessment Grant

that those that do not have access to the Internet or other information sources still have a way to receive program information (via postal service). **Fact Sheets, Newsletters and Site Updates.** Fact sheets, newsletters, and updates summarizing current information about brownfield program activities (prepared in non-technical language) will be distributed to those on the postal and email lists. **Brownfield Program Information Repository.** The City maintain a repository at the North Birmingham Public Library located at 2501 31st Avenue North to provide residents with local access to all program information. **Conduct Public Meetings and Information Sessions.** Several professionally facilitated public meetings and information sessions are anticipated to communicate information and to solicit questions and input from the community. **Develop and Distribute News Releases and Public Notices.** The City will prepare and release announcements to local newspapers and television media such as the The Birmingham Times and CBS Channel 42 to provide information about opportunities for public input, assessment findings, site selection/prioritization, important scheduling information, and other pertinent program information. Copies of the news releases and public notices will also be available at the Information Repository and website. According to 2010 Census data, 95.3% of City residents speak English only with 2.3% report speaking English less than very well. If language barriers are present, City staff will employ the use of translators for spoken and written communications.

4. Site Eligibility and Property Ownership Eligibility. NOT APPLICABLE



Appendix B

LETTER OF ACKNOWLEDGEMENT - STATE ENVIRONMENTAL AUTHORITY (ADEM)

LANCE R. LEFLEUR
DIRECTOR



ROBERT J. BENTLEY
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 22, 2015

John G. Colon
Director, Community Development
710 North 20th Street
Birmingham, Alabama 35203

RE: USEPA ARC Competitive Grant
RFP No. EPA-OSWER-OBLR-15-04

Dear Director Colon:

This letter serves as recognition and support by the Alabama Department of Environmental Management of the City of Birmingham's intent to apply for competitive brownfields assessment grants (petroleum and hazardous substance) from the United States Environmental Protection Agency. Brownfields assessments are essential redevelopment activities which can lead to significant improvements for communities and their citizens. The grant(s), if awarded, would assist with redevelopment projects in the City of Birmingham by providing needed funding for brownfields assessments.

We are pleased to support your efforts to revitalize brownfields sites in Birmingham and look forward to working with the City in the future. A letter of acknowledgement from the state environmental authority is a threshold criteria requirement of the application process for these funds.

We wish the City of Birmingham success in the pursuit of these funds.

Sincerely,

A handwritten signature in cursive script, reading "Lawrence A. Norris".

Lawrence A. Norris, Chief
Redevelopment Section

cc: Leslie Sykes, Cardno

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)



Appendix C

LETTERS OF COMMITMENT - COMMUNITY BASED ORGANIZATIONS



City of Birmingham
FY16 US EPA Community Wide Brownfield Assessment Grant

Letters of Commitment from Community Based Organizations

Name	Type of Organization	Committed Role
North Birmingham Community Coalition	Coalition of Residents	Public outreach; currently serve on Brownfields Task Force
Fairmont Neighborhood Association	Resident Association	Public outreach; currently serve on Brownfields Task Force
Harriman Park Neighborhood Association	Resident Association	Public outreach; currently serve on Brownfields Task Force
Collegeville Neighborhood Association	Resident Association	Public outreach; currently serve on Brownfields Task Force
University of Alabama – Birmingham School of Public Health	Education	Technical assistance, public outreach, distribute materials, advertise meetings, serve on Brownfield Task Force
GASP	Non-profit	Public outreach, serve on advisory board
Birmingham Business Alliance	Non-profit	Marketing redevelopment projects, recruiting new businesses, currently serve on Brownfield Task Force
NUCOR	North Birmingham business	Public outreach; currently serve on Brownfields Task Force
Regional Planning Commission of Greater Birmingham	Regional Planning Commission	Provide technical assistance, serves on Brownfields Task Force, public outreach
Lawson State Community College	Education	Distribute program materials, advertise workshops/meetings
The Dannon Project	Non-Profit	Extend and align outreach services (job training and placement)
Birmingham Parks & Recreation	Government	Continued provision of facilities at recreation Centers within the North Birmingham for workshops/meetings
Jefferson County Department of Health	Health Agency	Air quality monitoring and public health data; Participation in workshops and facilitation of partnerships
Bethel Baptist Church	Faith Based Organization	Host workshops/meetings Site Identification Workshop/meeting participation
Community Foundation of Greater Birmingham	Non-profit	Public outreach, serve on Brownfield Task Force
Habitat for Humanity	Non-Profit	Partner on affordable housing projects
Land Bank Authority	Government Institution	Purchase Condemned Properties
Thomas Jefferson Tower, LLC	Local developer	Serve on Brownfield Task Force
Freshwater Land Trust	Non-Profit	Host meetings and provide refreshments
REV Birmingham	Non-Profit	Outreach to small businesses, address food desert challenges and serve on BF Task Force
Greater Antioch Baptist Church	Faith Based Organization	Host meetings

NORTH BIRMINGHAM COMMUNITY COALITION
3125 30TH Court North Birmingham, AL 35207

December 18, 2015

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960
Phone (404) 562-8923

Dear Ms. Alfano:

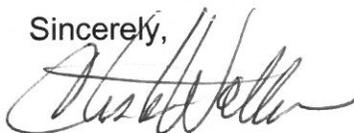
Please accept this letter of commitment and support on behalf of the North Birmingham Community Coalition for the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000.

The North Birmingham Community Coalition was established in 2013 with the assistance of the EPA under the Making A Visible Difference Program. We have been working with the City for the past two years to revitalize the neighborhoods of North Birmingham, which are in great need of environmental assessment and cleanup. Several of our group serve on the Brownfields Task Force and assisted in conducting the inventory of brownfield sites in our community. The Coalition members are committed to continue our efforts. We pledge our commitment to provide community outreach to North Birmingham residents and will continue to serve on the Brownfields Task Force.

