

Request for Qualifications
City of Columbia
Columbia Brownfields Assessment Project

Professional Consulting Services
Request for Qualifications

Submit to:

Kim Dale, Purchasing Agent
City of Columbia, City Hall
700 North Garden Street
Columbia, TN 38401

RFQ DUE DATE: July 15, 2019

I. Introduction

The City of Columbia invites interested parties to submit statements of qualification and experience to provide environmental and engineering consulting services for the Columbia Brownfields Assessment Project.

The City is seeking to retain a firm or team with documented experience providing:

- Phase I & II Environmental Site Assessments (ESAs),
- Community-wide inventory of Brownfield Sites,
- Cleanup planning and remediation design,
- Prepare plans for multiple sites based on site-specific needs identified through assessments conducted using EPA Brownfields Assessment Grant funds,
- Community engagement support,
- Assistance administering and managing the Brownfields Assessment Grant,
- Work with the State's brownfields program, and
- Other services related directly to successful implementation of the EPA Brownfields Assessment Grant awarded to the City of Columbia, TN in June 2019.

The resulting contract will be for a duration of three (3) years, and may be amended or extended by the City beyond the initial three (3) years to accommodate the terms and conditions of any future EPA grants awarded to the City.

The selected consultant will provide the City support with implementing the recently awarded EPA Brownfields Assessment Grant Project. The goal of the City is to select and environmental consulting firm to collaborate with the City to manage the full life cycle of Columbia's EPA Brownfields Assessment Grant Project. A copy of the City's project narrative for the FY 2019 EPA Brownfields Assessment Grant is attached at the end of this RFQ for reference.

Statements of Qualifications are due no later than 2 p.m. CST, Monday, July 15, 2019. Submissions may be hand delivered to the City or sent by US Mail or private courier.

Note: Questions regarding the RFQ must be submitted in writing to Thad Jablonski, email subject line "Columbia Brownfields Assessment Grant Project" at tjablonski@columbiatn.com.

II. Scope of Work

All anticipated and future work performed by the selected firm will comply with EPA grant Terms and Conditions. The Consultant will be expected to perform the following tasks on an as-needed basis:

1. Grant Administration and preparation: The consultant will be asked to take the lead in the administration and management of the EPA Brownfields Assessment Grant with input and review by the City. Included in this task is the collection of data required per EPA Assessment grant guidelines, meeting with existing community groups and assisting in the identification of potential properties or areas to be included for assessment activities.

2. Site Characterization and Assessment Activities: As part of the work, the consultant will be asked to complete Phase I and Phase II Environmental Assessments reports. Included in this task is development of the following plans:

- a. Community-wide inventory of Brownfield sites
- b. Generic Quality Assurance Project Plan (QAPP)
- c. Site specific Quality Assurance Project Plans (SS-QAPPs)
- d. Health and Safety Plans (HASP)
- e. Site Investigation reports
- f. Other plans and reports necessary for implementing the Brownfields Assessment Grant

3. Community Involvement Assistance: The Consultant will be asked to support the City in public involvement and community outreach activities to ensure that the community concerns are considered and addressed in the assessment planning and execution of the project. The following activities may be included:

- a. Develop a community engagement plan that details a strategy for involving the community in Brownfields activities
- b. Conduct public meetings and hearings to solicit community interest and provide educational information
- c. Develop and implement effective methods of communication information about the Brownfields Program to the public (this may include website and/or website information, information sheets, mailings, etc.)
- d. Meet with landowners, developers and any other stakeholders interested in Brownfields development

4. Cleanup and Development Planning: The consultant will be asked to complete site-specific cleanup and redevelopment planning documents, including Analysis of Brownfields Cleanup Alternatives (ABCA), site remediation work plans, conceptual redevelopment site plans, etc. In addition, the Consultant may be asked to conduct community visioning sessions, charrettes, and/or workshops to solicit input and generate redevelopment options regarding the redevelopment of specific property. The Consultant may also assist in the negotiation of brownfield agreements with the state regulatory agency, if needed.

5. **Other Brownfield Related Duties:** Other duties may be required for a successful program, but have not been anticipated in this call for services.

III. Response Format/Evaluation Criteria

One (1) original and four (4) copies of the statements of qualifications and experience shall be submitted in addition to one electronic copy on a flash drive. The submittal shall include a cover letter, not to exceed two pages and not considered part of the narrative.

The proposal narrative shall be no longer than 15 pages and shall include the information outlined below, excluding any required forms. Required forms will not be included in the referenced page count.

To ensure fair and equitable evaluation, proposals must be organized into the following separate sections.

1.0 Experience and Capacity

The response shall include a summary of the following:

- History of the firm's experience providing Brownfields services as described herein, including projects completed on behalf of agencies within the State of Tennessee
- Brownfields Assessment Grant programmatic experience/capacity
- Description of the firm's organizational structure and the names and experience of key individuals who will be involved in the successful execution of the grant funded Project. The response shall include an organizational chart
- Documented experience working with EPA Brownfields Project Officers and State regulatory agencies
- Disclosure of any potential conflicts of interest
- Documentation of insurance

2.0 References

The response shall include at least four (4) references for similar services that have been provided by your firm and the dates of service. Please include the reference name, organization, email address and phone number of the reference contact. Also, include a description of the services provided.

3.0 Proposed Methodology

A description of how the firm will complete the scope of work described herein. Include a description of the relevant services provided by your firm. Finally, include a concise statement of why your firm should be selected by the City.

4.0 Fee Schedule

The response shall include an hourly fee rate schedule, and will specify a proposed mark-up for subcontractors. Any budgetary assumptions must be stated in the submission. Fee schedule response shall be sealed in a separate envelope and noted as "Fee Schedule" on the outside of the envelope. Fees will not be part of the initial evaluation process.

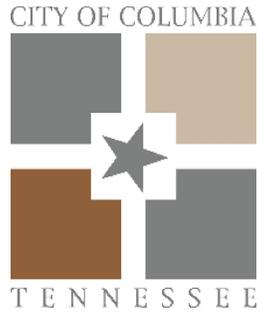
IV. Selection Criteria

The responding firms will be evaluated on the following criteria:

- Experience and ability to complete the work (20%)
- Approach and understanding of the scope of work (15%)
- Proven track record of community engagement (15%)
- Quality of performance on similar projects (15%)
- Environmental assessment experience (15%)
- Brownfields Cleanup Grant experience including successful grant writing and administration along with a demonstrated ability to work with EPA and State Agencies (10%)
- Ability to comply with Federal Grant Requirements (CFR) (10%)

Oral presentations or a response to a written questionnaire to the City may be requested. The request for an oral presentation or questionnaire response shall in no way constitute acceptance or imply that an agreement is pending. The City reserves the right to award this opportunity based on the initial RFQ response without oral presentations. The City will only select one firm under this request for qualifications.

