



CITY OF WARNER ROBINS

THE INTERNATIONAL CITY

R04-24-M-003

MAYOR

LaRhonda W. Patrick

MEMBERS OF THE COUNCIL

Post 1

Derek Mack

Post 2

Charlie Bibb

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Keith Lauritsen

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Kevin Lashley

Post 5

Clifford Holmes, Jr.

Post 6

Larry Curtis, Jr.

INTERIM CITY ADMINISTRATOR

James Dodson

CITY CLERK

Mandy Stella

CITY ATTORNEY

Julia Bowen Mize

1. Applicant Identification
City of Warner Robins
700 Watson Boulevard
P.O. Box 8629
Warner Robins, Georgia 31093
2. Funding Requested
 - a. Grant Type: Multipurpose
 - b. Federal Funds Requested: \$1,000,000
3. Location
 - a) City of Warner Robins b) Houston County c) Georgia
4. Target Area and Priority Site Information
 - Target Area: Census Tract 13153020400
 - Priority Site(s):
Cleanup Site: Commercial Circle Redevelopment 104, 106 & 162 N Davis Drive, 401 N Commercial Circle, and 1010 Watson Boulevard, Warner Robins, Georgia 31088
Assessment Site: Master Cleaners 225 S Commercial Circle, Warner Robins, Georgia 31088
5. Contacts
 - a. Project Director
Kate Hogan, Director of Community and Economic Development
(478) 283-0958
khogan@wrga.gov
610 A Watson Boulevard
Warner Robins, Georgia 31093
 - b. Chief Executive/Highest Ranking Elected Official
Mayor LaRhonda Patrick
(478) 302-5530
lpattick@wrga.gov
610 A Watson Boulevard
Warner Robins, Georgia 31093



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- 6. Population
City of Warner Robins, GA – 79,589
(US Census 2017–2021 American Community Survey)

- 7. Other Factors

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road or other public thoroughfare separating them.)	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 20% of the overall project budget will be spent on eligible site reuse/area-wide planning activities, as described in Section I.B., for priority brownfield site(s) within the target area.	9, 10
The target area is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

- 8. Letter from the State or Tribal Environmental Authority
See attached.

- 9. Releasing Copies of Applications
Not Applicable.



Jeffrey W. Cown, Director

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

October 30, 2023

VIA ELECTRONIC Amanda.Herrit@terracon.com

Ms. Sara Janovitz, Regional Brownfield Program Contact
US Environmental Protection Agency, Region 4
Atlanta Federal Center
61 Forsyth Street, S.W., 10th Fl
Atlanta, Georgia 30303-8960

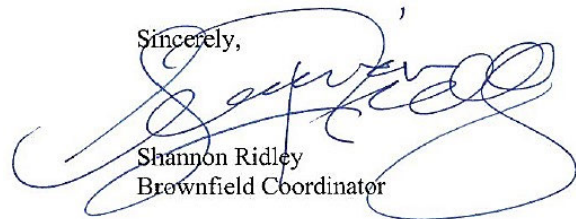
RE: State Acknowledgement Letter – Brownfield Multipurpose Grant Application
City of Warner Robins

Dear Ms. Janovitz:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (“GA EPD”) that the City of Warner Robins will be submitting an application to the U.S. Environmental Protection Agency (“EPA”) for funding assistance under the federal Multipurpose Grant Program to conduct assessment and cleanup activities. GA EPD understands that the City is applying for \$1,000,000 to address hazardous substances and petroleum.

EPD would like to take this opportunity to encourage EPA’s positive decision in making a grant award to the City of Warner Robins for both assessment and cleanup. A successful award would greatly assist this community in its redevelopment efforts. Thank you for your consideration.

Sincerely,



Shannon Ridley
Brownfield Coordinator

cc: Becky H Horace, Terracon
Tameka Gordon, Terracon

File: FFY 2024 EPA Grant Applicants, City of Warner Robins -Multipurpose



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. Overview of Brownfield Challenges and Description of

Target Area: Originally known as the town of Wellston (1865-1943), Warner Robins (City) was officially chartered by the state of Georgia on March 5, 1943. The City has a total area of 35.4 square miles with a population of 79,589 and is roughly 100 miles south of Atlanta.¹ Its geographic assets attracted the Air Force to the area during World War II. Two thousand affordable homes and other civic buildings were constructed in the target area, and the town's business district, known as **Commercial Circle**, flourished due to the military aviation field in the region. After the war, the City of Warner Robins saw exponential growth residentially and commercially within the **Commercial Circle Redevelopment** target area due to the City's centralized location, which is easily accessed from Interstate 75 and Interstate 16, and the presence of the Air Force Base. The City has grown rapidly over the last few decades and most of this growth has been in the form of suburban expansion. It is physically organized along commercial corridors and infilled with single-family neighborhoods. While growth has afforded the City many opportunities to affect positive change, with rapid expansion in the noted areas, little consideration was given to redevelopment in other areas of the community. The downtown area, **Commercial Circle Redevelopment** target area, adjacent to the region's largest employer and economic engine, Robins Air Force Base, is moribund. The target area has lost population and has suffered from disinvestment for many years. Large concentrations of low-income housing, vacancies, and languishing developments cover large swaths of land in the heart of the city resulting in the decline in aesthetics and quality of life in the target area. **The impacts have been substantial to the small population in the Commercial Circle Redevelopment area.** As retail industries closed; due to the lack of sustainability from current conditions, stagnant growth, high vacancy rates, high crime, and low-income; and housing declined, the quality of life for those within the community suffered greatly, turning the once thriving area into a "slum and blight" area.