We have watched with interest and some of us have had the opportunity to visit Spartanburg, SC. We have seen the before and after views of your success. We would like our communities to benefit from the use of your grant. Right now, our community is a prime example of a dying community – the before view. We would like to be healthy and vibrant again.

Please select us for the 2016 EPA Brownfields Assessment Grant and help revitalize North Birmingham into the beautiful community we believe it can be. This will be the (after view) we can all be proud of for future generations.

Sincerely,



Chester Wallace – President



Alberta Weeden – Secretary

FAIRMONT NEIGHBORHOOD

Ronald Mitchell- president Frankie Maddox- secretary

November 10,2015

Mayor William A Bell, Sr.
City of Birmingham
710 20th Street North
Birmingham, AL 35203

Dear Mayor Bell:

Please accept this letter of commitment and support on behalf of the Fairmont Neighborhood Association for the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000.

We represent people who live in the Fairmont Neighborhood. Each month we meet with people from the Police dept, the Fire dept and staff members from the City Council and the Mayor's office. At our meetings we also hear from business owners and state officials.

In support of the City of Birmingham's Brownfield Program, the Fairmont Neighborhood will become a working partner.

Mr Robert Hill at 4421 31st Way N Birmingham, AL 35207 has attended meetings and will be available to be an active member of the Brownfield Task Force.

Please feel free to contact Mr Dennis Mallory at 4224 Cheek Road Birmingham, AL 35207 or 205-841-7615 or dmallo437@bellsouth.net

with any questions or if we may demonstrate further support of this application.

Sincerely,


Ronald Mitchell

President- Fairmont Neighborhood Association

Harriman Park Neighborhood Association

4349 F L Shuttlesworth Drive Birmingham, AL 35207

December 18, 2015

Mr. John Colón
Director of Community Development
City of Birmingham
710 20th Street North
Birmingham, AL 35203

Dear Mr. Colón:

We are writing in support of the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000.

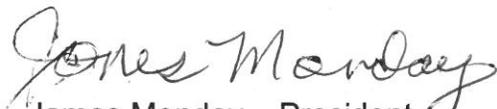
The Harriman Park Neighborhood is in North Birmingham. Our neighborhood association has been working with EPA, the City and the North Birmingham Community Coalition for over 2 years to revitalize the neighborhoods of North Birmingham. North Birmingham has many former industrial properties that are now vacant and there has been a lot of contamination over the years.

We have heard about the benefit of the Brownfield Grant Program helping revitalization of communities. Our community is in great need of revitalization, which will start with environmental assessment and cleanup. It is our hope that our community will become a place where future generations will be proud to call our neighborhood home.

We are committed to continue our efforts and pledge our commitment to provide community outreach to residents in the Harriman Park Neighborhood. We will also continue to serve on the Brownfields Task Force.

Please select us for the 2016 EPA Brownfields Assessment Grant.

Sincerely,


James Monday – President


Alberta Weeden - Secretary

COLLEGEVILLE NEIGHBORHOOD ASSOCIATION
3312 33RD STREET NORTH
BIRMINGHAM, ALABAMA 35207

Ms. Vivian Starks – President Mr. Chester Wallace – Vice President Ms. Drucilla Royal – Secretary

December 7, 2015

Mr. John Colón
Director of Community Development
City of Birmingham
710 20th Street North
Birmingham, AL 35203

Dear Mr. Colón:

On behalf of the Collegeville Neighborhood Association, please accept this letter of commitment and support for the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000.

I am a 75 year resident of Collegeville, a neighborhood located in the North Birmingham target area. I have been participating in North Birmingham's brownfield revitalization planning efforts since 2008.

Brownfields have drastically affected our community for many years. Contamination has contributed to sickness of many residents. Asthma and cancer are all around us. Many children in the community have breathing problems. The lack of jobs, vandalism and deteriorated properties caused by the brownfields are a drain on our community.

In support of the City of Birmingham's Brownfield Program, I will continue to serve on the North Birmingham Community Coalition and Brownfields Task Force, as a resident and a representative of the Collegeville Neighborhood Association. I will also continue to be a community outreach spokesperson. I will talk with my neighbors about the brownfields program, encourage them to attend meetings and provide input, help them understand what the City is doing to reinvest in our community and distribute program materials.

I recently visited Spartanburg, SC with several North Birmingham residents and I see its results as a prime example of what can happen through an effort such as this to boost our neighborhood. I see the requested funding as a benefit to our community now and for future generations. Any improvements to our area can encourage past residents to return and for others to become new residents of the area. I believe the assessment work will identify the extent of the contamination, encourage new businesses, provide jobs and improve property values.

Please help us get there by awarding North Birmingham's Brownfields Assessment Grant Application.

Respectfully,



Ms. Vivian Starks
President



SCHOOL OF
PUBLIC HEALTH

Department of Environmental Health Sciences

November 12, 2015

Mayor William A. Bell, Sr.
City of Birmingham
710 20th Street North
Birmingham, AL 35203

Dear Mayor Bell:

This letter is to indicate my enthusiastic support and commitment on behalf of the Department of Environmental Health Sciences in the School of Public Health at the University of Alabama at Birmingham for the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000.

The UAB School of Public Health is part of the largest academic health center in the Southeast and is committed to creating, disseminating and applying scientific knowledge to improve public health and well-being within Birmingham and Alabama.

