



City of Mobile 2020 EPA Brownfields Assessment Grant for Africatown

Community-wide Kickoff Meeting

April 22, 2021

Africatown Brownfields Assessment Grant

- Welcome and Remarks
- Introductions
- The Africatown Brownfields Assessment Project
- Community Engagement
- Question and Answer



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MOBILE
ALABAMA



City of Mobile Brownfields Team

Ray Richardson

Environmental Manager - Project Manager

Jennifer Greene

Director of Programs and Project Management

Laura Angle

Grants Compliance Manager

Rosemary Ginn

Assistant City Engineer

Consultant Team



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- Founded 1995, 100+ Full-Time Staff, Certified DBE
- ACEC National Recognition Award, Inspire Energy (Formerly Mobile Gas) Manufactured Gas Plant Project, 2018
- 2020 U.S. Department of Commerce Construction Firm of the Year



TETRA TECH

- Engineering News Record (ENR) #1 Environmental Firm
- U.S. Environmental Protection Agency (EPA) Region IV START Contract
- Phoenix Award of Excellence in Brownfields Development



SEARCH

- The largest cultural resource management company in the US
- Performed characterization of the schooner Clotilda
- Certified woman-owned small business



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Environmental Protection Agency (EPA)

- Olga Perry
Physical Scientist
Brownfield Project Manager
- U.S. EPA – Region 4
Land, Chemical and Redevelopment Division
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Atlanta, Georgia 30303
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Environmental Protection Agency



- ▶ Nationally 448 proposals were submitted to EPA.
 - ▶ 323 Assessment, 32 RLF, 103 Cleanup
- ▶ Nationally 13 proposals failed EPA threshold.
 - ▶ 5 Assessment, 8 cleanup
- ▶ 155 proposals were selected for \$65.6M in Grant Funds.
- ▶ The City of Mobile received Assessment Grant funds for Africatown.
 - ▶ \$300,000
 - ▶ 7 Phase I's
 - ▶ 7 Phase II's
 - ▶ 6 Analysis of Brownfields Cleanup Alternatives (ABCAs)
 - ▶ Outreach

City of Mobile Results



Alabama Department of Environmental Management (ADEM)

- Gavin Adams
Chief, Redevelopment Section
- ADEM
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Montgomery, Alabama 36130-1463
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ADEM's Brownfield Redevelopment Program

- ▶ **Phase I and Phase II Assessments**
 - ▶ “No cost” for public entities on first come, first served basis
- ▶ **Voluntary Cleanup Program (VCP)**
 - ▶ Fee-based oversight of assessment and cleanup
 - ▶ Liability protection
- ▶ **Brownfield Inventory Survey**
 - ▶ Comprehensive community survey to assist with brownfield prioritization
- ▶ **Brownfield Visioning**
 - ▶ Allows for community input in the rebirth of their community
- ▶ **Brownfield Cleanup Revolving Loan Fund**
 - ▶ Low interest loans for local governments/non-profits



What is a “brownfield”?

A brownfield is a real property whose *expansion*, *redevelopment*, or *reuse* may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.