The **geographic boundary** for this project is the Warner Robins **city limits** with a **target area focus of census tract (CT) 13153020400, a Justice40 Disadvantaged Community**. The target area is 1.53 square miles of commercial and residential property at the intersection of North Davis Drive and Watson Boulevard. The target area (population 2,018) is a **low-income community**.¹ Historically, the target area was home to the town's first school, civic buildings, and thousands of affordable homes around the heart of the town. However, unanticipated consequences from light industrial retail closures in the target area have created **brownfield challenges**. This area is primed for redevelopment due to its central location, yet the environmental contamination and the cost of cleanup are a significant barrier. The target area will use EPA Brownfield Grant funding to augment redevelopment plans currently in place to assess environmental concerns, encourage brownfield site reuse, increase tax revenues through site redevelopment, and provide needed employment opportunities.

ii. **Description of the Priority Brownfield Site(s):** Anticipating the EPA Brownfield funding, initial discussions between the City and community partners identified **more than 30 potential sites for assessment** including industrial facilities, dry cleaners, gas stations, and abandoned buildings throughout the target area. Additional sites will be identified by **target-area residents and project partners** during a grant-funded site inventory. This process will include thoroughly discussing sites and determining how the sites fit into the City's Brownfield Revitalization Plan that will be developed as part of this grant. The City has been working on brownfields redevelopment and Commercial Circle revitalization for 20 years and has assessed numerous brownfields properties.

¹ 2017–2021 American Community Survey Census Data



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In the target area, **one priority brownfield site in need of assessment** presents a potential hazard to human health and the environment. This priority site, an **active drycleaner** built in 1953 at 225 S Commercial Circle, is in the southwest quadrant of Commercial Circle. This property, on approximately 0.18 acres, is a 4,160-square-foot (SF) single-story structure near sensitive populations, churches, and schools. Based on the site's history, potential contaminants of concern include volatile organic compounds (VOCs), polyaromatic hydrocarbons (PAHs), and metals (lead, arsenic, mercury, and aluminum).

The **priority site identified for cleanup** is the **Commercial Circle Redevelopment** (7.5 acres), located adjacent to Robins Air Force Base. These properties operated as various commercial and light industrial businesses from at least the mid-1960s to August 9, 2023, when the **City acquired the cleanup priority site via a warranty deed**. The priority site was accepted into the Georgia Brownfields Program on July 20, 2023. The site currently contains six vacant commercial structures and three sheds with associated asphalt-paved parking and storage yards. The site contains a 700 SF former gas station; two vacant commercial structures (one 8,310 SF and one approximately 4,816 SF) with multiple suites and three sheds; a 4,000 SF former aluminum recycling facility; a 2,250 SF former automotive repair and service shop; and a 1,870 SF former discount store. The site is located near sensitive populations, churches, and schools. The public health of residents near the priority site and throughout the target-area community is impacted by contamination through these exposure pathways. The Commercial Circle Redevelopment properties have undergone Phase I and Phase II Environmental Site Assessments (ESA) that determined cleanup funding will be required due to contamination of VOC detections in soil and groundwater samples above the Hazardous Site Response Act (HSRA) notification concentrations. Asbestos-containing materials (ACM) and lead-based paint (LBP) are present in building components and/or in the site surfaces. With the much-needed funding from the US EPA Brownfield Multipurpose Grant, the City can move forward with their redevelopment goal at the overall Commercial Circle Redevelopment site and the revitalization efforts for the target area.

iii. **Identifying Additional Sites:** After the priority sites have been addressed, the City will work with project partners and residents throughout the geographic boundary of the city limits to identify abandoned and underused properties. Those properties will be researched further by City staff using the property appraiser's website. The criteria used to determine which sites are added to the inventory will be based on community need, project partner and resident input, US Census and Climate Economic Justice Screening Tool (CEJST) data to ensure low-income and sensitive populations are benefiting from the project. Once added to the inventory, the City will apply the evaluation ranking tool to determine the order in which the sites will be addressed.

b. Revitalization of the Target Area i. **Overall Plan for Revitalization:** To ready the City's reinvestment in the commercial core, the City has refocused its resources on revitalizing the target area. The planned redevelopment will promote community economic vitality through property improvement, business growth, job development, and community support. The Multipurpose Grant will be used as a tool to meet the redevelopment goals adopted in the **2022–2026 Houston County Joint Comprehensive Plan**, which highlights redevelopment of the Commercial Circle Redevelopment area as a priority for the county and City. The Joint County Comprehensive Plan stated that the City intends to increase the quality of affordable housing, abate community slum and blight, assist vulnerable populations, decrease the number of impoverished residents, increase transportation services, decrease homelessness, encourage the growth of local businesses, and promote fair housing throughout the target area. The objective of this redevelopment plan is to create a renewed community mixed-use hub that supports existing and new local businesses and



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housing. The cleanup site will be redeveloped into a proposed three-story, approximately 80,000 SF new commercial structure with approximately 160,000 SF of new **affordable housing** on top. The possible redevelopment plan for the assessment site is a new mixed-used building of three stories, including retail, neighborhood services, and cultural uses on the ground floors and professional offices and **affordable housing** on the above floors, with parking lots created behind the building.² The creation of a safer and more accessible transportation network, including public transportation, will meet air quality objectives and support the livability and vitality of sensitive populations through improvements in pedestrian safety, mobility, and comfort. As a part of this grant project, the City will create a Brownfield Revitalization Plan which will include a feasible reuse strategy for the priority site, target area, as well as ways to incorporate sources of renewable energy.