As the Chair of the Environmental Sciences, I appreciate the efforts that the City of Birmingham is making to assess Brownfields properties in the North Birmingham community. The ability to environmentally assess these properties will have great implications for the Birmingham community including employment opportunities, increased revitalization of the affected neighborhoods, and a renewed sense of pride in the area.

In support of the City of Birmingham's Brownfield Program, the Department of Environmental Health Sciences will commit to helping to disseminate the public information on workshops and the Brownfields program to a wide audience, including postings at the University and through digital (website and social media) outreach. In addition, we will be involved with creating internship opportunities for the master's-level students in our Environmental Health Sciences program.

Currently, I (Michelle Fanucchi) have been involved as a Resource Person for the North Birmingham Community Coalition (since December 2011) and I am serving on the North

530 Ryals Public Health Building
1665 University Boulevard
205.934.7230
Fax 205.975.6341

The University of Alabama at Birmingham
Mailing Address:
RPHB 530
1720 2ND AVE S
Birmingham AL 35294-0022

Birmingham Brownfield Task Force. Additionally, Dr. Dale Dickinson, Assistant Professor in Environmental Health Sciences, is leading the Service Learning group that has undergraduate and graduate students providing service to the North Birmingham Communities. We have committed to working with the North Birmingham Communities for the foreseeable future with this project.

Please feel free to contact me, Michelle Fanucchi at 205-934-7230 or by email (fanucchi@uab.edu) with any questions or if we can offer additional support for this important application.

Yours sincerely,

A handwritten signature in blue ink that reads "Michelle V. Fanucchi". The signature is written in a cursive style with a clear, legible font.

Michelle V. Fanucchi, PhD
Associate Professor and Chair



732 Montgomery Highway #405
Birmingham, AL 35216
GASPgroup.org

BOARD OF DIRECTORS

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Interim Executive Director

November 3, 2015

Mayor William A. Bell, Sr.
City of Birmingham
710 20th Street North
Birmingham, AL 35203

Dear Mayor Bell:

Please accept this letter of commitment and support on behalf of GASP for the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000.

GASP's mission is to reduce air pollution, educate the public on the health risks associated with poor air quality, and encourage community leaders to serve as role models for clean air and clean energy production. We are committed to improving the air quality in the northern Birmingham communities. We have, and will continue to utilize a substantial portion of our budget towards efforts to reduce the burden of air pollution by seeking to improve air regulations, engaging communities, and creating public awareness of air quality issues.

In support of the City of Birmingham's Brownfield Program, GASP will serve on advisory boards and committees, promote public workshops and meetings and assist with outreach efforts to other potential partner groups and community members. Many of the brownfields in north Birmingham have been contaminated by industrial pollution, and we have a vested interest in solving this very important problem.

Kirsten Bryant and I have attended North Birmingham Brownfields Task Force meetings. We are committed to have at least one staff at all future Task Force meetings and workshops.

Please feel free to contact Kirsten (205-541-3746, kirsten@gaspgroup.org) or me (205-746-4666, michael@gaspgroup.org) with any questions. Let us know if we may demonstrate further support of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Hansen', with a long horizontal flourish extending to the right.

Michael Hansen
Interim Executive Director



birminghambusinessalliance

THE CHAMBER FOR REGIONAL PROSPERITY

November 17, 2015

Mayor William A. Bell, Sr.
City of Birmingham
710 20th Street North
Birmingham, AL 35203

Dear Mayor Bell:

The Birmingham Business Alliance (BBA) is pleased to offer this letter of support for the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000. As the regional economic development organization, BBA is committed to recruiting businesses and key industry to the Birmingham region and we believe this grant will be extremely helpful in this effort.

In support of the City of Birmingham's Brownfield Program, the BBA will work with the City to market these properties for redevelopment. Many of the properties identified in the North Birmingham Brownfield Inventory contain assets that are of importance to those target industries we recruit to this area. The City of Birmingham has a limited number of available sites to market for economic development projects. The properties in the North Birmingham area provide flat sites with utilities in place and several properties have access to rail. The close proximity to workforce and interstate/highway access is also a benefit to these sites. Additionally, the combined acreage of many of these adjacent sites provides opportunity to recruit substantial industry to the area.

Some sites in the area contain obsolete structures and may also have other redevelopment challenges. The Brownfield Assessment Grant through the Environmental Protection Agency (EPA) can provide the City the opportunity to move forward with re-developing these sites which can be used to create excellent opportunities for job creation in an area of the City that desperately needs it.

Nan Baldwin, Vice President Regional Development, currently serves on the City's Brownfields Task Force and has been involved in other Brownfields-related activities to date. She will serve as our primary contact to ensure our continued involvement in this project.

We look forward to working with the City to revitalize the North Birmingham area.

Sincerely,

Brian Hilson
President



COMMUNITY FOUNDATION
OF GREATER BIRMINGHAM

At the heart of community. Giving to the future.

December 4, 2015

Mr. John Colón
Director of Community Development
City of Birmingham
710 20th Street North
Birmingham, AL 35203

Dear John,

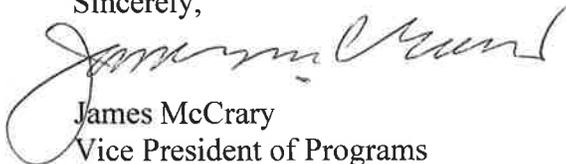
Please accept this letter of support on behalf of the Community Foundation of Greater Birmingham for the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000.