The City reserves the right to reject any and all responses and to make an award that is in the best interest of the City.



CITY MANAGER’S OFFICE

Narrative Information Sheet – City of Columbia, Tennessee

1. **Applicant Identification:** The City of Columbia, as a municipality, with an address of 700 North Garden Street, Columbia, Tennessee 38401 requests consideration of the following EPA Assessment Grant proposal.
2. **Funding Requested:**
 - a. **Assessment Grant Type:** Community-wide
 - b. **Federal Funds Requested:**
 - i. \$300,000
 - ii. The City of Columbia is applying for a Community-wide Grant, therefore this section does not apply.
 - c. **Contamination:** Hazardous Substances (\$200,000) and Petroleum (\$100,000)
3. **Location:** City of Columbia, Maury County, Tennessee
4. **Property Information for Site-Specific Proposals:** The City of Columbia is applying for a Community-wide Assessment Grant; therefore, this section is not applicable.
5. **Contacts:**
 - a. **Project Director:** Mr. Thad Jablonski, Assistant City Manager and Finance Director for the City of Columbia will serve as the Project Director for this proposal. Mr. Jablonski’s contact information is as follows: Phone: (931) 560-1510, Email: tjablonski@columbiatn.com, Mailing address: 700 North Garden Street, Columbia, Tennessee 38401
 - b. **Highest Ranking Elected Official:** Columbia Mayor Mr. Chaz Molder serves as the highest-ranking elected official. Mayor Molder’s contact information is as follows: Phone: (931) 560-1510, Email: chaz.molder@columbiatn.com, Mailing address: 700 North Garden Street, Columbia, Tennessee 38401
6. **Population:** The population of Columbia, Tennessee is 38,266 (US Census)
7. **Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
The proposed site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The proposed site(s) is in a federally designated flood plain.	2

The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. **Letter from the State or Tribal Environmental Authority:** A letter of support from Ms. Paula Middlebrooks, Tennessee Brownfields Redevelopment Program Coordinator, Tennessee Department of Environment and Conservation (TDEC), is included as an attachment to this application.



TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
DIVISION OF REMEDIATION
WILLIAM R. SNODGRASS TENNESSEE TOWER
312 ROSA L. PARKS AVENUE, 14TH FLOOR
NASHVILLE, TENNESSEE 37243

January 3, 2019

Thad Jablonski
Assistant City Manager
City of Columbia
700 North Garden Street
Columbia, TN 38401

Re: State Letter of Acknowledgement for the City of Columbia Brownfields Grant
Application

Dear Mr. Jablonski,

The Tennessee Department of Environment and Conservation (TDEC) is pleased to acknowledge your efforts to apply for a \$300,000 US Environmental Protection Agency (EPA) Brownfields Community Wide Assessment Grant.

Since many brownfields are abandoned, underutilized, and/or contaminated, TDEC is expressly interested in seeing cities in our state take the initiative to return these sites to productive uses. These efforts are consistent with our mission to enhance the quality of life for citizens of Tennessee and to be stewards of our natural environment. In cooperation with Region 4 EPA, the TDEC brownfields staff will provide technical support and oversight for your grant.

We greatly appreciate your efforts to address brownfields in your city!

Sincerely,

A handwritten signature in blue ink, appearing to read "Paula Middlebrooks".

Paula Middlebrooks
State of Tennessee Brownfields Redevelopment Program
Tennessee Department of Environment and Conservation

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION (30)

a. Target Area and Brownfields (15)

i. Background and Description of Target Area (5)

The City of Columbia in middle Tennessee is the seat of Maury County and home to 38,266 people. In 1808, on the south bank of the Duck River, four city blocks were platted and sold, and our city was born. We enjoyed decades' worth of prosperous growth as plantations and family farms cultivated crops including tobacco, hemp, cotton, corn, and livestock. Mule breeders have met downtown near courthouse square since 1840 for livestock showings and utilized the Duck River for transportation of goods purchased and sold. Development of our city at that time was focused on the downtown and courthouse square, and many affluent citizens built large antebellum homes in the western portions of the city, including former President James K. Polk. Our agricultural beginnings are still recognized each spring when we celebrate Mule Day, an event which attracts over 100,000 visitors to our city.

After nearly a century of farming, our agricultural prosperity took a hit as the natural fertility of the land was greatly depleted. With great fortune, phosphate ore was discovered in the 1890s and dozens of mining companies opened for business within Maury County. Phosphates were utilized to create fertilizers, detergents, and ferrophosphate steel for armor plating during the World Wars. After the Second World War, having fought alongside white soldiers, African American soldiers quickly tired from working in more dangerous conditions, longer hours, and for less pay than their white counterparts. Tensions, already high in such a diverse southern community, rose to a breaking point in February of 1946 as the first Race Riot since the end of WWII occurred downtown. The Columbia Race Riot brought Thurgood Marshall to the city in defense of the African Americans and helped to propel the civil rights movement to the front of American minds in the 1950s and 1960s.

Economically, the phosphate mines continued to fuel our city through the mid-20th century. In 1971 alone, three plants in Maury County had payrolls in excess of 15 million dollars annually (Tennessee Historical Society). However, within the next decade our economy would shift again as operational costs increased, phosphate reserves depleted, and new environmental laws passed. This forced the closure of plants across Maury County, resulting in the loss of one of our largest employers. In 1991, the final two plants announced closings.

As the phosphate industry wavered in the 1980's, General Motors (GM) announced the creation of the Saturn Corporation and a new vehicle manufacturing plant to be located at Spring Hill in northern Maury County. By 2001, Saturn employed 7,800 people at the Spring Hill plant and proved to be a major employer for Columbia residents living just 20 minutes south. During the 2008 economic downturn GM discontinued the Saturn vehicle brand and slashed employment numbers, affecting thousands of jobs at the plant, and thousands more as suppliers similarly laid off workers. In September 2017, GM announced that approximately 680 jobs would be laid off indefinitely due to decreased demand of GM vehicles manufactured at the plant. Suppliers quickly followed suit, with Ryder Logistics announcing a layoff of 361 jobs in Spring Hill less than a week later.