ii. Outcomes and Benefits of Overall Plan for Revitalization: Brownfield redevelopment will promote economic success, including new housing in a community that has not seen new residential builds in many years, new employment opportunities, increased property values, and additional tax revenue, all of which will help improve health outcomes and quality of life. Developers will be strongly encouraged by target-area members to include the use of renewable energy and/or energy-efficient designs as part of their redevelopment plans. The continued assessments and redevelopment of the **Commercial Circle Area**, an Urban Redevelopment Area located in the City's historic central business district, will advance the City's goals for revitalization: bring **affordable housing and jobs opportunities** to the neighborhood, decrease poverty in the target area, remove blighted structures, and reduce health hazards for at-risk residents (**noneconomic benefit**). Redevelopment and repurposing of the priority sites for commercial, mixed-use affordable housing/commercial, and public areas for recreation will restore value for the properties, provide affordable housing, bring construction and maintenance jobs to the business district, improve tax revenue (**economic benefit**), induce further investment, and mitigate health hazards in the target area. The proposed redevelopment at the priority sites will greatly benefit the **disadvantaged communities located** within walking distance of the priority site by reducing blight, providing affordable housing, and new employment opportunities while reducing exposure to potentially harmful contamination. With the City's involvement in the Department of the Air Force **Climate Action Plan**, the City will develop a plan to protect residents and community investments by improving climate exposure, determining risks and vulnerabilities within target-area communities with poor air quality and low-income populations, and reduce human exposure to contamination at hazardous waste sites, with emphasis on the minority, low-income, and vulnerable target-area communities. The Plan will also promote the City's initiative to modernize infrastructure and facilities (invest in climate ready and resilient installations), develop a climate-informed workforce (understand when, why, and how to apply climate considerations), and integrate security implications of climate change into department strategy, planning, and operations.

The City's participation in activities with the Middle Georgia Clean Air Coalition to support healthy buildings initiatives and the Middle Georgia solar programs will assist with developing energy efficient structures within the target area. Based on the Warner Robins Area Transportation Study (WRATS), environmental mitigation in the target area will include air quality policies and an alternative fuel program. The Plan will improve the transportation system resiliency and reliability by reducing (or mitigating) the stormwater impacts of surface transportation, protect and enhance the environment, promote energy conservation, improve quality of life, and promote

² Downtown Redevelopment Plan, Warner Robins, GA



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consistency between transportation improvements and state and local planned growth and economic development patterns within the vulnerable communities.³

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

The City is a local unit of government eligible to apply for private, state, and federal grant funding. The City is making every effort to secure additional funding to further its Brownfield Program redevelopment goals and is already using the following opportunities:

	Agency	Funding Purpose
Federal	HUD Community Development Block Grant (up to \$500,000)	Building demolition to remove blight, contribute to affordable housing initiatives, public infrastructure, and adherence to American Disabilities Act (ADA) compliance measures across various neighborhoods within the target area.
Federal	Georgia Forestry TAG Grant (up to \$1.2 MIL)	Removing impervious surfaces within the target area.
Federal	GA Department of Energy – Energy Efficiency Block Grant (up to \$135,070)	Implementation of 4 DC Fast Chargers for a supporting small business corridor within the target area and for those on Robins Air Force Base.
State	GA Department of Community Affairs (DCA) Community HOME Investment Program (CHIP) Grant (up to \$400,000’22 & \$1.5 MIL’24)	Contributing to affordable housing initiatives.
Local	Warner Robins Special Purpose Local Option Sales Tax (SPLOST) (\$2 Million)	Acquire derelict properties in the City Redevelopment Area.

ii. Use of Existing Infrastructure: The infrastructure at the priority site is **aging** and **currently deficient**. The City is currently working with the University of Georgia (UGA) College of Engineering to redesign water, sewer, stormwater, and public parking infrastructure to create a plan to support the development. The Infrastructure Plan’s expected completion date is April 2024 and will include upsizing the existing infrastructure to serve the new concentrated commercial and residential development. The City will fund all infrastructures improvements needed for this project through revenue bonds or additional grant funding.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need i. The Community’s Need for Funding: The target area has a small population of 2,018, who suffers from low-income. The target area’s **per capita income is \$13,744**, which is significantly less than the county (\$32,279), state (\$34,516), and national (\$37,638) averages.⁴ In addition, **the median household income for the target area is \$16,497**, well below the county (\$70,313), state (\$65,030), and national (\$69,021) averages.⁴ Children living in poverty within the target area is **44% higher** than the county average.⁴ Households receiving food stamps/supplemental nutrition assistance program (SNAP) benefits within the target area is **21% higher** than the county average.⁴ As industry closes and housing declines, the community’s quality of life suffers greatly. The decreased tax base, growing stock of abandoned housing, declining property values, crime, and an increased demand for services have significantly worsened the situation. The City’s funds are currently being used for funding of desperately needed apparatus, equipment, and training for the Fire and Police Departments. That is on top of 50% of the City’s general fund budget already going to the Fire and Police Departments. While the City’s

³ FY 2023 Unified Planning Work Program for the Warner Robins Area Transportation Study

⁴ 2017–2021 American Community Survey Census Data



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Special Purpose Local Option Sales Tax (SPLOST) proceeds have jumpstarted efforts to redevelop the vacant brownfield priority site (Northeast Quadrant of the Commercial Circle Redevelopment site), with the much-needed funding from the US EPA Brownfield Multipurpose Grant, the City can move forward with their redevelopment goal at the overall Commercial Circle Redevelopment site and revitalization efforts for the target area.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: The target area is home to sensitive populations suffering health risks from environmental contamination. Those populations include low-income residents (62%; US 31%), people of color (70%; US 39%), children under age five (5%; US 6%), citizens with disabilities (26%; US 13%), and the unemployed (9%; US 6%).⁵ Other sensitive populations include **all people living below the poverty level at 48%** and those **under the age of 18 living below the poverty level at 56%**, significantly higher than the national averages (13%, 17%).⁵ The sites are adjacent to a park, businesses, and residential neighborhoods with a high unemployment rate, low-income population, and children living in poverty. A significant welfare issue the US EPA funding can address is the housing shortage in the target area. According to CEJST, the target area is in the **93rd percentile of low-income households spending more than 30% of their income on housing**. Currently, in the target area, the average value of homes is \$43,600, much lower than \$147,000 in the City, and \$249,700 in the state.⁵ To add to the existing housing burden, the target area has dated housing structures; 55% (US 30%) of all homes were built pre-1960,⁵ and the target area ranked in the **85th high percentile in the state for risk of lead-based**.⁶ The removal of blighted, dilapidated homes will not only address the lack of affordable housing options, but will also create an environment that will promote healthier lifestyles for generations to come.