The Community Foundation of Greater Birmingham is committed to creating positive change in our community through leadership and philanthropy. As you know, our foundation convenes community members, collaborates with partners and donors, makes grants, and leads initiatives in the Greater Birmingham area. We are guided by our Results Framework, a set of community-informed results centered on education, health, economic security, and sustainable, vibrant communities. Some of our specific strategies include improving the natural environment, increasing housing stability, and increasing direct services for low-income individuals and families, all of which align with the purposes of this grant.

Our staff has participated in several North Birmingham community dialogue and planning meetings over the last couple years, and our Senior Program Officer, Gus Heard-Hughes, is currently serving on the Brownfields Task Force. The Community Foundation of Greater Birmingham will continue to be engaged in these processes, and will stay attuned to opportunities for our competitive grants dollars that could complement the Brownfields Program and North Birmingham revitalization efforts in general.

Please feel free to contact Gus Heard-Hughes at (205) 327-3817 with any questions regarding this application and/or our letter of support.

Sincerely,


James McCrary
Vice President of Programs



505 20TH STREET NORTH, SUITE 150 | BIRMINGHAM, AL 35203
revbirmingham.org

BIRMINGHAM

December 15, 2015

The Honorable William A. Bell, Sr.
Mayor
City of Birmingham
710 North 20th St, 3rd Floor
Birmingham, AL 35203

Dear Mayor Bell:

REV Birmingham (REV) supports the application of The City of Birmingham for the Environmental Protection Agency (EPA) Brownfield Assessment Grant in the amount of \$400,000. Efforts to clean up the brownfields come at a critical time not only for the property itself, but for the health of the community.

As you know, the mission of REV Birmingham is to revitalize places and energize business to create vibrancy in the City of Birmingham. REV is an economic development organization that stimulates business growth and improves quality of life in Birmingham's City Center and its Neighborhood Commercial Centers. Our organization's initiatives generate positive results for partners, enhance tax revenue, generate and sustain jobs, increase tourism and positively influence perceptions about the City of Birmingham.

As you know, Deon Gordon and I have attended meeting of the Brownfields Task Force at various times. REV will commit our technical assistance for small businesses, work to address food desert challenges through our Urban Food Project and have staff participate in task force planning and activities.

If there is anything we can do to be of assistance with this project, please let us know.

Sincerely,

David B. Fleming
President & CEO



BETHEL BAPTIST CHURCH of COLLEGEVILLE

Serving The Kingdom and The Community for More Than 100 Years

Rev. Thomas L. Wilder, Jr., Pastor

November 4, 2015

George L. Slone
Chair of Deacon

Ms. Jessie R. Chestnut
Chair of Trustees

Roderick E. McKinney
Church Clerk

Mayor William A. Bell, Sr.
CITY OF BIRMINGHAM
710 20th Street North
Birmingham, Al. 35203

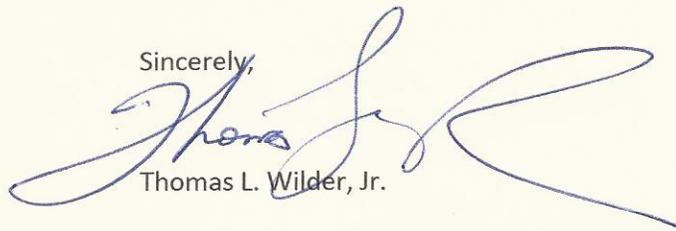
Dear Mayor Bell:

Please accept this letter of commitment and support on behalf of The Bethel Baptist Church, Incorporated for the City of Birmingham's EPA Brownsfields Assessment Grant Application in the amount of \$400,000.

The Bethel Baptist Church has been a major part of this community since its founding in 1904. We have built a new facility in the past twenty years and have plans to start a new family life center in the near future. Our ministry and commitment in the community remains strong. As we have plans to remain in the community, we are expressly interested in the environment. In support of the City of Birmingham's Brownfield Program, The Bethel Baptist Church Incorporated will provide whatever reasonable service we can render. I have participated in the Brownfield meetings in the past and have assisted EPA by hosting community meetings and assisting the staff in locating properties.

Please feel free to contact me with any questions or if we may demonstrate further support of this application.

Sincerely,



Thomas L. Wilder, Jr.



November 8, 2015

Mayor William A. Bell, Sr.
City of Birmingham
710 20th Street North
Birmingham, AL 35203

To Whom it May Concern:

Please accept this letter of commitment and support on behalf of Greater Birmingham Habitat for Humanity for the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000.

Habitat Birmingham is dedicated to eliminating substandard housing locally and worldwide through constructing, rehabilitating and preserving homes; by advocating for fair and just housing policies; and by providing training and access to resources to help families improve their shelter conditions.

In support of the City of Birmingham's Brownfield Program, Greater Birmingham Habitat for Humanity will commit to partner with the City of Birmingham to provide affordable housing opportunities.

Please feel free to contact Patricia Burch at pburch@habitatbirmingham.org with any questions or if we may demonstrate further support of this application.

Sincerely,

A handwritten signature in black ink that reads "Charles Moore".

Charles Moore
President & CEO
Greater Birmingham Habitat for Humanity

NUCOR
BAR MILL GROUP
NUCOR STEEL BIRMINGHAM, INC.
POST OFFICE BOX 2764 • BIRMINGHAM, AL 35202-2764
PHONE (205) 252-8777 • FAX (205) 250-7465

November 20, 2015

Mayor William A. Bell, Sr.
City of Birmingham
710 20th Street North
Birmingham, AL 35203

Dear Mayor Bell,

Please accept this letter of commitment and support on behalf of Nucor Steel Birmingham, Inc. for the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000.