Africatown Brownfields

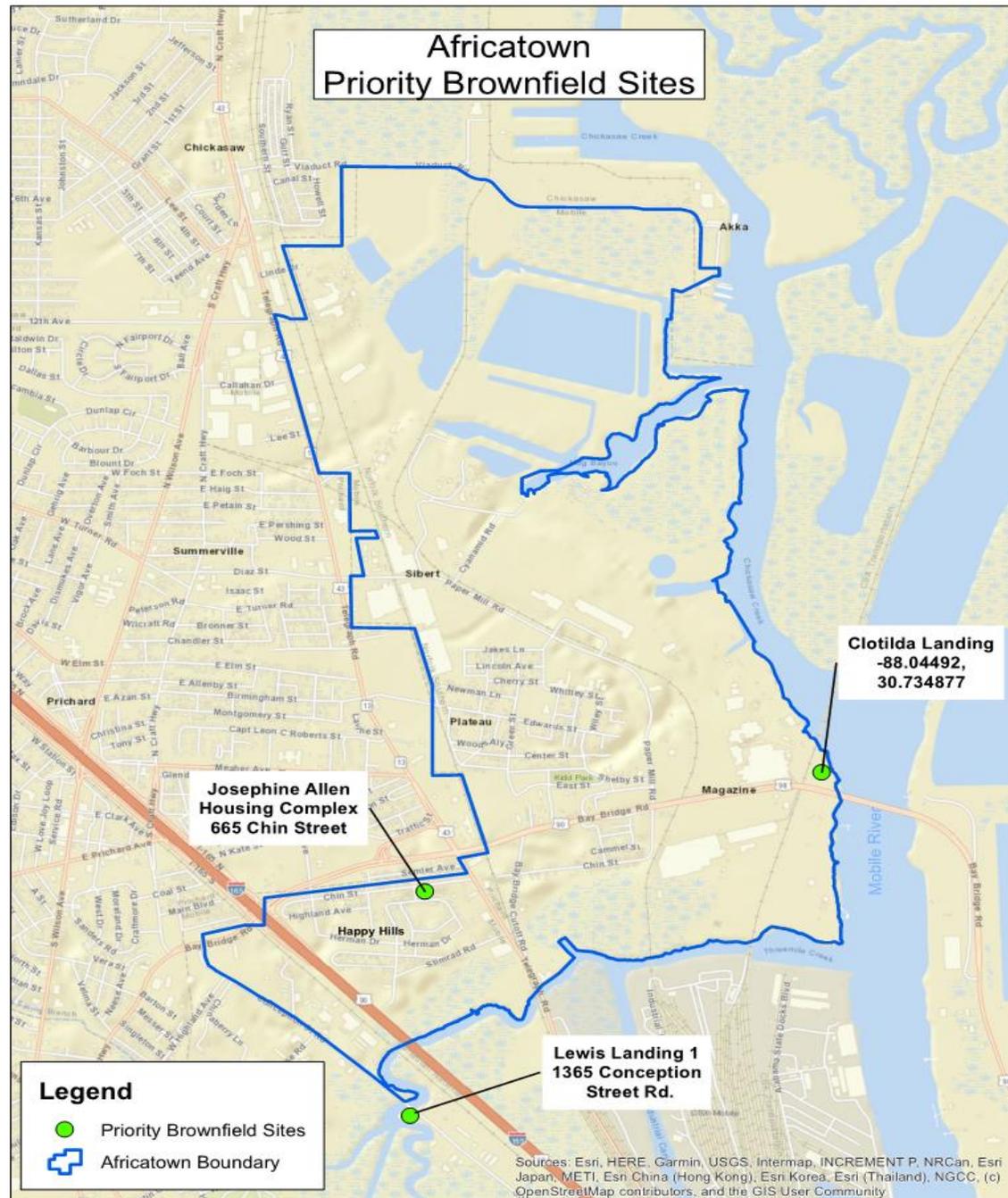
- A preliminary assessment has revealed approximately 20 Brownfield sites in the Africatown Community.
- Addressing these properties will address environmental justice concerns, provide increased marketability and space for incoming businesses, and will rejuvenate the distressed portion of the city into a booming economic hub.

Envision Assess Clean-up Redevelop



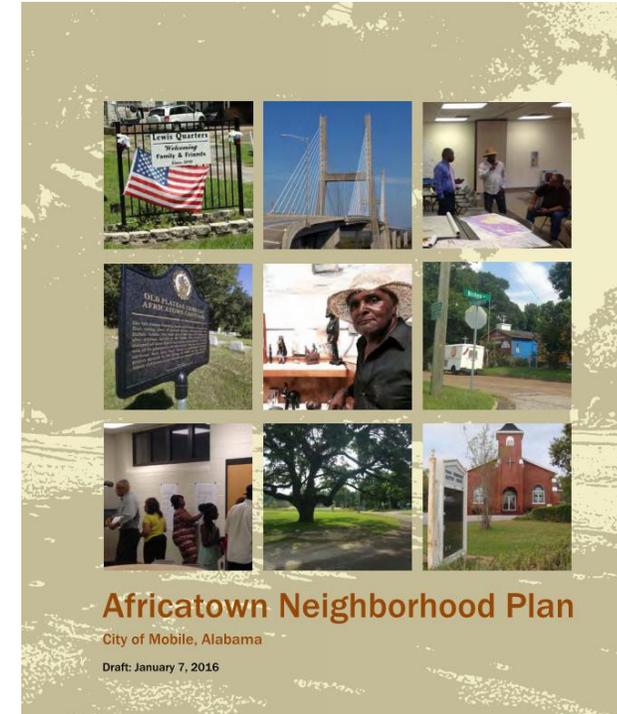


Africatown Brownfield Priority Sites



Brownfield Site Selection

- Selection of priority sites are a result of extensive community engagement actions.
- This Africatown Brownfield Assessment Grant is the third Brownfield Assessment Grant awarded to the City of Mobile.