With no state income tax in Tennessee, cities must rely on property taxes as a revenue stream. Unfortunately, many large industries have located outside of our city limits, providing no benefit to our tax rolls. Further, many residents choose to live just outside city limits or in neighboring towns with lower crime rates, increased retail opportunities, and other amenities. The result – a once prosperous downtown and courthouse square of the antebellum age is left with vacant storefronts, boarded up windows, and blighted commercial structures block after block. To fight blight and reenergize the once thriving downtown and in an effort to promote new economic opportunities and to increase taxable values, we are working to promote heritage tourism and an economy based on its own cultural history. In 2016, we designated a blighted industrial area of downtown with new, flexible overlay zoning for an Arts District that permits live and work uses for arts, cultural, and culinary redevelopment.

Our target area for this assessment grant is our downtown, which has traditionally been left out of the conversation as industry grows around Columbia and Maury County. Many former industrial buildings remain vacant and littered throughout the downtown with unknown contaminants and/or other hazardous building materials that hinder additional investment. The downtown target area is encompassed within Census Tracts 105 and 106, which are divided by South Garden Street running north to south thru downtown, and Census Tract 107 which is divided along Depot and West 11th Streets running east to west thru downtown. The target area experiences poverty rates of 35%, which are more than double the state average, and minority populations in the target area nearly triple the county average at a staggering 60%. Several brownfield sites greet visitors to our city from the northern and southern thoroughfares traveling to and from Nashville just 50 miles north along US 31, a main north-south route through middle-Tennessee. Similarly, visitors entering our downtown from Lewisburg to the east or Mt. Pleasant to the west are greeted by blighted and abandoned warehouses which cast a misconceived perception of our city. Former uses of these properties include gas stations, auto repair and body shops, dry cleaners, and agricultural, industrial,

and manufacturing warehouses. We believe the project scope described within is conducive to carrying out the proposed project for the amount of funding being requested and to catalyze successful redevelopment of our brownfield properties.

ii. Description of the Priority Brownfield Site(s) (10)

Located downtown, southeast of courthouse square in Census Tract 105, the **A.J. Morton Funeral Home** is our first priority site and has been a long-time target for demolition, having sat vacant since the business ceased operations in the 1990s. Once serving as a refuge for African Americans during the violent Race Riot of 1946, this culturally significant building is in poor condition. The building was slated for demolition in 2012, however, further investigation confirmed the presence of asbestos containing building materials which have been exposed to the elements and are in friable condition. We are concerned about the sensitive and high minority populations living and working adjacent to and/or near this priority site. Potential contaminants associated with funeral homes include formaldehyde, glutaraldehyde, methanol, and other types of solvents known to cause irritation of the skin, nose, and eyes, in addition to being carcinogens linked to nasopharyngeal cancer, leukemia, and brain cancer. Additional assessment is needed to determine if these potential contaminants have impacted the property.

Our second priority site is a former **tobacco warehouse** located in the eastern portion of the target area within Census Tract 105. We have chosen this as a priority site based on its size and proximity to our lowest income and highest minority populations, as well as for its location as an eastern gateway into our downtown. As of 2017, an average of 1,700 vehicles travel past this blighted building daily (Tennessee Department of Transportation). Based on the size and layout of the building, the potential exists for the past usage and storage of hazardous substances and/or petroleum products related to former vehicle fueling and maintenance, and/or additional manufacturing uses. In addition, review of the EPA My Environment website indicates that this priority site is located adjacent to an unnamed tributary of the Duck River, and within 600 feet south of the main branch of the Duck River. This priority site is also within a federally designated flood plain. Home to over 50 species of freshwater mussel and nearly 150 species of fish, the Duck River is an important ecological resource and provides water to over 250,000 people within middle-Tennessee.

Southwest of downtown, within the recently established Arts District and Census Tract 106, a **vacant dry cleaner** sits within 10 feet of one resident's back-door. The dry cleaning business closed approximately 5 years ago and has sat vacant since. An aboveground storage tank (AST) with unknown contents and already in poor condition, was left outdoors and has been exposed to the elements for an unknown length of time. Dry cleaning operations commonly involve the usage of chlorinated solvents and/or petroleum products, which, if improperly managed and/or disposed of, can be a source of contamination. The historical waste management practices associated with the former dry cleaning operations are unknown and may be a source of subsurface contamination, and potentially a vapor intrusion concern. With approximately 100 residents living within one-eighth of a mile of the vacant dry cleaners, this is our third priority site.

Our fourth priority site is a **vacant warehouse** at the fringes of the Arts District in Census Tract 106 and 107, an area which serves as a southwestern gateway to the downtown. Ripe with potential along the Tennessee Southern Railroad (TSRR), this property is in dire need of assessment. Nearby residents front porch view consists of broken and boarded up windows, dilapidated brick walls, and a pervading fear of the unknown contaminants they live among. Such contaminants may include the past usage and storage of hazardous substances and/or petroleum products related to fueling and maintenance, pesticides related to agricultural operations, and/or additional manufacturing uses. Contaminants such as these are known to cause harmful effects to the central nervous system, hormone, and endocrine systems, in addition to being carcinogenic. Further, residents in this area consist of children and minorities suffering from high poverty rates and are the highest concentration of people without health insurance in the target area. Additional warehouse sites near this priority site are in similar need of assessment.

b. Revitalization of the Target Area (9)

i. Redevelopment Strategy and Alignment with Revitalization Plans (5)

The **A.J. Morton Funeral Home** is of great cultural and historical significance to our citizens. While projections for redevelopment are hampered by the unknown, initial planning suggests demolition of the building to allow for successful cleanup and redevelopment into new mixed-use office/retail space which will maintain the former buildings historical context through historical photos and heirlooms dispersed throughout. Once redeveloped, the new office/retail space will serve to honor its former and continuing cultural and historical significance within our city. In fact, this priority site aligns well with our revitalization plans for downtown which specifically include historic landmarks promoted through our recently released visitors guide to the city, as well as interpretive signage being included at these key cultural and historical locations which have been made more accessible through grant-funded streetscapes and sidewalk

improvement projects. If successful, this redevelopment will serve to remind us of our past and help guide us to a brighter future by helping to initiate a cycle of reinvestment within the target area.

The redevelopment strategy for the **tobacco warehouse** consists of creating additional greenspace in the target area. Though initial considerations for redevelopment were focused on new housing for low income populations living within the target area, realization that the site is within a federally-designated flood plain has shifted the strategy. The new redevelopment strategy not only aligns with our Strategic Plan and Goals for 2022 Columbia to increase walkability throughout the target area but can also serve to mitigate flash flooding of the tributary which occurs almost annually just two blocks upstream. The Maury County Office of Emergency Management Hazard Mitigation Plan already lists flooding as a top priority based on frequency and magnitude of occurrence, as well as the potential costs of damages. Once the property has been returned to greenspace, day-use shelters, and restroom facilities will be constructed, and open space will be planned for a Farmer's Market at the priority site which will serve to meet the needs of the citizens living within walking distance, all while harking back to our agricultural beginnings.