The Nucor Steel Birmingham, Inc. facility in the Collegeville neighborhood is directly involved in the neighborhoods of Collegeville, North Birmingham, Harriman Park, and Fairmont where the COB 2016 Brownfields Assessment grant application focuses. Nucor operates a steel recycling operation that has the capacity to recycle over 600,000 tons of steel per year and currently employs approximately 250 people. We recognize these neighborhoods are right in the heart of a historically industrial area of Birmingham and the area are struggling to overcome legacy issues as the demographics of the City have shifted over the past fifty years. Much of the commercial business has shifted to more suburban neighborhoods along with the more affluent residents.

In support of the City of Birmingham's Brownfield Program, Nucor Steel Birmingham will continue to work with neighborhood leaders, local organizations, City officials and other businesses be a good environmental steward and a responsible member of the community. We will continue to support the City's efforts to procure the Brownfields Assessment Grant as well as future efforts to identify and determine the best properties in the North Birmingham area to assess, remediate, and redevelop. This redevelopment effort will be vital to improving the conditions of the area for its residents and businesses.

Steve Messier, our Environmental Manager, has been actively participating in the City's visioning sessions for the North Birmingham area and is also serving on the Brownfields Task Force that helped with preparing the 2016 Brownfields Assessment Grant Application for \$400,000. Please feel free to contact Mr. Messier at (205) 250-7474 with any questions or if we may demonstrate further support of this application.

Sincerely,



Ms. Susann Grahs
Division Controller



December 7, 2015

Mr. John Colón
Director of Community Development
City of Birmingham
710 20th Street North
Birmingham, AL 35203

Dear Mr. Colón:

Please accept this letter of support and commitment in consideration of the City's 2016 US EPA Brownfields Assessment Grant Application to assess properties in the North Birmingham.

The Freshwater Land Trust (based in Birmingham, Alabama) is a nonprofit organization whose mission is the acquisition and stewardship of lands that enhance water quality and preserve open space. Since 1996, we have worked to acquire, conserve, and connect lands that are critical for the protection of rivers and streams and that provide recreational opportunities for the community. We own and manage more than 5,000 acres, making us one of the largest owners of private nature preserves in the state of Alabama. With our many partners, we have helped protect more than 10,000 acres throughout Central Alabama.

The Freshwater Land Trust is committed to be a working partner in the City's Brownfield program. In support of this grant and the City's efforts to revitalize North Birmingham, we will host meetings/provide meeting space, and provide refreshments.

North Birmingham is an area of great environmental and socioeconomic need within the City and the requested funding will assist with the Community's significant revitalization efforts. This grant will help address concerns of residents and attract new development to the area.

Thank you for considering North Birmingham for grant funding. Please feel free to contact me at (205) 417-2777 with any questions or if we may demonstrate further support of this application.

Sincerely,

Wendy Jackson
Executive Director





VIA EMAIL

December 9, 2015

Mayor William A. Bell, Sr.
City of Birmingham
710 20th Street North
Birmingham, AL 35203

Brian A. Beshara
Managing Partner
5030 E Mockingbird Ln
Dallas, TX 75106
(214) 723-7200 cell
(866) 742-9249 fax
brianbeshara@gmail.com

Mayor Bell:

Please accept this letter of commitment and support on behalf of Thomas Jefferson Tower for the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000.

My partners and I are committed to the redevelopment of the historic Thomas Jefferson Hotel in Downtown Birmingham as well as the continued growth and success of Birmingham proper. We will deliver 96 apartments, a new restaurant and event space, and additional retail tenants.

In support of the City of Birmingham's Brownfield Program, I would look to find viable development projects in North Birmingham to support as much revitalization of the area as possible.

I currently serve on the Brownfield Task Force, have attended meetings, participated in visioning sessions and other Brownfield related activities.

Please feel free to contact me with any questions or if we may demonstrate further support of this application.

Sincerely,

Brian A. Beshara
Managing Partner
TJTOWER LLC



The Dannon Project
One mission...One life at a time



The Dannon Project
Eva Hardy Jones Building
2324 5th Avenue North
Birmingham, AL 35203
www.dannonproject.org
205-202-4072 (Office)
205-202-4071 (Fax)

December 2, 2015

Mayor William A. Bell, Sr.
City of Birmingham
710 20th Street North
Birmingham, AL 35203

Dear Mayor Bell:

Please accept this letter of commitment and support on behalf of The Dannon Project for the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000.

The mission of the organization is "To insure maximum utilization of resources in the geographical area and surrounding counties by preventing violence and other at-risk behaviors that lead to unemployment, disease, incarceration, re-incarceration, premature death and generational cycles of poverty and economic exclusion".

The Dannon Project's target population includes adult and juvenile returning citizens, young parents, in-school youth exhibiting at-risk behaviors, WIOA eligible youth and adults, community citizens facing literacy and chronic unemployment problems. Primary services include pre- and post-release case management, mentoring, job readiness training, job placement, educational assistance, short-term career certifications, and other reentry supportive services. Annually, The Dannon Project serves a minimum of 400 non-violent returning citizens through the provision of a comprehensive continuum of needed services. In addition, assistance is not only provided to returning citizens, but also to their family members to increase the likelihood of successful reintegration. We also provides occupational training and certifications services to up to 75 WIOA eligible persons, 100 pregnant/parenting youth, 65 community citizens needing adult basic education services, 50 persons requiring job placement and training assistance; 500 persons in need of health care insurance registration through the Affordable Care Act provisions; and 100 juvenile offenders.

In support of the City of Birmingham's Brownfield Program, The Dannon Project will work with the City of Birmingham to determine what needs are met and align existing resources to the Brownfield Program planned activities within the scope of the contract awards.

Please feel free to contact Kerri Pruitt, Executive Director, with any questions or if we may demonstrate further support of this application.