Crime and vagrancy within the target area have created an obstacle for the City's redevelopment plan. Property crimes within Warner Robins are 1.4 times higher than the US average, and violent crimes occur at a high rate (45 per 1,000 residents) compared to all communities of all sizes.⁷ The adjacent park should be a safe location for children to play, but those activities are currently not advised due to the nearby environmental issues, crime, and vagrancy. Due to police shortages within the City, the police force's resources are limited, yet much of their time is spent in the blighted target area. The unassessed, potentially contaminated sites within the target area adversely affect the community in many ways, ultimately impacting the residents' well-being. Remediation activities under the Multipurpose Grant will mitigate these threats that lead to adverse health and welfare conditions.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Several pollutants of high concern are suspected or confirmed in or around the target area. Lead exposure impacts children's brain and nervous systems and can cause miscarriage, reduced fetus growth, and premature birth in pregnant women. Arsenic is carcinogenic, and evidence suggests that inhaled or ingested inorganic arsenic can injure pregnant women and their unborn babies. Polycyclic aromatic hydrocarbons (PAHs) causes adverse birth outcomes, including low birth weight, premature delivery, and heart malformations. Volatile organic compounds (VOCs) are damaging to the livers, kidneys, and central nervous systems of children. Toluene has been shown to cause spontaneous abortion among pregnant women. Xylene inhaled by women can reach developing fetuses and contaminate breast milk. A deteriorating and increasingly vacant (27%) housing stock, built between 1940 and 1999, and, as previously mentioned, a disproportionately high poverty rate (62%) all contribute to blight, crime, vandalism, and vacancies and strain municipal services and

⁵ 2017–2021 American Community Survey Census Data

⁶ EPA EJ Screen Report

⁷ Neighborhood Scout: Warner Robins, GA Crime Rates: <https://www.neighborhoodscout.com/ga/warner-robins/crime>



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budgets, resulting in lack of funds for environmental assessment and cleanup.⁵ Contaminants from priority sites and surrounding properties are known to damage kidneys, liver, central nervous, circulatory, reproductive, and respiratory systems and contribute to cancer and other health issues plaguing the target area communities. This is troublesome, considering the percentage of residents without health insurance in the target area is 30% (US 9%).⁵ Based on the site's history and assessment, subsurface contamination includes VOCs and metals (lead, arsenic, mercury, aluminum, etc.). Human exposure to these contaminants includes ingestion, inhalation, direct contact, and migration through groundwater and storm water runoff. The public health of the residents nearby the priority site and in the target area is impacted by contamination through these exposure pathways. Based on the age of the structures, lead-based paint is likely, adding severe health and developmental consequences in **infants and children**, and asbestos exposure can result in many forms of **cancer** and breathing problems such as **asthma**. The target area ranks in the in the 94th percentile in the state and **77th percentile in the US for lead-paint indicator**.⁸ The Environmental Justice (EJ) Screen Report shows the target area is in the **98th percentile for respiratory hazard, 79th percentile for traffic proximity, 99th percentile for cancer risk, and 96th percentile for asthma** in the state, which compounds the health issues associated with the priority brownfield sites and their potential contaminants. CEJST shows the **weighted percent of people told they have asthma is in the 95th percentile and the 91st percentile for low life expectancy**. Information provided in the Center for Disease Control indicates the annual **cancer** incidence rate in Houston County is 476 incidences per 100,000 population and in the nation 403 (**target area health data not available**).⁹ In the target area, 12.8% of people have asthma, 8.9% have heart disease, and 5% currently have or have had cancer.¹⁰ Among Houston County children under age 18, 9.5% currently have asthma.⁹ Sensitive populations are being exposed to health hazards in their own neighborhood. The increase of brownfield sites in the target area, including the priority assessment site, suggests a correlation between exposure to hazardous substances, pollutants, and contaminants and the higher incidences of cancer and asthma. Remediation activities under the Multipurpose Grant will reduce the environmental burdens that lead to adverse health conditions.

(3) Environmental Justice (a) Identification of Environmental Justice Issues: According to the EJ Screening Tool, the target area has sensitive populations in the **86th percentile for low income, 77th percentile for unemployment, and 92nd percentile for those less than a high school education** in the state. This community has experienced a **disproportionate share of negative environmental consequences** due to the historical industrial practices involving dry cleaners, gas stations, and abandoned buildings throughout the target area. The target area has been further impacted by the **blighted properties and distressed neighborhoods** and loss of income, which has resulted in a large portion of the population living in poverty. The loss of industry has left a long-lasting impact on this community including **persistent poverty, high unemployment, substandard housing**, and as a result, **cumulative environmental impact**.

According to the Economic Innovation Group's Distressed Communities Index (DCI), the target area is a **highly distressed community, 83.5%**. The DCI is used nationwide to concentrate services and programs in distressed communities to promote more balanced and equitable community level economic growth. Due to the **disproportionate effects** of the known **EJ issues** in the community, such as **low income, high unemployment, substandard housing, lack of transportation options, and distressed neighborhoods**, the sensitive populations

⁸ EPA EJ Screen Report

⁹ Center for Disease Control: <https://gis.cdc.gov/cancer>

¹⁰ city-data.com 31088



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(**impoverished**) are unable to relocate away from environmental threats to safer areas. The EPA Brownfield funding will provide assessment and cleanup planning to promote the remediation and revitalization of this community for its sensitive and distressed population. This project will create a home for the City’s new downtown area, increasing property values in surrounding areas, removing blight, and provide opportunities for employment.