The remaining priority sites include the **vacant dry cleaners** and the **vacant warehouse**, both of which are located in the Arts District. These sites are an example of the conditions existing in the area that led us to look for creative ways to allow for redevelopment. Recognizing vacant, blighted, and dangerous buildings that have been stagnant for decades, we enacted a new zoning overlay that allows for the flexible use of these properties including but not limited to indoor and outdoor artistic galleries, studios, and performance spaces, as well as culinary experiences in a safe, walkable area of downtown. Not only does this district's zoning allow for easy mixed-uses and approvals, but it also physically joins together the cultural and heritage sites that exist within our city such as the President James K. Polk Home and Museum west of downtown. Successful redevelopment of these priority sites will be focused on arts, culture, and culinary creativity.

ii. Outcomes and Benefits of Redevelopment Strategy (4)

There is great potential for these revitalization plans to stimulate economic development in the target area after successful assessment and cleanup, as has already been shown through redevelopment of the Columbia Arts Building located in the Arts District. A former industrial warehouse left vacant and blighted for years, the Columbia Arts Building now serves as a landmark property to spark further redevelopment of the District. Similarly, successful assessment and eventual cleanup of the **A.J. Morton Funeral Home** has been envisioned as a catalyst to spark developer interest downtown. Projections suggest that between 10 and 12 jobs (U.S. Energy Information Administration) could be created from the redevelopment, all while reinforcing the historical significance of the site and our marketing strategy of heritage tourism.

Successful cleanup and redevelopment of the **tobacco warehouse** will provide approximately 3.50 acres of much needed greenspace within the target area. Additionally, the USDA indicates that 8.2% of households within Census Tract 105 are without vehicles and are located more than one-half mile from a supermarket, making this Census Tract a USDA designated food desert and providing a market need for redevelopment. Reuse of the property for green space and a Farmer's Market will assist in meeting these needs for the economically improvised, minority, and sensitive populations living there.

Building on the success story of the Columbia Arts Building, redevelopment of the **vacant dry cleaners** and **vacant warehouse** will take advantage of the flexible zoning that allows mixed-uses and help to provide a vibrant community culture and new job opportunities for the low-income and unemployed residents living near to them and within Census Tract 106 and 107. Projections suggest that approximately 35 jobs could be created from redevelopment (U.S. Energy Information Administration). In addition to job opportunities, redevelopment within the Arts District has been shown to increase the properties taxable value, and therefore city revenues. For example, the Columbia Arts Building redevelopment has produced a taxable value ten times higher than the value of the tobacco warehouse. Additional redevelopment is expected to have a similar and positive effect on the city.

c. Strategy for Leveraging Resources (6)

i. Resources Needed for Site Reuse (4)

We were previously awarded Community Development Block Grants (CDBG) from the Tennessee Department of Economic and Community Development, and both a Surface Transportation (ST) grant and a Transportation Alternatives (TA) grant from the Tennessee Department of Transportation (TDOT). The CDBG grant was utilized to demolish 38 blighted homes downtown, with excess funding going towards Americans with Disabilities Act (ADA) accessible sidewalks. The ST and TA grants were utilized for streetscape and lane improvement projects along the two primary corridors within the target area and included new sidewalks, ADA upgrades, crosswalk signalization, utility relocation, landscaping, lighting, and pedestrian amenities with other transportation related structures. Having leveraged this funding to improve our downtown infrastructure, we hope to build on this momentum through this assessment grant by assessing blighted commercial, industrial, and/or vacant properties downtown and provide resources towards their redevelopment.

In addition to the leveraged resources above, there are several loan and grant programs available through the State of Tennessee and the Federal Government. These can be utilized by potential developers or the city to leverage the information gained from this assessment grant. We will use assessment funds to leverage additional funding for cleanup and redevelopment throughout the duration of this grant and following completion of this grant. Examples of additional funding sources include but are not limited to the following:

Additional Assessment Funding: It is expected that funding awarded through this assessment grant will be sufficient to assess each of the priority sites in the target area, preparing the sites for subsequent remediation and reuse. However, additional funding may be sought by the City from the Tennessee Department of Environment and Conservation's (TDEC) Targeted Brownfield Assessment (TBA) Program who offer technical support and guidance, as well as providing environmental assessments in lieu of funding. Further assistance will be sought from TDEC's Orphan UST Program and is applicable to both priority and secondary inventory sites in the target area. Funds managed by TDEC are available to assist in the assessment, removal, and cleanup of orphan UST sites once they have been adopted into the UST Program.

Additional Remediation Funding: Sought from TDEC's Voluntary Cleanup, Oversight and Assistance Program (VOAP) and is applicable to each of our priority sites in the target area. VOAP provides oversight during the investigation and remediation process and also affords liability relief provisions for new property owners. For the **vacant dry cleaner's** priority site in particular, if contamination is identified through assessment activities, additional funding will be sought from Tennessee's Drycleaner Environmental Response Program (DCERP). This program exists to assist owners and operators to clean-up dry cleaning solvent contamination.

Additional Reuse Funding: Sought by the City from Tennessee's Local Parks and Recreation Fund (LPRF) and applicable to the **tobacco warehouse** priority site, provided funds can be utilized to purchase lands for parks, natural areas, greenways, and recreational facilities, as well as for capital improvement projects after successful redevelopment into greenspace.

ii. Use of Existing Infrastructure (2)

Each of the priority sites, and in fact the entirety of the target area provides existing and adequate infrastructure to accommodate the needs of the redevelopments. The recent sidewalk and street improvements conducted with the ST and TA grants upgraded much of the utility infrastructure within the target area, including electrical, natural gas, water, and sewer services. Many of the priority sites are already connected to the utility infrastructure and will only require services to be turned on.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (20)

a. Community Need (12)

i. The Community's Need for Funding (3)

To further compound the community's inability to fund assessment, remediation, and subsequent redevelopment, the State of Tennessee does not have an income tax for municipalities to rely on as a source of revenue, leading to lower returns to fund the city's most basic needs such as infrastructure repair, property maintenance, and public security of brownfield properties. These basic city services were sidelined during the last recession, and the city is still catching up as we simultaneously account for our growth. Infrastructure improvement projects, for example, are nearly impossible without the use of grant funding. The target area for this assessment grant is home to small populations (averaging 4,850 citizens and based on data from Census Tracts 105-107) and the median household income in these Census Tracts (\$22,461-\$37,325) are at least \$10,000 below the county's average. This assessment grant, if awarded, will help meet the needs of our target area community which are demonstrably unable to fund environmental work or incentivize redevelopment of this scale, by providing a means to fund assessment and move forward with improving the target area for our community's well-being.