Sincerely,

Kerri Pruitt,
Executive Director
The Dannon Project

"One Mission...One Life at A Time"



LAWSON STATE COMMUNITY COLLEGE

3060 Wilson Road • Birmingham, Alabama 35221

Phone (205) 929-6300 • Fax (205) 925-8526

Office Of The President

November 12, 2015

Mayor William A. Bell, Sr.
City of Birmingham
710 20th Street, North
Birmingham, Alabama 35203

Dear Mayor Bell:

This letter is written in support of the City of Birmingham's 2016 EPA Brownfield Assessment Grant application. Your proposal, to train and educate the community on contamination of Brownfield sites, is worthwhile and extremely timely.

Lawson State Community College has a long standing partnership with the City of Birmingham. The College will commit to posting and advertising public information on workshops and Brownfield programs on its bulletin boards and website, as well as distribute materials necessary to inform students and the community.

The College is excited about the opportunity to work with the City of Birmingham on this endeavor. We look forward to a favorable response to your funding request as you work to enhance the health and well-being of the citizens of Birmingham and Jefferson County.

Sincerely,

Perry W. Ward, Ph.D.
President

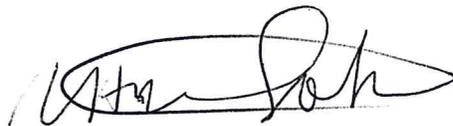
PWW/rh

Greater New Antioch Baptist Church

3309 - 33rd Street North
Birmingham, Alabama 35207
Pastor Van Johnson

Church: 849-7773

We the Greater New Antioch Baptist Church of
Collegeville, has supported and pledge to continue
to support as a meeting space post public
information on workshop and Brownfields program.
Website distribute materials.



"The Lord is my Shepherd; I shall not want."

Psalm 23:1



November 6, 2015

Mayor William A. Bell, Sr.
City of Birmingham
710 20th Street North
Birmingham, AL 35203

Dear Mayor Bell:

Please accept this letter of commitment and support on behalf of the Regional Planning Commission of Greater Birmingham (RPCGB) for the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000.

The RPCGB provides planning services, economic development services and multiple initiatives for six counties – Blount, Chilton, Jefferson, St. Clair, Shelby and Walker – and 84 communities throughout central Alabama.

As one of the 84 communities in our region, the RPCGB is committed to providing technical support for the City of Birmingham's Brownfields Program. The RPCGB has, and will, continue to provide the services of Mikhail Alert to support the City in a technical capacity. Mr. Alert serves as a member of the Brownfields Task Force and has been an active participant, attending meetings, contributing to visioning sessions, and developing maps and other brownfields documentation for the task force.

Please feel free to contact Mikhail Alert via phone, 205-264-8427, or email, malert@rpcgb.org, with any questions or ways in which the RPCGB can further demonstrate support of this application.

Sincerely,

Charles Ball, AICP
Executive Director
Regional Planning Commission of Greater Birmingham

BIRMINGHAM LAND BANK AUTHORITY

HEAGER L. HILL, CHAIR
ADAM SNYDER, VICE CHAIR
CHARLES BALL, SECRETARY

City of Birmingham
710 North 20th Street, City Hall
Birmingham, Alabama 35203-2290

Board of Directors
HONORABLE WILLIAM A. BELL, SR
MARSHALL ANDERSON
GWENDOLYN BATES CALHOUN
REVEREND JOHN LOVELACE
CANTELOW III

December 3, 2015

Mayor William A. Bell, Sr.
City of Birmingham
710 20th Street North
Birmingham, AL 35203

Dear Mayor Bell:

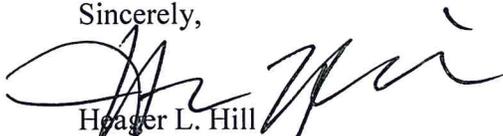
Please accept this letter of commitment and support on behalf of The Birmingham Land Bank Authority for the City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000.

The mission of the Birmingham Land Bank Authority is to serve the citizens of Birmingham by working collaboratively and transparently with Community stakeholders and the City of Birmingham to steward vacant, abandoned, and tax delinquent properties and dispose of them to the best use as defined by the needs of the community to reduce community blight, stabilize neighborhoods, facilitate community, civic, and commercial redevelopment, and to increase community and overall City of Birmingham property values while returning such properties back to the tax rolls.

There are 652 tax-delinquent properties in North Birmingham eligible for acquisition by the Authority. In support of the City of Birmingham's Brownfield Program, the Authority will acquire tax-delinquent properties in North Birmingham and return them to productive use in accordance with the Authority's mission.

Please feel free to contact Phil Amthor at (205) 542-1991 or phil.amthor@birminghamal.gov with any questions or if we may demonstrate further support of this application.

Sincerely,



Heager L. Hill
Chair, Board of Directors



DIRECTOR
KEVIN W. MOORE

BOARD MEMBERS
RONALD D. MITCHELL, PRESIDENT
LARRY D. COCKRELL
DR. BERNARD KINCAID
WILLIAM A. PARKER
THEODORE L. SMITH

December 2, 2015

Mr. John Colon
Director of Community Development
City of Birmingham
710 North 20th Street
Birmingham, Alabama 35203

Dear Mr. Colon:

This letter is submitted in support of the City of Birmingham's application for the 2016 EPA Brownsfield Assessment Grant.

The Birmingham Park and Recreation Board understands that there is a need to provide adequate and sufficient meeting space and workshop areas for the community. Therefore, we commit to provide the needed space at both North Birmingham and Fountain Heights Recreation Centers.