(b) Advancing Environmental Justice: **In alignment with the EPA 2022–2026 Strategic Plan to advance justice and equity, the City is committed to redevelopment of the Commercial Circle area in the underserved community.** The **low income, persistent poverty, high housing cost burden and substandard housing, and distressed neighborhoods** in the target area will be helped by the redevelopment of the sites as multifamily housing, providing climate adaptable and low-maintenance housing as well as increasing poverty values in the surrounding areas. Based on the age of the structures, lead-based paint is likely, adding risk to children in the community who could ingest paint chips. The target area ranks in the 94th percentile in the state for lead-paint indicator. This is alarming considering the developmental delays lead paint can cause in children, possibly accounting for the lower-than-average education level of the population.

With the received funding from the Multipurpose Grant, the City will conform to federal regulations under the Uniform Relocation Act. **No displacement of residents will result from this redevelopment project.** Regarding the **priority site for assessment, the drycleaner, will be relocated with the assistance of the City and not displaced.** In addition, the EPA Brownfield funding will provide assessment and cleanup planning to promote the remediation and revitalization of this community for its sensitive and distressed population. This project will promote affordable housing, remove blight, improve infrastructure, and provide opportunities for site redevelopment and new jobs.

b. Community Engagement i. Prior/Ongoing Community Involvement: The City frequently holds public hearings to educate and acquire community feedback from the citizens and businesses. The City is committed to continuing and expanding its community engagement via a multipronged marketing strategy including traditional media, social media, and public notices. The City has already involved the community in the Brownfields Program’s progress of the properties during the City Council meetings in August 2023, which were live streamed. The City uses its website and the regional newspaper for frequent updates and reporting on project progress. The City has established a solid relationship with businesses within the target area. These business owners are actively assisting the City with ensuring community engagement for the proposed assessment and cleanup activities at the Commercial Circle Redevelopment properties (the 104, 106 & 162 N Davis Drive; 401 N Commercial Circle; and 1010 Watson Boulevard priority sites) and will continue as implementation moves forward. Virtual outreach methods, such as Channel 14 and Facebook, will be used to ensure continued community input. It is anticipated that future meetings will be held both in person and virtual. The City plans to conduct several community meetings specifically about the Brownfield Program’s progress during the grant duration. Community meetings will educate residents, project partners, local organizations, and stakeholders on the priority site and brownfields activities in the target area under this grant.

ii. Project Involvement & iii. Project Roles: The following are key local community organizations involved in the project.

Name of Org.	Point of Contact	Specific involvement in the project or assistance provided
Robins Regional Chamber	April Bragg abragg@robinsregional.com (478) 922-8585	This local nonprofit advocates for business-friendly legislation and economic development. The Chamber will conduct community outreach to local property



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		owners and distribute news and updates to their members.
McCall's Sandwiches	Ken McCall [REDACTED] (478) 328-7604	This local restaurant within the priority site will provide space for fellowship and for community meetings . With his wealth of knowledge of the priority site's history, this owner will assist with site prioritization and outreach .
Commercial Circle Ace Hardware	Scott Peterman scott@circleace.net (478) 319-8279	This local business will assist with community outreach and future reuse planning .
Keep Warner Robins Beautiful	Tiffany Bowen kwrb@wrga.gov (478) 929-7258	This grass-roots community group focuses on educating the public and promoting interest in improving the environment. Keep Warner Robins Beautiful will assist with community outreach .

iv. Incorporating Community Input: In an effort to gain community support and inform the local target-area member communities, especially those underserved residents most affected by the project, the Brownfields Program's progress of the properties was discussed during City Council meetings on August 14 & 29, 2023. Target-area members have held meetings over the past ten years to discuss the redevelopment of brownfield properties located within the target area. The City will continue to hold public meetings to educate and acquire community feedback from the citizens and businesses. The City Council will continue to provide updates semiannually specifically regarding the Brownfield Grant and its process of assessment, cleanup, and redevelopment of the site during City Council and Pre-council meetings, which are live streamed, as well as when a substantial amendment is needed for the adopted plan. The City will also use its website, local news stations, Facebook, and the local/regional newspaper for frequent updates and reporting on the status of the proposed site's progress. The City plans to conduct several community meetings during the grant duration within the target-area community. Community meetings will educate residents, project partners, local organizations, and stakeholders on the site. These meetings will encourage input from target-area residents on site inventory and prioritization and discuss cleanup alternatives and future land reuse that further the Cities' redevelopment plans. Input from target-area residents will be recorded in meeting minutes and evaluated during City/Project Partner meetings to prioritize the assessments in conjunction with the community redevelopment plan. The City will respond to each individual's comments/concerns within two weeks. To share the City's Brownfield Program information, a Community Involvement Plan (CIP) will be created detailing community engagement activities, schedule, project background, and key players. The CIP will be available for review in City's Community and Economic Development department and City Hall offices. Virtual outreach methods, such as Channel 14 and Facebook, will be used to ensure continued community input. It is anticipated that future meetings will be held both in person and virtual. Meetings will be promoted through the email distribution lists and social media. To continue to promote community involvement, community outreach will be conducted via virtual calls to discuss the grant and engage the community through virtual small group, educational, and focused question-and-answer sessions.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: The City of Warner Robins, Georgia is requesting a US EPA Brownfields Multipurpose Grant in the amount of \$1,000,000.