ii. Threats to Sensitive Populations (9)

1. Health or Welfare of Sensitive Populations (3)

The brownfields located in our target area (Census Tracts 105-107) are likely to have a disproportionate effect on the high populations of sensitive children living within them, as well as expectant mothers and minority and low-income populations. In fact, minority populations within the target area are at nearly 60% (almost triple the county average). Persons living in poverty reach 35% (more than double the state average), of which over half of persons living in poverty are children under the age of 18. Further, the target area is home to small populations (averaging 4,850 citizens and based on data from Census Tracts 105-107) struggling with the previously discussed median incomes which in two of the Census Tracts are less than half of the national average. In November 2016, the Maury County Regional Medical Center (MRMC) located within the city published the Community Needs Health Assessment. Key findings for Maury County indicate the need for increased access to health services, exercise, and nutrition and weight management services. Barriers to proper exercise were cited as parks and neighborhoods which are

considered unsafe, limited walking and biking trails, and an overall infrastructure that promotes driving. Data reviewed from the U.S. Department of Agriculture – Food Environment Atlas document that of the five counties included in MRMC’s service area, Maury County had the highest rate of children with low access to a grocery store (4.1% compared with 0.7-3.3% in the other four counties).

Tennessee, despite a health indicator ranking of 26th of all 50 states (Annie E. Casey Foundation), has the highest rate of childhood obesity with nearly 40% of children ages 10-17 being overweight or obese (Robert Wood Johnson Foundation). A study published in 2014 by the Institute for Health Metrics and Evaluation (IHME) found that 40% of males and females within Maury County are also obese (higher than state and national averages). These various indicators point to issues which may be compounded by the lack of healthy food options in the target area, and restricted options for regular physical activity due to costs of organized activities, or availability of safe places for exercise and recreation. Assessment and successful redevelopment of each of the priority sites, as well as additional sites included in the secondary inventory for the target area, will serve to reduce blight, provide peace-of-mind to those considering the target area unsafe, provide access to safer neighborhoods for exercise and fitness purposes, as well as increasing access to healthy food options. Specifically, assessment of the tobacco warehouse property will provide new culinary opportunities and increase access to healthy food options through the opening of the Farmer’s Market.

2. Greater Than Normal Incidence of Disease and Adverse Health Conditions (3)

Of our populations living in the target area that suffer from a greater-than-normal incidence of disease, expectant mothers in the State of Tennessee experience pre-term birth rates of greater than 11%, according to the March of Dimes. While local data to corroborate this rate are lacking, pre-term birth rates have been linked to exposure of contaminants such as VOCs, PAHs, and metals, all of which are included as suspected contaminants associated with brownfields in our target area. The Kids Count Report from the Annie E. Casey Foundation documents that nearly 10% of all babies born in Maury County have low birth weights, as defined by weighing less than 5.5 pounds. Further, African American women in the State experience a 39% higher chance of a pre-term birth, which places a disproportionate risk for these populations living within our targeted areas. In particular, the highest concentration of African Americans in the target area falls within Census Tract 105 whom comprise almost 50% of that population (data includes males and females). **This grant will assist in the identification and quantification of suspected contaminants located at our priority sites that may be contributing to these statistics, as well as taking a first step toward remediation of these contaminants.**

According to MRMC, more people die annually from lung cancer in the region than any other form of cancer. The tracheal, bronchus, and lung cancer rates for Maury County are set between 60.5 and 104.9 (cases per 100,000 people) for females and males respectively, as compared to the national averages of 43.8 and 67.6, respectively. These statistics may be compounded by the presence of friable asbestos at brownfield properties in the county, and in particular by the risk of VOCs, PAHs, and hazardous building materials at each priority site. Further, vapor intrusion concerns from former dry cleaning operations and other brownfield sites may be contributing to the disproportionate occurrence of lung cancer within the target area, especially for those residents living near the **vacant dry cleaner** priority site. This assessment grant will allow us to identify existing contamination at our priority sites, beyond the known contaminants utilized in their known former operations. Once identified, **we will leverage additional funding for remediation and/or subsequent redevelopment in order to remove exposure to hazardous substances, pollutants, contaminants, and/or petroleum products from these sites.**

3. Economically Impoverished/Disproportionately Impacted Populations (3)

Census Tract 105, associated with the eastern portion of downtown, including the **tobacco warehouse** and **A.J. Morton Funeral Home** priority sites, experience the lowest median household income within the city at \$27,975, nearly \$15,000 less than the rest of the city’s median income. Minority populations within this Census Tract also reach 54%, as compared to the entire city where minority populations reach approximately 31%. All Census Tracts associated with the target area are 6-20% higher than Maury County’s average for minority populations. Already impoverished, these populations also feel the burden of the brownfield properties nearest to them. As in the example of the **vacant dry cleaner** with citizens living between 10 and 150 feet from these unassessed operations, residents could be experiencing negative health impacts from vapor intrusion issues, on top of decreased property values from vacant properties. Residents living within one-eighth of a mile of each of our priority sites are economically impoverished, with nearly 45% of each population making less than \$25,000 per year (EJSCREEN). These residents share a disproportionate impact from the nearby brownfield sites as opposed to those residents above the poverty line in other areas of the city with fewer blighted and abandoned buildings. Successful assessment, remediation, and redevelopment through this grant will serve to alleviate potential negative health effects from nearby brownfield properties and increase property taxable values upon redevelopment which in-turn

will provide a greater income for the city to rely on for operations, beginning the cycle of reinvestment that is greatly needed throughout the target area.

b. Community Engagement (8)

i. Community Involvement (5)

A table with name and contact information for organizations providing their commitment to continuing progress under the brownfield program is provided below. The city will continually build upon this list to ensure inclusion of all stakeholders.