Phase I Environmental Site Assessments

- Involves site inspection, historical records search, and interviews.
- Includes one day of on-site inspection.
- A report of findings on the environmental condition of the site will be provided to the City of Mobile within three to six weeks of the on-site assessment.



Phase II Environmental Site Assessments

- *If Recognized Environmental Conditions (RECs) are identified, proceed with a Phase II ESA.*
- A Phase II ESA is a more extensive assessment
- Completed if a Phase I ESA reveals a potential or actual environmental contamination known as a REC.
- Involves collection and analysis of physical environmental samples.
- Can include asbestos and lead-based paint surveys.



Project Outcomes

- **Ultimately**, the goal is to redevelop selected brownfield sites within the Africatown community.
- Successful redevelopment:
 - reduced blight -expanded tax base
 - job growth - sustainable greenspace



The Buick Building
Mobile, AL



Former City Hall North Building
Mobile, AL



Stokley Garden Express
Mobile, AL



Old Red Cross Building
Mobile, AL



Project Schedule



Year 1 - 2021

Phase I and Phase 2 ESAs begin

Year 2 - 2022

Continue Phase I and Phase 2 ESAs; Begin Cleanup Planning

Year 3 - 2023

Complete Assessments and Approval of Cleanup Plans



*Assessment Grant Funding **Can** be Used to:*

- Establish Brownfield Site Inventories
- Conduct Environmental Site Assessments (ESAs)
 - Phase I ESAs
 - Phase II ESAs
- Support Community Outreach and Visioning
- Develop Cleanup Plans/Analysis of Brownfield Cleanup Alternatives (ABCAs)

*Assessment Grant Funding **Cannot** be Used to:*

- Assess heavily contaminated or regulated sites
 - Listed or proposed for listing on the National Priorities List
 - Designated as a Superfund Site
 - Listed under the jurisdiction, custody, or control of the U.S. government
- Assess sites contaminated by the current or previous owner
- **Cleanup contaminated sites**



Community Engagement

- Disseminate information and solicit feedback from the community and stakeholders
- Develop and maintain strategic partnerships
- Hold routine meetings with the community and the Brownfield Advisory Committee



Brownfield Advisory Committee (BAC)

Name	Organization
Joe Womack	Clean, Healthy, Educated, Safe & Sustainable (C.H.E.S.S.)
Darron Patterson	Clotilda Descendants Association
Cleon Jones	Africatown Community Development Association
Anderson Flen	Mobile County Training School Alumni Association
Elvin Lang	Black Heritage Council
Pastor Derek Tucker	Union Baptist Church
Pastor Christopher Williams	Yorktown Baptist Church
Patricia Frazier	Clotilda Descendants Association



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Community Partners

Organizations	Local Churches
Africatown Community Development Association	Green Grove Baptist Church
Black Heritage Council	Hopewell Baptist Church
CHESS	Mother of Mercy Catholic Church
Clotilda Descendants Association	Olivet Church
Groundwork Mobile County	Pine Grove Baptist AME Church
Mobile County Training School Alumni Association	Union Baptist Church
Mobile Urban Growers	Yorktown Baptist Church
M.O.V.E. (Making Opportunities Viable for Everyone)	



Community Engagement

- **Find information**

Online: visit the City website at www.cityofmobile.org

Public Locale: visit the Robert L. Hope Center at
850 Edwards Street,
Mobile, AL 36110

Email: AfricatownBrownfields@cerm.com

Social media: Twitter, Facebook

- **Project Contacts:**

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Sharon Douglas

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Next Steps

- Begin Phase I ESAs for the three priority sites
- Meet with BAC to discuss, select, and prioritize four additional brownfield sites for assessment
- Next Community Engagement Meeting is scheduled for late July 2021



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Questions and Answers

- Submit questions or comments to:

AfricatownBrownfields@CERM.com



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