We are proud to support this application process and look forward to being a catalyst in this process.

If you have any questions or need additional information, please let me know.

Thanks,

Kevin W. Moore,
Director



JEFFERSON COUNTY DEPARTMENT OF HEALTH

1400 SIXTH AVENUE, SOUTH • P.O. BOX 2648 • BIRMINGHAM, AL 35202-2648 • 205.933.9110 • WWW.JCDH.ORG

Mark E. Wilson, M.D.
Health Officer

November 10, 2015

Cindy Nolan
United States Environmental Protection Agency-Region 4
61 Forsyth St. SW
Atlanta GA 30303-8960

Dear Ms. Nolan:

I am writing in support of City of Birmingham's 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000. The Jefferson County Department of Health (JCDH) serves the citizens of Jefferson County, Alabama by preventing disease, promoting a healthy lifestyle and healthy environment, and protecting against public health threats. This grant, if awarded, will advance our mission through our partnership with the City of Birmingham and various other partners who are involved.

JCDH has a longstanding and strong partnership with the City of Birmingham and the Mayor, and we have worked together on multiple public health endeavors, including the Jefferson County Health Action Partnership, the Red Rock Ridge and Valley Trail System design and funding, the Mayor's Healthy Birmingham Task Force, collaboration with City Planning, efforts to address "food deserts," and other grants.

JCDH has had extensive involvement in the North Birmingham community where many residents have had concerns related to decades of industrial pollution in the area. We are very interested seeing Birmingham increase its capacity to transform brownfields and help the affected communities make significant movement toward developing more vibrant, livable places where people can be healthy and thrive.

We gladly commit our support to this effort, including provision of available air quality monitoring data and other available public health data, giving updates at workshops, and facilitation of partnerships. Mr. Jonathan Stanton, P.E., Director of Environmental Health Services, will serve as our Department's primary representative for this grant effort. He has experience dealing with Environmental Protection Agency compliant programs as well as various environmental health and safety issues in both air and water throughout Jefferson County, and has other staff members who have been engaged in the North Birmingham community.

If I am able to provide any additional information in support of this grant application, please do not hesitate to contact me.

Sincerely,

Mark E. Wilson, MD
Health Officer



Appendix D

DOCUMENTATION OF LEVERAGED RESOURCES



**Memorandum of Understanding
Between
City of Birmingham
And
Habitat for Humanity of Greater Birmingham**

This memorandum of understanding (this "Memorandum") is made this __ day of March, 2015 (the "Effective Date") between Habitat for Humanity of Greater Birmingham, Alabama ("HFHGB") and the City of Birmingham, Alabama ("COB"). HFHGB and COB are sometimes referred to herein individually as a "Party" and together as the "Parties".

Article 1:

Purpose

The Parties desire to establish a working relationship through the promotion and development of collaborative programming and other cooperative activities and assistance in areas of mutual interest and benefit related to the implementation of the Mayor's neighborhood stabilization program known as "R.I.S.E" (Removing Blight, Increasing Values, Strengthening Neighborhoods, and Empowering Residents), specifically respect to strategic demolition and blight removal. Habitat for Humanity has been appropriated \$25 million dollars by the Alabama Housing Finance Authority from proceeds from the Hardest Hit Alabama program for the purposes of blight removal. HFHGB acknowledges that the COB is the largest municipality in the State of Alabama and has the largest number of tax delinquent, blighted parcels. In light of these facts, both Parties recognize a need to share data and work cooperatively to develop and implement blight removal and housing development programs within the COB. The Parties anticipate that such activities may include any or all of the following:

1. Provide collaboration on citywide planning efforts associated with blight removal and rehabilitation, such as title clearing, acquisition, demolition, and appropriate maintenance;
2. Support each other's initiatives to increase and improve housing stock and to foster economic development;
3. Consider the development of integrated programming and initiatives through decision making tools and techniques;
4. Seek opportunities to coordinate their respective infrastructure, environmental, housing, and economic development activities to best achieve goals of blight removal and neighborhood stabilization, including data sharing for strategic ends for the aforementioned purposes; and
5. Other activities of mutual interest to and benefit for the Parties.

Article 2:

Terms and Conditions of Programs and Activities to be Evidenced in Future Written Agreements

Any program or activity which is intended to impose binding obligations on a Party to carry out any of the criteria stated above shall be evidenced in a separate written agreement, executed by a duly authorized representative of each Party, shall describe all of the terms and conditions relating to the program or activity and its implementation, including financial obligations, and will be subject to the approval of each Party's governing body, the availability of appropriate financial and administrative support, and compliance with all applicable laws and regulations.

Article 3:

Effect of this Memorandum

This Memorandum is a non-binding expression of intent and describes the arena for future projects and relationships between the Parties. It is not intended to contain any specific information regarding the terms and conditions of any intended or anticipated programs and activities between the Parties and specifically excludes the grant of any benefit to, or the imposition of any obligation upon, any Party.

Article 4:

Term and Termination

This Memorandum shall become effective as of the Effective Date and shall continue for a term of two (2) years. Thereafter, it may be renewed for additional terms upon the written consent of both Parties and upon such terms and conditions as agreed to by the Parties at the time of renewal.

Either Party may terminate this Memorandum at any time with or without cause by giving at least thirty (30) days' prior written notice to the other Party. There shall be neither penalty nor a payment due upon the early termination of this Memorandum.

Article 5:

Exchange of Information.