Task 1: Outreach	
i.	<i>Project Implementation:</i> The City's Project Director will develop a Community Involvement Plan (CIP), outreach materials, brownfield project website, and social media posts with the assistance of the



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	environmental contractor (EC). City staff will lead the community meetings to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts), office supplies, and software to manage the grant.
ii.	<i>Anticipated Project Schedule:</i> Community Meetings held 1 st & 3 rd quarter of Years 1-4 and 1 st quarter Year 5. CIP, Website and outreach materials created 1 st quarter and posted monthly throughout the grant.
iii.	<i>Task/Activity Lead:</i> City: Kate Hogan, Project Director
iv.	<i>Outputs:</i> CIP, Brownfield Website, 9 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA required Quarterly Reports.
Task 2: Site Inventory	
i.	<i>Project Implementation:</i> The City’s Project Director will work with the target-area residents during community meetings to create a thorough site inventory for assessment. Abandoned and underused properties identified by the residents will be researched further by City staff using the property tax assessor’s website. Once a list is compiled, the EC will work with City staff to create an evaluation ranking tool to determine, with the help of residents, the order in which the sites will be addressed.
ii.	<i>Anticipated Project Schedule:</i> Community meeting held 1 st quarter will continue the preliminary inventory that began with this application. Evaluation ranking process begins 2 nd quarter and continues throughout the grant.
iii.	<i>Task/Activity Lead:</i> City: Kate Hogan, Project Director
iv.	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List
Task 3: Assessment	
i.	<i>Project Implementation:</i> The EC will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting first with the priority sites listed in this application. ASTM-AAI compliant Phase I; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii.	<i>Anticipated Project Schedule:</i> Assessment activities begin 2 nd quarter and continue throughout the grant.
iii.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Kate Hogan, Community and Economic Development Director, Project Director
iv.	<i>Outputs:</i> 19 Phase I ESAs, 1 Generic QAPP, 14 Phase II ESAs including Comprehensive Site Investigation Reports, SS-QAPP, Site Access Agreements and Property Eligibility Determinations.
Task 4: Remediation/Reuse Planning	
i.	<i>Project Implementation:</i> For projects identified for cleanup, the EC will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and a Remediation Action Plan/Cleanup Plan following GA EPA’s Site Remediation Program requirement. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation/reuse planning to reduce health/environmental risks. A Brownfields Revitalization Plan and Site Reuse Assessments will be prepared by a planner. The EC will assist the City in hosting charrettes/visioning sessions to be held for key properties.
ii.	<i>Anticipated Project Schedule:</i> Plans & Charrettes begin 4 th quarter and continue throughout the grant.
iii.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Kate Hogan, Community and Economic Development Director, Project Director
iv.	<i>Outputs:</i> 5 ABCAs, 1 Brownfields Revitalization Plan, 3 Vision Sessions/Charrettes, 4 Site Reuse Assessments
Task 5: Cleanup	
i.	<i>Project Implementation:</i> The City’s Project Director will oversee the EC as they manage the proposed site cleanup activities including contractor mobilization, abatement and/or encapsulation of ACM and LBP, Asbestos Air Monitoring, clearance sample analysis, contractor oversight, and cleanup reporting.
ii.	<i>Anticipated Project Schedule:</i> Cleanup begins the 12 th quarter and continues throughout the grant.
iii.	<i>Task/Activity Lead:</i> The EC will handle the technical aspects of the project with oversight from City: Kate Hogan, Community and Economic Development Director, Project Director



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iv.	<i>Outputs:</i> 1 site ready for reuse, 2 remediation jobs created (annualized), 10 cleanup reports, 10 NFR letters
Task 6: Programmatic Support	
i.	<i>Project Implementation:</i> The City’s Project Director oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The EC will assist the City in completing ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the five-year term of the grant. The City staff travel budget allows for two staff to attend four national/regional/grantee brownfield training conferences/workshops.
ii.	<i>Anticipated Project Schedule:</i> ACRES Reporting begins in the 1 st quarter, and Quarterly Reporting begins in the 2 nd quarter and continues throughout the grant project. Annual Reporting and Forms created in the 5 th , 9 th , 13 th , 16 th quarters and during final closeout.
iii.	<i>Task/Activity Lead:</i> City: Kate Hogan, Project Director
iv.	<i>Outputs:</i> ACRES Database Reporting, 5 Annual Financial Reports, 20 Quarterly Reports, 5 MBE/WBE Forms, Programmatic Support for the five-year grant period. Two staff to attend four conferences.

b. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes travel, supplies, and contractual costs only. ***Ninety-four (94%) of the budget will be spent on the site-specific work, 29% directly associated with site remediation, and 23% spent on eligible site reuse/area-wide planning activities.***

Task 1 Outreach: Contractual: Community Involvement Plan \$3,500 (35hrs x \$100); Brownfield Website, Outreach Brochure/Handouts, Social Media Posts \$2,000 (20hrs x \$100); 9 Community Education Meetings \$9,500 (95hrs x \$100). Supplies: Outreach Supplies (paper \$15/stack, color printouts \$1/each, ink \$30/cartridge, post-it note \$5/pack) \$500. **Task 2 Site Inventory:** Contractual: Site inventory and ranking criteria \$10,000 (80hrs x \$125). **Task 3 Assessment:** Contractual: 19 Phase I ESAs \$3,500 each for a total of \$66,500; 1 Generic QAPP \$5,000; 14 Phase II ESAs including SS-QAPP at \$24,000 each for a total of \$336,000. **Task 4 Remediation/Reuse Planning:** Contractual: 5 ABCAs \$5,500 for a total of \$27,500; 3 Vision Sessions/Charrettes \$7,500 (\$2,500/meeting); 1 Brownfields Revitalization Plan \$80,000 (City-contract planning firm, 800hrs x \$100); 4 Site Reuse Assessments for a total of \$120,000 (\$30,000 each; Planner: 100hrs x \$200; Market Analysts: 50hrs x \$150; Environmental Professional: 25hrs x \$100). **Task 5 Cleanup Construction:** Top three feet of soil excavation, transportation, and proper disposal, \$70/cu. yd. for 3,500 cu. yd. of clean fill placement, for a total of \$245,000. Contractual: engineering and field oversight \$20,000; confirmatory sampling and clean fill identification laboratory analyses \$10,000; equipment/supplies/mileage \$2,000; Remediation Action Completion Report preparation \$15,000. **Task 6 Programmatic Support:** Contractual: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms; Programmatic Support for the five-year grant period \$24,000 (240hrs x \$100). Travel: Two staff to attend four conferences \$16,000 (\$800/flight, 3 nights in hotel at \$300/night, incidentals and per diem \$75 x 4 nights x 2 attendees x 4 events).

Category	Tasks						Totals
	<i>Outreach</i>	<i>Site Inventory</i>	<i>Assessment</i>	<i>Remediation/Reuse Planning</i>	<i>Cleanup</i>	<i>Programmatic Support</i>	
Travel						\$16,000	\$16,000
Supplies	\$500						\$500
Contractual	\$15,000	\$10,000	\$407,500	\$235,000	\$47,000	\$24,000	\$691,500



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Construction					\$245,000		\$292,000
Total Budget	\$15,500	\$10,000	\$407,500	\$235,000	\$292,000	\$40,000	\$1,000,000

c. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA Brownfield Project is on schedule, the Community and Economic Development staff, which will include the EC, will meet semiannually to track all **outputs identified in 3.a.** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the five-year time frame. Site-specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, cleanup redevelopment plans, and sites cleaned up. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being completed in an efficient manner, the City Community and Economic Development department has countermeasures in place to address this problem. The City, and the EC, will make monthly calls to their EPA Project Officer and, if needed, will create a Corrective Action Plan to help the project get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Capacity, ii. Organizational Structure, & iii. Description of Key Staff: The City of Warner Robins' Community and Economic Development Department has an extended track record of successfully managing community projects for environmental due diligence assessments, environmental cleanups, and assistance with Georgia brownfield remediation and redevelopment projects. The key to this Multipurpose Grant effort is developing a detailed work plan with clear milestones and responsibilities. A work plan, including project schedule and plan to engage community, will be developed with participation from the Program Manager, a Community Engagement Lead, and a Technical Lead. The following key staff members within the Community and Economic Development Department will be responsible for ensuring the timely and successful expenditure of the EPA Multipurpose Grant funds, and the completion of all technical, administrative, and financial requirements of the project and the grant. Brownfields Coordinator/Program Manager: Kate Hogan, the Director of Community and Economic Development will serve as the **Project Director**. Ms. Hogan has over 12 years of experience in economic development: Community Development Block Grants (CDBG) through the Department of Housing and Urban Development; Community Home Investment Program (CHIP) Grants for low to moderate income residents; and Economic Development Strategy to prioritize diversification from and in support of Robins Air Force Base. Kate will be responsible for timely and successful expenditure of funds and completion of the administrative and financial requirements as well as day-to-day management of the grant. Task Manager: Hyacinth Supapo, the **Brownfield Project Manager** for the Community and Economic Development, has been in this position for three months; however, she has a background in market research, project management, and team leadership. Ms. Supapo will provide assistance to Ms. Hogan and will be responsible for managing various grant tasks as necessary. Assistant Finance Director: Lydia Humphrey, the Assistant Finance Director, has been in this position for eight years. Ms. Humphrey manages the accounts for the City, which includes management of federal funds like CDBG and state funds like the CHIP Grant. For this grant, she will be responsible for financial management, reporting of the grant, and the use of the ASAP.gov drawdown system.



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iv. Acquiring Additional Resources: On July 31, 2023, the City advertised a solicitation on their website and mailed invitations to bid to vendors whose names are maintained on a bidder list to comply with competitive procurement requirements outlined in 2 CFR § § 200 and 1500 that are applicable to the hiring of consulting firms to assist communities with grants awarded by the EPA. Respondents to the Request for Proposals (RFP) were specifically directed to submit questions through the City's IonWave system. Proposals were to be uploaded and submitted to the City through the City's IonWave bidding system. The solicitation was posted for 30 days. This approval was required to move forward with the grant application. This is the City's first EPA Multipurpose Grant application. In response to the solicitation, the City received **six** responses to the solicitation, which were reviewed by a selection committee comprised of the Director of Community and Economic Development, the Assistant Director of Community and Economic Development, and the Director of Operations. Each response was reviewed at length, scored, and ranked based on the City's established formal RFP review process using a score-based ranking criterion. Upon evaluation of all submissions, **Terracon Consultants** was recommended and presented to the City Council for approval on September 15, 2023. Upon approval, Terracon was notified of their selection to assist the City with the preparation of the US EPA Multipurpose Grant and implementation of the grant if awarded to the City. The City will promote strong practices, local hiring, and will link members of the community to potential employment opportunities for all brownfield-related redevelopment via community outreach practices and project updates to project partners.

b. Past Performance and Accomplishments ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (1) Purpose and Accomplishments: From 2018 to the present, the City was awarded, and expended, an annual \$500,000 CDBG. Over the past five years, the City effectively used CDBG funding for both housing and non-housing initiatives to address the needs of low- and moderate-income individuals within the community. As the recipient of a 2022 Department of Community Affairs' CHIP Grant to help low- to moderate-income individuals living in a specific geography with home renovation projects, the City successfully rehabilitated five single-family, owner-occupied homes. The sixth and final home will be chosen prior to 1st quarter 2024, when all funds will be expended. The City received a \$135,070 allocation from the Department of Energy in their Energy Efficiency Block Grant Program to implement electric vehicle (EV) chargers in Q2 2024 to implement 4 DC Fast Chargers for supporting a small business corridor and air force base personnel near the target site. The City's projected project completion date is in the 4th quarter of 2024.

(2) Compliance with Grant Requirements Warner Robins has consistently met its work plan and cooperative agreement requirements and ensured timely achievement of results through effective management of project environmental professionals, budgets, and schedules. Kate Hogan, Program Manager; Hyacinth Supapo, Task Manager; and Lydia Humphrey, Assistant Finance Director, are skilled in grant administration including project management. They will personally monitor grant activities to ensure compliance with all financial and reporting requirements. Warner Robins tracks all project results individually and will be able to manage the requirements for tracking projects in ACRES when awarded a grant from the EPA.



Threshold Criteria

1. Applicant Eligibility

- a. The City of Warner Robins, Georgia, is eligible to apply for an EPA Brownfields Multipurpose Grant as a local government as defined under 2 CFR § 200.64.
- b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

In an effort to gain community support and inform the underserved residents impacted most by this redevelopment project, the EPA's Brownfields Program and the redevelopment plans of the priority sites for this Multipurpose Grant were discussed during City Council meetings on August 14 & 29, 2023. Target-area members have held meetings over the past ten years to discuss the redevelopment of brownfield properties located within the target area. The City will continue to hold public meetings to educate and acquire community feedback from the citizens and businesses. The City Council will continue to provide updates semiannually specifically regarding the Brownfield Grant and its process of assessment, cleanup, and redevelopment of the priority sites during City Council and Pre-council meetings, which are live streamed, as well as when a substantial amendment is needed for the adopted plan. The City's will also use its website, local news stations, Facebook, and the local/regional newspaper for frequent updates and reporting on the status of the project. The City plans to conduct several community meetings during the grant duration within the target-area community. Community meetings will educate residents, project partners, local organizations, and stakeholders. These meetings will encourage input from target-area residents on site inventory and prioritization and discuss cleanup alternatives and future land reuse that will further the City's redevelopment plans. Input from target-area residents will be recorded in meeting minutes and evaluated during City/Project Partner meetings to prioritize the assessments in conjunction with the community redevelopment plan. The City will respond to each individual's comments/concerns within two weeks of receipt. To share the City's Brownfield Program information, a Community Involvement Plan (CIP) will be created detailing the community engagement activities, schedule, project background, and key players. The CIP will be available for review in the City's Community and Economic Development department and City Hall offices. Virtual outreach methods, such as Channel 14 and Facebook, will be used to ensure continued virtual community participation. It is anticipated that future meetings will be held both in person and virtual. Meetings will be promoted through the email distribution lists and social media. To continue to promote community involvement, community outreach will be conducted via virtual calls to discuss the grant and engage the community through virtual small group, educational, and focused question-and-answer sessions.

3. Target Area

Census Tract 13153020400, a Justice40 Disadvantaged Community.



4. Affirmation of Brownfield Site Ownership

The City of Warner Robins is the sole owner of the Commercial Circle Redevelopment properties (104, 106, & 162 N Davis Drive and 401 N Commercial Circle and 1010 Watson Boulevard), having acquired these properties via warranty deeds dated August 9, 2023. The City **affirms that these parcels meet the CERCLA § 101(39) definition of a brownfield and are:**

- a) are not listed (or proposed for listing) on the National Priorities List;
- b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c) not subject to the jurisdiction, custody, or control of the US government.

5. Use of Grant Funds

The Multipurpose Grant funds will be used to conduct assessment, cleanup, and programmatic support of the Multipurpose Grant. In addition, funds will be used to conduct community outreach, brownfield inventory and prioritization, and remediation/reuse planning, thus moving closer to the overall redevelopment goals of the noted priority sites within the target area. The plan for assessment and cleanup expenditures is presented on the following pages of the Narrative portion of this application:

- Twenty-five (25) Phase I Environmental Site Assessments (ESAs) – **pages 9, 10**
- Ten (10) Phase II ESA following the Georgia EPA’s Site Remediation Program (SRP) comprehensive site assessment requirements – **pages 9, 10**
- Ten (10) Potential Purchaser Corrective Action Plan (PPCAP) – **pages 9, 10**
- Ten (10) priority cleanup sites to receive No Further Remediation Letter – **pages 9, 10**
- One (1) Brownfields Revitalization Plan preparation including at least one (1) priority site remediation/feasible reuse planning – **pages 9, 10**

6. Expenditure of Existing Grant Funds

The City affirms it does not have an open EPA Brownfields Multipurpose Grant or Assessment Grant.

7. Contractors and Named Subrecipients

On July 31, 2023, the City advertised a solicitation on their website and mailed invitations to bid to vendors whose names are maintained on a bidder list to comply with competitive procurement requirements outlined in 2 CFR § § 200 and 1500 that were applicable to the hiring of consulting firms to assist communities with grants awarded by the EPA. Respondents to the Request for Proposals (RFP) were specifically directed to submit questions through the City’s IonWave system. Proposals were to be uploaded and submitted to the City through the City’s IonWave bidding system. The solicitation was posted for 30 days. This approval was required to move forward with the grant application. This is the City’s first EPA Multipurpose Grant application. In response to the RFP, the City received **six** responses to the solicitation, which were reviewed by a selection committee comprised of the Director of Community and Economic Development, the Assistant Director of Community and Economic Development, and the Director of Operations. Each response was reviewed at length, scored, and ranked based on the City’s established formal RFP review process using a score-based ranking criterion. Upon evaluation of all submissions,



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Terracon Consultants was recommended and presented to the City Council for approval on September 15, 2023. Upon approval, Terracon was notified of their selection to assist the City with the preparation of the US EPA Brownfields Multipurpose Grant and implementation of the grant if awarded to the City.

The City of Warner Robins affirms that it does not have subrecipients associated with this grant application.

See attached RFP solicitation.

Upon an award of EPA Brownfields grant funding, the City and their selected contractor would enter into a formal executed contract for project implementation at that time. In the interim, there is not a contract available to attach.