Partner Name	Point of contact (name, email & phone)	Specific role in the project
Maury County Chamber and Economic Alliance	Ms. Kara Huckaby - Director Email: khuckaby@mauryalliance.com Phone: (931) 388-2155	The Maury County Chamber and Economic Alliance are a leading voice for business and industry in our community. They will assist by marketing assessed and/or cleaned-up properties in the target areas to potential redevelopment partners. They have also pledged to serve as a communicator of grant progress.
Columbia Main Street	Ms. Kristi C. Martin - Director Email: colmainst@maurycounty-tn.gov Phone: (931) 388-3647	Columbia Main Street have been attracting new businesses to the target area since 1983. They will be involved in site selection from the secondary inventory list, assist in advertising incentives to potential redevelopment partners, and be effective communicators of grant progress in the target area.
The African American Heritage Society of Maury County	Ms. Jo Ann W. McClellan Email: aahsociety@mail.com Phone: (931) 698-4765	The AAHS of Maury County will be key community partners in future redevelopment of the A.J. Morton Funeral Home, as well as secondary inventory sites located within the target area. The AAHS will continue to assist with placing historic markers at sites throughout the target area. Further, they have committed to assist in organizing community meetings and to help communicate grant progress to residents.
Columbia Arts Council	Ms. Kellye Murphy Email: kmurphy@columbiatn.com Phone: (931) 560-1510	The Columbia Arts Council promotes the arts in our city through awareness, appreciation, education and support, thereby creating a connection between artists and audiences to enrich the quality of life for all and position the greater Columbia area as an arts rich community and regional arts destination. The Council was instrumental in the creation of the Arts District and has committed to continue outreach in this community to ensure a successful grant and revitalization of their community. They will be involved in site selection and future redevelopment plans for brownfield properties within the Arts District.
Benefactors Capital	Mr. John B. Russell, Esq. Email: johnbrussell@comcast.net Phone: (615) 335-7740	Mr. Russell is a managing member for a local developer with a high-level of interest in the target area. Mr. Russell is committed to attendance at public meetings and an on-going partnership with the city in site selection and future redevelopment within the target area.

In addition to the community organizations listed above, we have also developed partnerships with several state and local government agencies listed below. Should we be awarded, these partnerships will increase the success of this assessment grant. These organizations will be included in public involvement opportunities to provide input in making decisions related to assessment, future cleanup and reuse.

Tennessee Department of Environment and Conservation (TDEC) – Tennessee’s state environmental authority is a committed partner, and their role will be to ensure site eligibility and to provide technical consulting and administrative support. We will rely on other staff in the TDEC Columbia Field Office to comply with all applicable state regulations, clean-up oversight requirements, and any other technical issues.

Tennessee Department of Health and the Maury County Health Department – Our staff will be in communication with both departments, whose role will be to ensure the health and well-being of our residents within the target area of this grant during clean-up activities and in considering reuse alternatives.

South Central Tennessee Development Corporation (SCTDC) – One of the primary roles of SCTDC is advocating and promoting economic and community development. The SCTDC seeks to assist and attract businesses to locate or expand in our region that can create employment opportunities for our residents.

ii. Incorporating Community Input (3)

In August 2015, we held a Citizen Summit with nearly 60 residents, businesspeople, pastors, and doctors in attendance. The results of the Citizen Summit were blunt about the perceived conditions of the commercial cores of the city, with each goal rooted in issues over the brownfield properties this grant will seek to assess. The citizens had been incredibly vocal about the desire to improve major gateways to the

community, to revitalize the downtown, and to find investment in the city that will bring jobs and economic growth.

To build on the progress of the Citizen’s Summit, and if awarded an assessment grant, we will hold a public project kick-off meeting to discuss prioritized sites, gather feedback for consideration of additional sites, and discuss planned methods of media we will use to communicate with the public throughout the grant period. Every attempt will be made to hold the project kick-off meeting at a time and place convenient for citizens, and at a meeting place near to the affected populations of our priority sites. Specifically, we intend to use social media outlets such as our Facebook page with 15,000 followers to update and receive input from the community. To a lesser degree, city webpage updates, newspaper articles, and public meetings will also be utilized to communicate with the public. All methods of communication have proven to be effective during previous grant activities within the city. Frequency of Facebook updates, city webpage updates, and newspaper articles will be determined by grant progress which will be reviewed on a monthly basis. Contact information for the grant project manager will also be included on city webpage updates as an additional feedback mechanism.

In addition, monthly City Council meetings will have a specific agenda item to discuss grant activities and progress. Project-specific public meetings will be conducted at four points in the grant period that coincide with completion of technical milestones on priority sites. This will allow the opportunity to re-prioritize assessments of brownfield properties, market redevelopment opportunities to potential developers, provide technical assistance for planned redevelopment financial incentives, and provide additional opportunities for the community to be kept abreast of assessment results. Further, project-specific meetings insure we are gathering community feedback and input on grant activities.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (35)

a. Description of Tasks and Activities (15)

Task 1: Cooperative Agreement Oversight

- Cooperative Agreement Oversight will be conducted in-kind by the City of Columbia and will include but is not limited to general grant management, contractor procurement and oversight, ensuring reporting requirements are met, and budget and invoice reconciliation. The selected environmental consultant will assist with ensuring reporting requirements are met. These activities will be conducted for each of the priority sites within the target area and will take place throughout the grant cycle.

Task 2: Inventory and Community Outreach

- An inventory of priority sites has already been established, however, the City of Columbia and project partners, along with a technical consultant will continue to grow and establish the secondary brownfield inventory. If access issues arise or if funding remains, additional sites may be included in the inventory. This activity will primarily take place during Quarters 1 through 4, however, additional sites may be added throughout the grant cycle depending on access and available budget.

- The City, project partners and the contracted consultants will conduct community outreach and education to inform and solicit input from stakeholders of the findings, and to work with private investment entities (i.e., developers, realtors, banks, etc.) in order to achieve redevelopment plans based on integrated community goals. This activity will take place for both the priority sites and secondary inventory sites and will be overseen by the City (as in-kind time) and a qualified environmental professional, as needed. Four public meetings will be held throughout the grant cycle, each addressing outputs applicable to the current and upcoming grant tasks. It is also budgeted for key staff members to attend an EPA Brownfield conference (e.g. such as the National Brownfield Conference) in order to improve the quality of the program.

Task 3: Environmental Site Assessment (ESAs)

- Environmental assessments for the priority sites include conducting 4 Phase I ESAs (2 Hazardous Substance and 2 Petroleum). Phase II ESAs of the priority sites include conducting 4 Phase II ESAs (2 Hazardous Substance and 2 Petroleum). This cost includes consulting and reporting expenses, printing, and other eligible assessment-related costs. Phase I ESAs will begin immediately following Draft Work Plan approval by the EPA and will take place primarily within Quarters 1 through 3. Phase II ESAs will take place in Quarters 2 through 4 of the agreement. These activities will be conducted by a qualified environmental professional and overseen by the City.

- In addition to the priority sites, it is estimated that 15 additional Phase I ESAs (10 Hazardous Substance and 5 Petroleum) and 5 Phase II ESAs (4 Hazardous Substance and 1 Petroleum) will be conducted. Phase I ESAs may begin anytime within the grant cycle, following Draft Work Plan approval and are expected to take place primarily within Quarters 3 through 10. Phase II ESAs will take place in Quarters 4 through 11 of the agreement. Costs will include consulting and reporting expenses, printing, and other eligible assessment-related costs. These activities will be conducted by a qualified environmental professional and overseen by the City (as in-kind time).

- Site assessment will adhere to the All Appropriate Inquiry guidelines, applicable ASTM International Standards and environmental liability will be evaluated as it pertains to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Generic and Site Specific QAPPs will be reviewed by TDEC and the EPA.

Task 4: Cleanup and Redevelopment Planning

- This task involves the creation of a cleanup plan for redevelopment as well as implementation strategies for developing and utilizing resources. Aspects of this task are to be conducted by qualified environmental consultants regarding anticipated end uses for the sites. Information obtained during the aforementioned tasks will be used to evaluate the potential level of effort necessary to clean up the selected priority sites. The consultant would be hired to complete an analysis of brownfield cleanup alternatives (ABCAs) or State equivalent Corrective Action Plan for each site. It is estimated that this will be conducted for 2 Hazardous Substance priority sites, 1 Petroleum priority site, and an additional 2 Hazardous Substance sites. (4 Hazardous Substance and 1 Petroleum). The total estimated budget for this task includes travel to attend meetings with Tennessee Department of Environment and Conservation (TDEC) staff or other stakeholders related to the actual cleanup or proposed redevelopment plans. Additionally, costs for supplies such as mapping, copying, publishing, mailing, etc. are also included. These activities will be overseen by the City and conducted by a qualified environmental professional taking place in quarters 5 through 8.

- It is anticipated that cleanup planning will take place on both the priority sites and sites within the secondary inventory plan in Quarters 5 through 11.

Cost Estimates and Outputs (15)

Budget Categories		Project Tasks (\$) for Hazardous Substance Sites				TOTAL
		Task 1: Cooperative Agreement Oversight	Task 2: Inventory and Community Outreach	Task 3: Environmental Site Assessments	Task 4: Cleanup and Redevelopment Planning	
Direct Costs	Personnel					
	Fringe Benefits					
	Travel		\$ 3,000		\$ 1,000	\$ 4,000
	Equipment					
	Supplies		\$ 2,000		\$ 1,000	\$ 3,000
	Contractual	\$ 8,500	\$ 8,500	\$ 156,000	\$ 20,000	\$ 193,000
	Other					
Total Direct Costs		\$ 8,500	\$ 13,500	\$ 156,000	\$ 22,000	\$ 200,000
Indirect Costs						
Total Budget (Direct + Indirect)						

Budget Categories		Project Tasks (\$) for Petroleum Sites				TOTAL
		Task 1: Cooperative Agreement Oversight	Task 2: Inventory and Community Outreach	Task 3: Environmental Site Assessments	Task 4: Cleanup and Redevelopment Planning	
Direct Costs	Personnel					
	Fringe Benefits					
	Travel		\$ 3,000			\$ 3,000
	Equipment					
	Supplies		\$ 1,000			\$ 1,000
	Contractual	\$ 5,000	\$ 5,000	\$ 81,000	\$ 5,000	\$ 96,000
	Other					
Total Direct Costs		\$ 5,000	\$ 9,000	\$ 81,000	\$ 5,000	\$ 100,000
Indirect Costs						
Total Budget (Direct + Indirect)						

All task costs were determined appropriate through our prior EPA Assessment grant experience, input from a qualified consultant, and other applicable grant management experience. Applicable cost per units are included below.

Task 1: Cooperative Agreement Oversight

- *Contractual:* 135 hours at an average rate of \$100 per hour = \$13,500 (\$8,500 Hazardous Substance and \$5,000 Petroleum)

Outputs include quarterly reports and the final close-out report.

Task 2: Inventory and Community Outreach

- *Travel*: \$6,000 (\$3,000 Hazardous Substance and \$3,000 Petroleum) Estimating two key staff members per year traveling to one conference averaging three days; \$275 per flight, \$225 per hotel room per night and \$80 per diem per person (Totaling \$4,760). Additional community outreach travel and associated mileage reimbursement estimating approximately 35 miles per month at the current 2019 rate of .58 per mile (rounded up to \$740).
- *Supplies*: \$3,000 (\$2,000 Hazardous Substance and \$1,000 Petroleum) Copies, maps, mailings, and supplies for meeting with community, at an average of \$250/quarterly meeting.
- *Contractual*: 135 hours at an average rate of \$100 per hour = \$13,500 (\$8,500 Hazardous Substance and \$5,000 Petroleum)

Outputs of this task will include the brownfield inventory, community outreach and education, and attendance at the brownfield conference.

Task 3: Environmental Site Assessments (ESAs)

- *Phase I ESAs*: 19 Phase I ESAs at an average estimated cost of \$3,000 per ESA = \$57,000 (\$36,000 Hazardous Substance and \$21,000 Petroleum)
- *Phase II ESAs*: 9 Phase II ESAs at an average estimated cost of \$20,000 per ESA = \$180,000 (\$120,000 Hazardous Substance and \$60,000 Petroleum)

Other outputs of this task include site specific eligibility determinations, ESAs, site specific health and safety plans, types and concentration of contamination and risk-posed, and building the ACRES database.

Task 4: Cleanup and Redevelopment Planning

- *Travel*: Mileage reimbursement estimating approximately 45 miles per month at the current 2019 rate of .58 per mile (\$1,000 Hazardous Substance)
- *Supplies*: \$1,000 (\$1,000 Hazardous Substance) Copies, maps, mailings, and publishing of each ABCA, as well as supplies for meetings with stakeholders, as needed.
- *ABCA*: 5 ABCA/state equivalent at an average estimated cost of \$5,000 per ABCA/state equivalent = \$25,000 (\$20,000 Hazardous Substance and \$5,000 Petroleum)

Other outputs of this task include cleanup and redevelopment plans, analysis of brownfield cleanup alternatives, and brownfield economic development planning.

b. Measuring Environmental Results (5)

Per the requirements of the EPA Assessment Grant, we anticipate the submission of quarterly reports to the EPA Project Officer. These reports will cover work progress and current status, as well as any difficulties that were encountered, a record of financial expenditures, data results and anticipated further action. We will complete Project Profile forms for each assessment site, noting specific accomplishments, contaminants found, and which materials were impacted, if clean-up activities are required and the progress of said activities, and other resources that have been leveraged to complete the redevelopment of the site. At the end of the three-year grant period, a similar final report will be produced. As required, these quarterly reports and forms will be submitted through the EPA's ACRES reporting system. The reports and the Project Profile forms will be a tool for both the EPA and ourselves to track and measure our progress in achieving the outputs and outcomes noted in Section 3.a and to quantify redevelopment results. The ACRES database will also be utilized to track job creation and acres of land assessed as part of this grant.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (15)

a. Programmatic Capability (9)

i. Organizational Structure (5)

This assessment grant will be administered by us, the City, with the assistance of the selected environmental consultant. We will review all projects with the potential to utilize funding to ensure that private investment, jobs, and their near-term redevelopment will be leveraged. Following this review, we will work with our environmental consultant to prepare the necessary eligibility determinations and site-specific quality assurance project plans for review and approval.

Mr. Thad Jablonski, the Assistant City Manager and Finance Director for the City will be the project manager for this grant. Mr. Jablonski has been with the City since 2015 and has over five years' experience with local units of government, particularly in managing financial operations and procedures, economic development policies and programs, and administering communications and outreach to stakeholders in the community. He was responsible for implementing the Arts District overlay zoning in 2016 and has been responsible for its ongoing promotion and development. Similarly, Mr. Jablonski's duties have included working with prospective businesses, developers, and brokers to attract and retain projects. Mr. Jablonski has worked to develop site and industry specific data that will be easily transferrable to the site selection process for this grant. Most importantly, Mr. Jablonski is well positioned to handle the financial duties and responsibilities of this grant as he is a seasoned manager of all the City's funds and grant awards, from

budgeting, to implementation of programs, and financial reporting. Mr. Jablonski has successfully managed grants of similar award amounts, as evidenced by the \$315,000 CDBG grant utilized downtown, and of larger multi-million-dollar grants. As necessary, Mr. Jablonski will be assisted by Mr. Danny King and Ms. Sabrina Griffin, Assistant Finance Directors for the city. Mr. Chaz Molder, the Mayor, will be a critical asset for community outreach. A native and lifelong resident of the city, Mr. Molder grew up riding his bike downtown for milkshakes at the drug store. In adult life, Mr. Molder walks to downtown each morning where he and his business partner run a successful law firm. With a deep understanding of the city’s needs and a lifetime of connections, Mr. Molder is ready to lead the city in its next chapter.

ii. Acquiring Additional Resources (4)

We will also work with and leverage our established relationships with government agencies and community-based organizations to utilize their experience in environmental grant compliance and capacity to reach the community. As previously stated, the city will obtain the services of an environmental consultant that has prior experience with setting-up and managing Brownfield programs, conducting Brownfields Inventory, Community Outreach, Phase I and Phase II Environmental Site Assessments, developing Quality Assurance Project Plans, Corrective Action Plans, and working with state regulators regarding solid waste, brownfield assessment and remediation, and redevelopment planning. We will secure these services in accordance with the grant program’s selection protocol and our purchasing policies. Upon award of the grant, a Request for Qualifications (RFQ) for procurement of the consultant will be submitted to our Purchasing Agent, and the Clerk shall issue the RFQ to the online bidding portal. All purchases for services shall be subject to a contract approved by the Mayor and City Council with approval evidenced in a timely manner before submission to the Mayor and City Council.

The selected consultant will assist with project management and performance of environmental assessment activities. Our staff’s expertise and experience along with our partnerships and the contracted environmental consultant will ensure the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the project and grant.

b. Past Performance and Accomplishments (6)

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (6)

1. Purpose and Accomplishments (3)

We have multiple grants that we are managing on an on-going basis. The table below provides three examples of grants that we have successfully managed and leveraged in the target area.

Awarder:	How much:	Grant Details:
Tennessee Dept. of Economic and Community Development	\$315,000 (CDBG Small Communities Grant)	These FY2016 grant funds were utilized to demolish 38 blighted homes in downtown Columbia, with excess funding being utilize for ADA accessible sidewalks along Depot Street.
TDOT – Surface Transportation	\$363,280	These FY2016 grant funds were utilized for streetscape and lane improvement projects downtown.
TDOT - Transportation Alternatives	\$1,375,304, plus \$439,650 city match funds	These FY2015 grant funds were awarded for improvements to primary downtown corridors, and included sidewalks, ADA upgrades, crosswalk signalization, utility relocation, landscaping, pedestrian amenities and pedestrian lighting with other transportation-related structures.

2. Compliance with Grant Requirements (3)

Fiscal Year 2017-18 ended with our city receiving its 18th consecutive “Certificate of Achievement for Excellence in Financial Reporting” from the Government Finance Officers Association of the United States and Canada. As shown by this exemplary record, compliance with terms and conditions, expected results, and keeping within schedule on each grant has been achieved. All required reporting was conducted on-time and is an important part of maintaining the grant funding that we hope to continue to receive in the future. Overall, our successful experience managing grants to support our community will ensure a productive and successful assessment grant. Our city is in great need of an opportunity such as this assessment grant to jump-start our redevelopment efforts and planned improvements for the community which are truly deserved by our residents.

THRESHOLD CRITERIA

1. Applicant Eligibility: Entity Eligibility: The City of Columbia is a General Purpose Unit of Local Government as defined under 2 CFR 200.64.

2. Community Involvement: Through previous grant activities within the City we have learned the most effective methods of communication with our citizens. We plan to hold a public project kick-off meeting to discuss prioritized sites, gather feedback for consideration of additional sites, and discuss planned methods of media we will use to communicate with the public throughout the grant period. Specifically, we intend to use our social media outlets such as our Facebook page with 15,000 followers to update and receive input from the community. City webpage updates, newspaper articles, and public meetings will also be utilized. In addition to monthly City Council meetings which will have an agenda item to discuss grant activities, project-specific public meetings will occur at four points throughout the grant period that coincide with completion of technical milestones. These project-specific public meetings will allow us to update the public as to outputs, such as the number of site assessments completed since the previous meeting, and outcomes, such as specific future redevelopment plans and job opportunities. Additionally, these meetings have and will continue to provide a platform for public comment to identify additional brownfield sites, reprioritize known sites based on public concern, and voice potential concerns with grant management. Developers are often in attendance, creating an additional opportunity to generate developer interest by showcasing available brownfield sites and providing developers with technical assistance in obtaining potential financial incentives for planned redevelopment. Many of our community-based organizations will also assist in reaching all stakeholders through in-person outreach and their established media outlets. Every attempt will be made to hold meetings at a time and place convenient for citizens, and a location near to the affected populations of our priority sites. Comment cards will be provided at the meetings so that affected parties input can be captured and documented.

3. Expenditure of Assessment Grant Funds: The City of Columbia does not have an active EPA Brownfields Assessment Grant.