Without imposing any obligation or cost on either Party, each Party shall work cooperatively to share data and other information within its possession or readily available to it concerning the location and condition of blighted properties, in particular those containing unsafe structures. The previous sentence shall not be construed as a representation by the other Party that any of the information described above is in its possession or is readily available and includes no warranty or representation as to the accuracy of the information if it is available. Parties shall not

disclose any information or documentation obtained hereunder, or developed or acquired in the hereunder, to any person or organization not herein authorized. Parties shall not reveal this information to any other party without the specific prior written approval of the other Party.

Article 6:

Future Agreements

Each agreement which is subsequently entered into by the Parties to evidence a future program and activity shall contain sufficient information to fully describe the specific relationship between the Parties in connection with that specific program or activity and shall fully describe the benefits and obligations of each Party.

Article 7:

Miscellaneous

1. This Memorandum does not restrict either Party from engaging in the same or similar activities with any third party.
2. This Memorandum benefits only the Parties and their permitted assigns.
3. This Memorandum may only be amended in writing upon approval of both Parties.
4. This Memorandum may not be assigned (by operation of law or otherwise) or otherwise transferred by either Party, in whole or in part, without the prior written consent of the other Party.
5. The relationship created between the Parties pursuant to this Memorandum is that of independent contractor. Neither Party has the authority or right to act on behalf of the other Party or to bind the other Party.
6. HFHGB shall not be an agent of the COB and shall have no power or authority to obligate or bind the COB in any manner. Nothing in this memorandum shall be deemed to create between the Parties any relationship of partnership, employer-employee, joint venture or other association. The Parties disclaim any such relationship and declare that their relationship is a relationship between independent parties. This Memorandum is not intended to inure or create any benefit to any third party.

The Parties have executed this Memorandum by their respective duly authorized representatives.

Habitat for Humanity of Greater Birmingham

Name: Charles T. Moore
Charles T. Moore

Title: President, CEO

Date: 3/12/2015

Address for Notices:

Habitat for Humanity of
Greater Birmingham
Post Office Box 540
Fairfield, AL 35064
Telephone: (205) 780-1234
Fax: (205) 780-1800

City of Birmingham, Alabama

Name: William A. Bell, Sr.
William A. Bell, Sr.

Title: Mayor

Date: 3/12/2015

Address for Notices:

City of Birmingham
710 20th Street North, 10th Floor
Birmingham, AL 35203
Telephone: (205) 254-2000
Fax: (205) 254-2926

Attention: John Colon,
Director of Community Development



Appendix E

DOCUMENTATION OF OTHER FACTORS



City of Birmingham
FY16 US EPA Community Wide Brownfield Assessment Grant

Documented Job Loss within the City of Birmingham 2010-2015

Company	Layoff Date	# of Employees Affected	Industry
Frito Lay	10/01/2015	17	Manufacturing
Green Tree Servicing	10/01/2015	31	Service
Cahaba Government Benefit Administrators	4/29/2015	131	Professional Services
Alabama Psychiatric Services	2/13/2015	300	Medical
MacLean Power Systems	10/31/2014	75	Manufacturing
LabCorp	10/15/2014	57	Medical
Harsco Metals & Minerals	9/30/2015	51	Manufacturing
Athenahealth	8/1/2014	63	Medical
BBVA Compass	6/24/2014	90	
Rock Mountain Mining	11/11/2013	53	Mining
Belle Foods	10/6/2013	1146	Retail
Birmingham Logistics	8/28/2013	385	Transportation
Birmingham Board of Education	5/28/2013	74	Education
AT&T Alabama	5/15/2013	67	Telecommunications
YP Operations	3/31/2013	28	
Jefferson County Rehab & Health	5/30/2013	80	Medical
Athenahealth	3/6/2013	36	Medical
Cooper Green Mercy Hospital	12/31/2012	210	Medical
Insight Card Services	11/07/2012	71	Professional Services
State Farm	7/31/2012	84	Professional Services
The Birmingham News	9/30/2012	109	Media
Hostess Brands	7/6/2013	63	Manufacturing
Golden Living	4/3/2012	38	Professional Services
Alabama Public Television	7/29/2011	19	Media
RockTenn	7/30/2011	77	Mining
Alabama Aircraft Industries	4/15/2011	321	Manufacturing
Sungard Business Systems	12/31/2010	122	Professional Services
Caremark RX	10/29/2010	369	Professional Services
American Cast Iron Pipe Co.	9/4/2010	139	Manufacturing
Sitel	8/30/2010	432	Telecommunications
Dayton Superior Manufacturing	5/24/2010	26	Manufacturing
McWane Cast Iron Pipe Co.	4/30/2010	205	Manufacturing
US Pipe and Foundry Co.	3/5/2010	224	Manufacturing
Contact US Teleservices	3/31/2010	114	Telecommunications
URS Corporation	3/15/2010	134	Professional Services
Total # Employees Laid Off (five-year period)		5,441	
Source: Division of Workforce Development Department, State of Alabama, http://www.madeinalabama.com Accessed October 2015			

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/15/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Birmingham, AL

* b. Employer/Taxpayer Identification Number (EIN/TIN):

63-6001201

* c. Organizational DUNS:

0721035590000

d. Address:

* Street1:

710 20th Street North

Street2:

Community Development

* City:

Birmingham

County/Parish:

* State:

AL: Alabama

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

35203-2216

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

John

Middle Name:

* Last Name:

Colon

Suffix:

Title:

Director, Community Development

Organizational Affiliation:

* Telephone Number:

(205) 254-2309

Fax Number:

* Email:

john.colon@birminghamal.gov

Application for Federal Assistance SF-424

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

C: City or Township Government

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-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields 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:**

City of Birmingham, AL FY 2016 US EPA Brownfields Community-Wide Assessment Grant

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="400,000.00"/>
* 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="400,000.00"/>

*** 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: