

John Crow
MAYOR

Town of Farmerville

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Gay Nell Pepper
TOWN CLERK/
TREASURER

R06-24-A-006

1. Applicant Identification:
Town of Farmerville
P.O. Box 427
Farmerville, LA 71241-0427
2. Funding Requested:
 - a. Assessment Grant Type: Community Wide
 - b. Federal Funds Requested: \$396,600
3. Location:
 - a. Town of Farmerville b. Union Parish c. Louisiana
4. Target Area and Priority Site Information:
Target Area: Farmerville, LA
The Target Area is not smaller than a town, it is the whole town.
Priority Sites:
 - Hill Oil Company, 1031 Chapel Ward Road, Farmerville, LA 71241
 - Budget Inn, 303 South Main Street, Farmerville, LA 71241
 - Roy Allen's Station, 803 Sterlington Hwy, Farmerville, LA 71241
5. Contacts:
 - a. Project Director & b. Chief Executive
Mayor John Crow
318-836-3215
jcrow@farmerville.org
Town of Farmerville
P.O. Box 427
Farmerville, LA 71241-0427
6. Population:
Town of Farmerville: 3,250


District "A"
Robert Allen
Finance

District "B"
Thomas Nation
Streets

District "C"
Caroline Gatson
Recreation

District "D"
Ricky Johnkin
Public Services

District "E"
Kerry Hill
Emergency Services

"We are an equal opportunity employer and provider" 

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.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(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 throughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse or the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site 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 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	

7. Letter from the State or Tribal Environmental Authority:

See Attachment 1.

8. Releasing Copies of Applications

Not Applicable.



State of Louisiana
DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF ENVIRONMENTAL ASSESSMENT

November 3, 2023

The Honorable John T. Crow, Mayor
Town of Farmerville
1024 Sterlington Highway
Farmerville, LA 71241

RE: Louisiana Department of Environmental Quality acknowledgement of the Town of Farmerville's FY24 Community-Wide Brownfield Assessment Grant Application to the U.S. Environmental Protection Agency

Dear Mayor Crow:

Thank you for your efforts to enhance Louisiana's environment, economy, and quality of life by addressing environmental concerns at vacant and underutilized sites in your community through the Brownfields Program. The Louisiana Department of Environmental Quality (LDEQ) acknowledges the Town of Farmerville's application for a Community-Wide Brownfields Assessment Grant to address sites under the federal Small Business Liability Relief and Brownfields Revitalization Act and the Brownfields Utilization, Investment and Local Development Act, and recognizes that the Town of Farmerville will be conducting assessment activities in LDEQ's jurisdiction. In addition to providing regulatory oversight of your projects, LDEQ is also happy to provide technical assistance to your Brownfield Program as resources permit.

We look forward to partnering with you to facilitate the redevelopment of Brownfield sites in Louisiana! Please contact me at (504) 736-7069 or Rebecca.Otte@LA.gov if you have any questions or need further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca Otte".

Rebecca Otte
Brownfields Coordinator
Remediation Division, Office of Environmental Assessment

cc: Imaging Operations – IAS AI 178641

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Overview of Brownfield Challenges and Description of Target Area:

The Town of Farmerville is a micro community (population 3,250) that spans a little less than 6 square miles¹ in Union Parish, Louisiana, which will be the geographic boundary for grant activities and our Target Area. Farmerville is located in north central Louisiana, between Shreveport and Jackson, Mississippi, and is part of the Monroe Metropolitan Statistical Area. Monroe is about 40 minutes to the southwest. Despite our small size, Farmerville is the largest town in Union Parish and is home to one of Louisiana's most stunning state parks and a premiere fishing hole: Lake D'Arbonne. Residents and visitors alike enjoy our recreational lake, and we host many regional fishing tournaments. Combined with our annual Watermelon Festival, which nearly doubles our population when participants come to our town, tourism is an important part of our economy. But the real source of our economic growth is agriculture, inexorably tied to our natural resources. It began in the late 1800s with timber and farming (cotton, corn, and beans). Then in the mid-1900s, poultry farming and processing grew to be the primary industry in Farmerville. Today, there are about 300 local poultry farmers throughout the area, and a large processing plant to the northeast of Town that employs nearly 1,200, which is the heart of our local economy. As our agricultural interests grew, support services came to Farmerville as well, such as healthcare, supply and equipment maintenance services, and retail businesses, which also grew our local economy.

However, in recent decades, our population has been steadily declining. Between 2010 to 2020, we had a **-4.5% population decrease**, compared to a 5.3% state increase and a 7.4% national increase². The population decrease is attributed to younger people leaving for bigger cities, with more education and job opportunities. But this is just the beginning of the challenges our community faces. Our Farmerville Target Area is in a **disadvantaged census tract**, according to the Climate and Economic Justice Screening Tool (CEJST), with burdens in energy cost, diabetes, low life expectancy, poverty, unemployment, low income, and low high-school education attainment. Our community is a **low income (57%), high-minority (60%), underserved population**.³ In addition to these socioeconomic, health, and other burdens, Farmerville has faced recent natural disaster burdens that have created additional hardships. In December 2022, an EF-3 tornado touched down and destroyed 40 homes and businesses in Farmerville. The damage included the loss of affordable apartments and manufactured homes that caused further problems for our low-income population. Natural disasters, socioeconomic problems, and population loss has led to businesses closing, leaving us with brownfield sites that have questionable environmental status. Our brownfields characteristically are not large industrial sites, but rather many smaller sites scattered across town. The contaminants they left behind have the potential to increase health problems and further burden our underserved community. This grant will potentially help to address and cleanup those contaminants, which will would improve local health burdens. Furthermore, cleanup and No Further Action designations will allow our brownfields to be reused, which will help to increase our local economy by bringing in new businesses and jobs, creating more affordable housing opportunities, increasing our tax base, improving our tourism marketability, and increasing incomes. Additionally, now is the perfect opportunity to address our brownfields as the Louisiana Delta Community College just announced it will build a new \$18-million campus in Farmerville near Lake D'Arbonne. The economic injection, as well as the potential of the campus to help retain our younger population and diversify our workforce to attract new industries make now the perfect time for redevelopment and reuse projects in Farmerville. As previously mentioned, the Town limits will be the Target Area.

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

A preliminary inventory has been conducted revealing 30 brownfields in our small Town of Farmerville. The properties include a petroleum manufacturer; sites with probable underground storage tanks (USTs); farming equipment, watercraft and vehicle service centers; and abandoned commercial businesses. The types of contaminants left behind could include petroleum, oil, solvents, heavy metals, asbestos-containing materials (ACM), and other unknown contaminants that have the potential to increase health problems and further burden our underserved community. This grant will be used to address three priority

¹ EPA EJScreen. Source Geography: City/Town. ejscreen.epa.gov.

² 2020 and 2010: US Census ACS 5-Year Estimates. data.census.gov.

³ EPA EJScreen. Source Geography: City/Town. ejscreen.epa.gov.

brownfield sites in our Farmerville Target Area.

Our first Priority Site (PS) is the former **Hill Oil Company PS**, an 11-acre site located at 1031 Ward Chapel Rd. Neighboring sites include an elderly assisted living facility across the street to the north with Union Parish High School beyond, private homes and a community ballpark across the street to the south, and vacant lots to the east and west. Established in 1946, Hill Oil manufactured petroleum products for decades, exposing our sensitive populations living in close proximity to hazardous substances and petroleum products, which contained volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs). This site is a community priority due to its redevelopment potential, its proximity to sensitive populations, and the potential health effects to the community from the contaminants of concern (COCs) on site. The second Priority Site is the former **Budget Inn PS**, a 0.5-acre site located at 303 S Main St. Built in the 1950's, the site comprises an asphalt pad, a grassy lot, and 10 vacant, derelict buildings – 2 at about 2,000-3,000 square feet, and 8 at about 300-900 square feet. The buildings are made of brick and block; have no doors, broken windows, peeling paint, and crumbling roofs; and are overgrown with vegetation. To the north is a grassy lot serving as a used car show lot for the Ford dealership across the street. To the east is the Town Fire Department/Police Station. To the south is the Farmerville Community Center, just 60 feet away from the closest buildings. To the west is a gas station. The site was a former Budget Inn that closed a decade ago. Currently, it is an eyesore and property use gap on the main thoroughfare through downtown. The COC is asbestos containing materials (ACM) in the buildings, posing a threat to the people using the nearby sites, and to trespassers that can freely enter the buildings. The **Budget Inn PS** is a community priority because of its prominent location, its negative impact on the aesthetic beauty of downtown Farmerville, and the health risks it poses to the surrounding community. Our third Priority Site is the former **Roy Allen's Station PS**, a 0.6-acre, trapezoid-shaped site, located at 803 Sterlington Hwy. The site was a gas and service station for more than 30 years, before being razed 20 years ago. It is now a grassy lot with two short asphalt driveways. To the north is a farming equipment service center. To the east is a vacant lot. To the south is a private residence that appears to be on a private water well. To the west is a popular bait and tackle shop. Sterlington Hwy is also State Road 2 (LA-2), which is the primary route from Monroe into downtown Farmerville and Lake D'Arbonne beyond. COCs include petroleum, oil, and solvents. It is also likely that there are underground storage tanks (USTs) still present on the site. The site is a community priority due to its prominent location, and the health risks it imposes to the nearby businesses and people.

1.a.iii. Identifying Additional Sites

As mentioned we have a preliminary list of brownfields identified through a community survey. To identify additional sites for eligible activities, we will work with community members, such as business owners, commercial real estate agents and lenders, Town and Parish officials, and the general community, to find potential brownfields. We will then prioritize that list using criteria from EPA's Community Reuse Property Prioritization Tool - EPA 500-F-16-166. We will apply the prioritization criteria and rank order which sites would be the best candidates for assessment activities. Because our entire Town is located in a disadvantaged census tract, as designated by CEJST, all sites in our Target Area will by default be located in disadvantaged communities.

1.b. Revitalization of the Target Area

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

Due to our micro size and lack of resources, there has been no funding to pay consultants for the development of any formal Comprehensive Plan for our Target Area. However, the Mayor of Farmerville has a grassroots Development Plan, developed organically with direct input from the community and government officials. The Community Development Plan (CDP) includes the following five major objectives: 1) maintain an appropriate level of housing stock with a range of affordability to address the community's needs well into the future; 2) attract more developers and create jobs; 3) enhance the quality of life and health of residents; 4) maintain the character and aesthetics of Farmerville by addressing blight and continuity, especially downtown; and 5) encourage population growth while managing infrastructure and development. Additionally, our local planning district, North Delta Regional Planning and Economic Development District (North Delta) developed a Comprehensive Economic Development Strategy (CEDS) that has objectives applicable for our Target Area: 1) build economic diversification by assisting small communities in implementing strategies to attract and grow businesses, to grow micro-clusters that capitalize on unique assets (like Lake D'Arbonne), and to foster growth in export industries that utilize all modes of transportation; 2) renew and rehabilitate infrastructure via a collaborative effort with political bodies to obtain funding to

accomplish needs; 3) develop a plan to prepare businesses to become resilient to economic and natural disasters by assisting business leaders in developing a plan to diversify the local economy, to fully utilize advantages of the Internet, and to promote development of knowledge-based economic clusters that are less impacted economically by natural disasters; and 4) encourage leadership development and cooperative planning by taking a proactive role in promoting the development of leadership and cooperative planning among political and economic development officials in the district.

The projected reuse of the **Hill Oil Company PS** is to build multifamily housing to address the housing shortage in the Target Area. Being located at a Gateway to downtown along LA-2, near ballfields, schools and the elderly living facility aligns with CDP Objective #1 (increase housing stock), and CDP Objective #3 (enhance quality of life). The projected reuse of the **Budget Inn PS** as a medical services facility would benefit the surrounding medically-underserved community. Currently, residents must travel an hour to 1.5 hours round trip or longer to receive most medical services. It would also remove this eyesore from the downtown corridor and improve continuity of site use along this important route between downtown Farmerville, past the new Louisiana Delta Community College, to Lake D'Arbonne. The projected reuse aligns with CDP Objective #2 (attract developers and create jobs), CDP Objective #3 (enhance quality of life) and CDP Objective #4 (address blight and continuity, especially downtown). It also aligns with CEDS Objective #1 (build economic diversification in small communities); and CEDS Objective #3 (diversify the local economy). The projected reuse of the **Roy Allen's Station PS** is as a restaurant. It would capitalize on the popularity of the neighboring bait and tackle shop, where visitors to Lake D'Arbonne frequently stop to purchase supplies. Being located on a primary route into downtown and to Lake D'Arbonne from Monroe would also be an important aesthetic and continuity development. The projected reuse aligns with CDP Objective #2 (attract developers and create jobs), and CDP Objective #4 (address blight and continuity, especially downtown). It also aligns with CEDS Objective #1 (build economic diversification in small communities, and capitalize on unique assets - Lake D'Arbonne.) All projected reuse plans align with land use strategies.

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

The cleanup and subsequent redevelopment of our Priority Sites will stimulate economic growth in our low-income, underserved community, where a lack of jobs, poverty, and decades of disinvestment are causing population loss, a suffering economy, and environmental justice (EJ) issues. The projected reuses will create new jobs, including those in new, diversified sectors (**Budget Inn PS and Roy Allen's Station PS**). It will create new multifamily housing, which may be especially attractive to students attending the new Louisiana Delta Community College (**Hill Oil Company PS**). It will also improve tourism revenue (**Roy Allen's Station PS**). The additional housing options and increase in jobs will aid in preventing population loss caused by residents seeking housing or employment outside of Farmerville. In addition, the multifamily housing type for lower range of incomes at the **Hill Oil Company PS** will promote equitable development. Reuse will increase sales tax revenue, business tax revenue, and property tax revenue for more development projects. In fact, another benefit of reuse will be that the Priority Sites will act as a catalyst for further elimination of brownfields and redevelopment throughout our community. One of the local climate resilience benefits of our reuse plans is the diversification of our local businesses by creating a medical services facility at the **Budget Inn PS**. Because our residents must travel so far to get many medical services, in the event of climate impacts like flooding or storm damage, some of those vital services may be unavailable due to travel restrictions, so having them locally would make us more resilient to that problem. Also, all new buildings will be constructed according to updated building codes, which include thresholds for hurricane and storm resilience. Bioswales will be used at the **Hill Oil Company PS** to manage stormwater. All new buildings will incorporate energy efficiency measures, such as energy-efficient appliances in the multifamily housing, and energy conserving building materials.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse:

The table below lists several sources of funding that this CWA grant can help stimulate for environmental site assessment, remediation and reuse projects at our priority sites.

Resource	Definition
Louisiana Community Development Block Grant (CDBG)	Provides communities with resources to address a wide range of unique community development needs as well as aids in the prevention or clearance of slum and blight.

Delta Regional Authority (DRA) Community Infrastructure Fund (CIF)	Supports projects that address flood control, basic public infrastructure, and transportation infrastructure improvements
Louisiana’s Quality Jobs Program	Provides cash rebate to companies that create well-paying jobs and promote economic development.
US Dept of Agriculture (USDA) Community Facilities Loans & Grants	Funds a variety of community needs like healthcare facilities
USDA Local Food Promotion Program	Funds to help local food businesses increase access to locally produced agriculture
USDA Rural Business Development Grants	Assistance for businesses with fewer than 50 new workers and less than \$1 million in gross revenue
Louisiana Industrial Ad Valorem Tax Exemption Program (ITEP)	Offers an attractive tax incentive for manufacturers who make a commitment to jobs and payroll in the state.
Restoration Tax Abatement (RTA)	Provides abatement of property taxes on renovations of existing commercial structures and owner-occupied residences located within economic development districts and opportunity zones.
Louisiana Department of Environmental Quality (LDEQ) Reuse Planning	Assist with community-led reuse planning for brownfields projects
New Markets Tax Credit Program (NMTC)	Helps economically distressed communities attract private investment capital by providing investors with a federal tax credit.

1.c.ii. Use of Existing Infrastructure:

In the Farmerville Target Area, we recently received CDBG funding to improve drainage systems in flood prone areas, although none of the priority sites are in these areas. All priority sites are located in areas with well-established infrastructure. This makes these projects particularly appealing for reuse, as the sites will make use of the existing infrastructure including roadways, utilities, water, sewer, and telecommunications. In the event infrastructure improvements are needed, we will make use of CDBG, DOT or DRA CIF grants to make those.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding:

While we are the largest town in Union Parish, Farmerville is a micro community with a **population of 3,250**. Additionally, we struggle with population loss; between 2010 and 2020, we had a **-4.5% population loss**, compared to a 5.3% state increase and a 7.4% national increase⁴. Additionally, we are a **low-income community (57%)** compared to the state (40%) and the nation (31%).⁵ Farmerville’s median household income (\$26, 170) is **less than half the state median** (\$53,571).⁶ The small size and low income of the community prevent it from being able to draw on local funding to carry out brownfields environmental assessment, remediation, or reuse due to the economic effects these conditions have on our local tax base and funding access. Without this Community-Wide Assessment (CWA) grant, we would not be able to fund these types of projects, and the environmental conditions of our brownfield sites would continue to depress property values, tax bases, and economic development.

2.a.ii. Threats to Sensitive Populations

2.a.ii.(1) Health or Welfare of Sensitive Populations:

Our Farmerville Target Area has higher rates of minorities, children in poverty, and elderly than state and national rates. They face welfare problems like poverty, high unemployment, low education, high housing cost burdens, and low access to healthcare. Our projected site reuses can help to reduce these threats. Reusing the **Hill Oil Company PS** as low- to moderately-priced housing will help our sensitive populations to alleviate housing cost burdens. It may also be attractive to students attending the new Louisiana Delta Community

⁴ 2020 and 2010: US Census ACS 5-Year Estimates. data.census.gov.

⁵ EJScreen. Source geography: City/Town. ejscreen.epa.gov.

⁶ 2021 ACS: US Census Bureau. Accessed via the CARES Information Network. Source geography: City/Town. sparkmap.org.

College, which could improve education rates in the Target Area. Reusing the **Budget Inn PS** as a medical services facility would improve our sensitive population's access to healthcare, which is especially important for our children and elderly. It would also improve our poverty and unemployment rates by hiring local staff. Reusing the **Roy Allen's Station PS** as a restaurant would also help improve poverty and unemployment rates.

	Target Area	State	US
People of Color	60%	43%	39%
Children in Poverty ¹	75%	26%	17%
Over Age 64	22%	17%	17%
Poverty ¹	40%	19%	13%
Unemployment Rate	11%	7%	6%
Less Than High School Education	16%	15%	12%
Housing Cost Burden (>30%) ¹	34%	28%	30%
Access to Primary Care Physicians ²	13.5	70.1	76.4

Source: Source geography: City/Town. ejsscreen.epa.gov

1. Source: 2021 ACS: US Census Bureau. Accessed via the CARES Information Network. sparkmap.org.

2. Rate per 100K population. Source: 2020 US Dept of Health & Human Services, Health Resources and Services Administration, HRSA – Area Health Resource File. Accessed via the CARES Information Network. sparkmap.org.

2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:

Farmerville struggles with numerous adverse diseases and health conditions that may be related to exposure to the possible contaminants like those identified at our priority sites. Possible ACM at the **Budget Inn PS** is a concern because asbestos minerals tend to separate into microscopic size particles that can remain in the air and be inhaled, leading to life-threatening diseases, including asbestosis and lung cancer. **Cancer, lung cancer, and asthma** are all breathing conditions that can be caused by or exacerbated by ACM and all can be found at higher rates in Farmerville than in the State and the nation. Birth defects data was limited at the Town or Parish level, and the state levels are comparable to national levels, but it should be noted that coronary heart defects (CHD) are the leading cause of birth defects in Louisiana, and the possible contaminants (petroleum, oils, cleaners) to be cleaned up in this project are known contributors to CHD and heart disease, which is also found at a higher rate in Farmerville than in the State and nation. Benzene, lead, and organic solvents (which are likely present at the **Hill Oil Company PS** and **Roy Allen's Station PS**) are also linked to birth defects. Soil contamination from petroleum products and hazardous substances, which is a potential threat at the **Hill Oil Company PS** and **Roy Allen's Station PS**, is also linked to cancer.⁷ Grant funding would provide funding for us to take the first steps in removing suspected contaminants from our priority sites, thereby potentially decreasing cancer, asthma, birth defects, and heart disease, and improving the overall health of our most vulnerable residents.

	Target Area	State	US
Cancer ¹	491	478	442
Lung Cancer ¹	73	62	54
Asthma ²	10.8	9.9	10
Birth Defects ³	-	2.95%	3%
Heart Disease ²	8.2	7	6.1

1. Rates per 100,000 population. Source: 2020 State Cancer Profiles. Accessed via CARES Information Network.

2. EJScreen. Source Geography: City/Town. ejsscreen.epa.gov.

3. Source: Louisiana Birth Defects Monitoring Network 2021 Annual Legislative Report. LA Department of Health. Nov 2021.

Benzene, lead, and organic solvents (which are likely present at the **Hill Oil Company PS** and **Roy Allen's Station PS**) are also linked to birth defects. Soil contamination from petroleum products and hazardous substances, which is a potential threat at the **Hill Oil Company PS** and **Roy Allen's Station PS**, is also linked to cancer.⁷ Grant funding would provide funding for us to take the first steps in removing suspected contaminants from our priority sites, thereby potentially decreasing cancer, asthma, birth defects, and heart disease, and improving the overall health of our most vulnerable residents.

2.a.ii.(3) Promoting Environmental Justice:

2.a.ii.(3)(a) Identification of Environmental Justice Issues

Farmerville is located in a census tract that is identified as disadvantaged by CEJST. In addition to all of the health and welfare issues, and diseases and adverse health conditions discussed in sections 2.a.ii.(1) and 2.a.ii.(2), EJScreen identifies many environmental conditions affecting the Farmerville Target Area. Particulate Matter is in the 81st percentile in the State. Air Toxics Respiratory HI is the 70th percentile in the nation. Air Toxics Cancer Risk is in the 52nd percentile in the nation. Superfund Proximity is in the 60th percentile in the State. USTs are in the 63rd percentile in the State.⁸ All of these higher than average environmental conditions, combined with being a disadvantaged community, with high rates of minorities, low income, and health

⁷ Boffeta and Nyberg 2003 Boffetta, P., and Nyberg, F. (2003), "Contribution of Environmental Factors to Cancer Risk," British Medical Bulletin, 68,71-94

⁸ EJScreen. Source Geography: City/Town. ejsscreen.epa.gov.

concerns illustrate the environmental justice problems our Target Area faces. When brownfields are added to those environmental issues, it makes EJ an even bigger issue. Furthermore, what makes our socioeconomic and environmental EJ problems so complex is that they perpetuate each other. As our economy declines, more brownfields are created, which deepens our economic hardships. It is a difficult cycle to break without help.

2.a.ii.(3)(b) Advancing Environmental Justice

While EJ issues in the Target Area can create difficult cycles of socioeconomic/environmental decline, this CWA grant can help to reverse those issues by assessing our brownfields, which will lead to cleanup and reuse options we may never otherwise realize. We also expect the priority site projects to act as a catalyst for more redevelopment in our Target Area, which will help to address EJ issues even further by improving the area economy. Lastly, this CWA grant will allow us to identify, characterize, and quantify environmental contaminants in our Target Area so we can work to remove them and improve the health of our low-income, underserved population. This grant and our priority site reuse strategies will help to increase the economy of the underserved community in our Target Area through the addition of low- to moderate-cost multifamily housing projects (**Hill Oil Company PS**) that will help to balance housing cost overburdened households. New commercial activity at the **Budget Inn PS** and **Roy Allen's Station PS** will bring opportunities for new industries, business owners, and new jobs to this underserved community. Also, all reuse projects will help to increase tax bases through reuse of currently derelict properties. In addition, no residents or businesses will be displaced by our reuse strategies at our Priority Sites. If any residents or businesses are threatened to be displaced by our brownfield projects, we will work with our local non-profit, community-based growth and development foundation to identify opportunities for replacement in order to minimize displacement

2.b. Community Engagement

2.b.i. Project Involvement & 2.b.ii Project Roles:

The following community partners are invested in the success of our Brownfield Program and will have meaningful involvement in assisting us with the project. Their roles will include being meaningfully involved in making decisions on brownfields site selection, cleanup, and future reuse.

Project Partners	Point of Contact	Project Role or Assistance Provided
Union Parish Chamber of Commerce	President, John Mckinnie president@unionparishchamber.org	Assist and support outreach; educate businesses on economic incentives of brownfields; site selection, cleanup and future reuse decision making; recruit investors
Foster Farms	David Alverson david.alverson@fosterfarms.com	Future reuse decision making; discuss alignment with community needs; local community outreach.
Union Growth and Development Foundation, Inc.	Tommy Futch tfutch@sfbic.com	Non-profit, community-based organization. Involved in decision making in site selection, cleanup, <u>and</u> future reuse of the brownfield sites, including the priority site(s); recruit investors, advocate for underserved.
Union Museum of History and Art	Jean Jones unionmuseum@gmail.com	Neighboring property. Focus on neighborhood needs and community outreach.
Louisiana Brownfield Association	Trey Hess, Board Member, Trey.Hess@ppmco.com	Brownfields education. LDEQ negotiation. Resource sharing, also KSU-TAB Provider consultant assistance.
LDEQ	Rebecca Otte, Rebecca.Otte@la.gov	Community involvement in reuse visioning. Brownfields education.

2.b.iii. Incorporating Community Input:

Being a small Town where "everyone knows each other" makes Farmerville a tight-knit community. Our citizens pride themselves on being meaningfully involved in the community, and appreciate being given a voice in our processes. We plan to build upon the community's existing strong connections in order to solicit meaningful involvement from our residents in our brownfields program. Community meetings will be an

important part of our communications plan. The community will be invited and encouraged to attend our brownfield meetings held at least twice a year, and at our initial kick off meeting that will serve to announce our grant award and educate the community about brownfields, our program, and their roles. Community input will be encouraged through visioning sessions and collaborative discussions, where we will hear from residents what brownfield sites and reuse strategies are most important to them. Feedback surveys will also be available at all public meetings. Community meetings will be held in a central location, in the evenings so people can attend after work. They will be announced via signage downtown, social media, and news announcements. Adjacent property owners and occupants of priority brownfield sites will be personally invited to community meetings. Although not expected, language interpreters can be provided if requested. Social media is another communication medium our community prefers. We will use it to distribute announcements, project updates, and quarterly newsletters. Social media will also be used to solicit input and feedback via online survey to reach those who cannot attend in-person meetings. All input from the community will be reviewed and considered by Farmerville. In the event the community inputs need a response, the project manager will track the communications to ensure a reply is delivered within two business days. A Brownfields Advisory Committee (BAC) will be formed comprising community partners and key stakeholders who will meet annually and up to quarterly as needed, and will assist in site selection, clean up and reuse strategy, as well as aid Farmerville in facilitating community meetings and feedback. In the event that in-person meetings are not advised or social distancing is required, Farmerville will provide virtual meeting alternatives, will meet outdoors if possible, and/or will adhere to social distancing guidelines.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

Task 1: Grant Management
3.a.i. Project Implementation: The Town of Farmerville will manage this Community-wide Assessment (CWA) grant, with assistance from an Environmental Professional (EP) that we will procure through a competitive process following a qualifications-based process in compliance with 2 CFR 200 and 2 CFT Part 1500. Project management tasks will include preparation of a work plan and schedule; preparation of quarterly, semi-annual, annual, and final closeout reports; ACRES database reporting; financial reporting; disadvantaged business enterprise use reporting; and meetings and communication with EPA and LDEQ. These reports will cover work status, work progress, problems and resolutions, outputs/outcomes, and financial expenditures. We will also attend a national and regional brownfields conference for training and information sharing.
3.a.ii. Anticipated Project Schedule: A Work Plan will be reviewed with EPA at the start of the project.
<ul style="list-style-type: none"> • Acquire an EP – first 30 days • Manage project – ongoing • Consult with EPA/DEQ/EP – ongoing • Prepare reports – quarterly/annually as required • Federal Financial Reports (FFRs) – Dec annually • Prepare and upload final report – Q16 • Upload reports to ACRES – quarterly and as needed • Oversee contractor(s) – ongoing • Attend conferences – Q1, Q5 • Capture and report outcomes in ACRES – ongoing, extends beyond CWA project timelines
3.a.iii. Task/Activity Lead: Project manager (Mayor John Crow)
3.a.iv. Outputs: 16 quarterly reports, 3 Annual Reports, 1 Final Closeout report, 4 DBE reports, 4 Financial reports, ACRES updates.
Task 2: Community Engagement
3.a.i. Project Implementation: A Community Involvement Plan (CIP) will be prepared in order to promote community interest and participation throughout the Grant and support effective dialogue amongst Farmerville, other stakeholders and the community. Community meetings will be held semi-annually, not including the initial kick-off meeting. The meetings will be held to educate community on the Brownfields Program, address public concerns, obtain information on additional brownfield properties, and solicit site prioritization input. Meaningful community input will be encouraged in the decision-making process regarding site selection and reuse strategy. Community comments and input will be recorded, addressed, and considered. Educational materials will be distributed to the community, as well as press releases, flyers, and social media posts. We will create a brownfields site inventory and prioritize sites using EPA’s Community Reuse Property Prioritization Tool - EPA 500-F-16-166.
3.a.ii. Anticipated Project Schedule:

<ul style="list-style-type: none"> · CIP and kick-off meeting -Q1 · Community Outreach Meetings- 2nd and 4th quarters of each year of 4-year grant period
3.a.iii. Task/Activity Lead: Project manager
3.a.iv. Outputs: Kickoff meeting and community meetings, CIP, Brownfields site inventory
Task 3: Assessment Activities
3.a.i. Project Implementation: A Generic Quality Assurance Project Plan (GOAPP) will be developed, which will define field, sampling, and laboratory procedures applicable to environmental assessments funded through this grant. Phase I ESAs will be conducted in accordance with EPA's standard for All Appropriate Inquires and the practices in ASTM Standard E1527-13. Phase II ESAs will involve the collection and analysis of soil, groundwater, surface water, and/or suspect asbestos-containing material (ACM) in order to determine if Priority Sites have been impacted by past uses. Phase II ESA's may also include ground penetrating radar (GPR) surveys to detect the presence of underground lines and/or tanks particularly at petroleum sites. Prior to performing Phase II ESA field activities, a Site-Specific QAPP (SSQAPP) Addendum will be prepared for each site to be assessed. The SSQAPP Addenda must be approved by Farmerville and the EPA prior to performing Phase II ESA activities. Our plan is to assess priority sites first before proceeding with assessments of additional sites. After the catalyst sites are assessed, we fully expect additional sites will also be assessed (Phase I and II ESAs), as time and budget allow.
ii. Anticipated Project Schedule:
<ul style="list-style-type: none"> · Generic QAPP – Q1 · 3 Phase I ESAs (Priority Sites) – Q1-Q2 · 1 Phase II ESA & SSQAPP (Priority Sites) – Q3-Q6 · 7 Phase I ESAs (non-Priority Sites) – Q7-Q10 · 1 Phase II ESA & SSQAPP (non-Priority Sites) – Q10-Q11 · 1 Phase III ESA & SSQAPP (non-Priority Sites) – Q12-Q13
3.a.iii. Task/Activity Lead: QEP with project manager oversight
3.a.iv. Outputs: 1 QAPP, 10 Phase I ESAs, 3 SSQAPPs, 2 Phase II ESAs, 2 GPR/LBP/ACM Surveys, 1 Phase III ESA
Task 4: Planning Activities
3.a.i. Project Implementation: <i>EPA-funded tasks/activities:</i> The QEP will perform cleanup planning activities including an Analyses of Brownfields Cleanup Alternatives (ABCA) and Corrective Action Plan (CAP). The ABCA will include an analysis of four different remedial alternatives and a cost/benefit analysis for each alternative. These cleanup plans will be developed based on pending redevelopment interests, which sites have the greatest likelihood of being redeveloped, and/or are subject to EPA Cleanup Grant applications. An Area-wide Plan will be created. It will include a Resource Roadmap that identifies potential funding sources for brownfields reuse.
ii. Anticipated Project Schedule:
<ul style="list-style-type: none"> · ABCA/CAP – Q13-Q15 · Create Area-wide Plan – Q14-Q16 · Create Resource Roadmap - ongoing
3.a.iii. Task/Activity Lead: QEP (due to technical requirements) with project manager oversight
3.a.iv. Outputs: 1 CAP, 1 ABCA, 1 Area-wide Plan, Resource Roadmap

3.b. Cost Estimates:

Budget Categories		Project Tasks (\$)				Total
		Project Mgt	Comm Outreach	Assessment	Planning	
Direct Costs	Personnel	\$18,000	\$22,800			\$40,800
	Fringe Benefits					
	Travel	\$6,600				\$6,600
	Equipment					
	Supplies		\$1,200			\$1,200
	Contractual	\$51,000	\$68,000	\$169,000	\$60,000	\$348,000
	Other					
Total Direct Costs		\$75,600	\$92,000	\$169,000	\$60,000	\$396,600
Indirect Costs						
Total Budget		\$75,600	\$92,000	\$169,000	\$60,000	\$396,600

Task 1: Program Management Cost Breakdown: Personnel: \$18,000 budgeted for \$60/hour x 300 hours. Travel: \$6,600 for two conferences: Conference registration (\$200/conference) = \$400; Airfare (\$1,000/conference) = \$2,000; Hotel (\$1,100/conference) = \$2,200; Per Diem (\$1,000/conference) = \$2,000. Contractual: \$51,000 budgeted for an average professional rate of \$160/hour x 300 hours. Total \$75,600

Task 2: Community Outreach Cost Breakdown: Personnel: \$22,800 budgeted for \$60/hour x 380 hours. Supplies: \$1,200 for flyers (\$300), posters (\$200), yard signs (\$200), online meeting application (\$500). Contractual: \$68,000 at \$160/hour x 400 hours. Total \$92,000

Task 3: Site Assessment Cost Breakdown: Contractual: It is estimated that costs per site will vary due to size and conditions, but the table below reflects the average costs of assessment activities.

Subtask	Est. Cost	Output	Est. Total
Generic QAPP	\$5,000	1	\$5,000
Phase I ESA	\$5,000	10	\$50,000
Phase II ESA + SSQAPP	\$30,000	2	\$60,000
GPR	\$4,000	2	\$8,000
LBP/ACM Survey	\$8,000	2	\$16,000
Phase III ESA + SSQAPP	\$30,000	1	\$30,000
Total Assessments			\$169,000

Task 4: Planning Cost Breakdown: Contractual: 1 CAP at \$15,000. 1 ABCA at \$5,000. 1 Area-wide plan plus Resource Roadmap at \$40,000. Total \$60,000

3.c. Plan to Measure and Evaluate Environmental Progress and Results:

Farmerville understands the importance of tracking progress and measuring results; therefore, Mayor John Crow, together with the OEP, will track the following: the number community outreach events with the number of people attending these events; the number of Phase I, Phase II, and Phase III ESAs (contaminant delineation) completed; the number of ABCAs and cleanup plans completed; the amount, the amount of sites and acres of property redeveloped; acreage of greenspace created; amount of private investment leveraged; amount of other funding leveraged; number of jobs created/retained from redevelopment projects; increased property/sales tax revenue generated; and increased property values. All applicable information will be uploaded to EPA's ACRES database on a quarterly basis, at a minimum. We will use reporting requirements (such as quarterly reporting) as one way to make sure this project is on track to accomplish the outputs and outcomes of this project. If in a quarterly report, we see that a project milestone hasn't been met that was scheduled to have been met, we will work with the OEP to develop a list of corrective measures to be taken to put this project back on track.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity, 4.a.ii. Organizational Structure, & 4.a.iii. Description of Key Staff:

Farmerville is a small community, but has an experienced, capable staff dedicated to the success of Farmerville and this grant with extensive experience successfully managing grants. Other groups are also available to help with this project including the BAC to help with community involvement, the knowledge and expertise of the Louisiana Department of Environmental Quality, and assistance from the Louisiana Brownfields Association if needed. **Mayor John Crow** will be the **Project Director** and is highly qualified to manage this grant with the wide-range work experience he has gained as an accomplished business man who has a long history of successfully managing his several businesses and extensive real-estate endeavors. Mayor Crow will communicate with the BAC and other project partners to discuss prioritization and other important decisions and will be the main conduit of communications through the EPA and the selected OEP. **Dee Nyegaard**, Deputy Town Clerk, will serve as **backup** to the Project Director. Dee has four years of experience with the Town of Farmerville with a multidisciplinary background of experience to assist with federal grants. In addition, **Gay Nell Pepper**, Farmerville's Town Clerk, will provide grant management assistance to the Mayor as well as **financials**. Gay Nell has extensive experience managing federal and state grants as well as serving as accountant to Farmerville for over 20 years. Together our team has the capacity to successfully carry out and manage the programmatic, administrative, and financial requirements of the project and grant and will work closely with the OEP to ensure grant compliance is met.

4.a.iv. Acquiring Additional Resources:

Upon award of the grant, Farmerville will retain an EP through a fair and open competitive process, complying with 2 CFR § 200 and 2 CFR § 1500.10 and 40 CFR Part 33 to procure for professional services. This process will include publication of a Request for Qualifications that will be advertised in local media, social media, and other appropriate outlets. A local committee will review the Statements of Qualifications using defined evaluation criteria, which will include qualifications, experience, responsiveness, and cost. The contract will be awarded to the highest-ranking firm. To promote strong labor practices and local hiring/procurement, we will work with Limitless Vistas, Inc. and Honeybee Strategies (both Louisiana-based companies), who were awarded 2023 Brownfields Job Training Grants to recruit and train unemployed and underemployed residents from environmentally impacted communities, to help us identify local hiring and procurement.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant But Has Received Other Federal or Non-Federal Assistance Agreements:

Farmerville has not received an EPA Brownfields grant but has received other federal or non-federal assistance agreements. We have managed several federal grants successfully in the past and have the full capability to manage the EPA CWA Grant and perform all phases of work under the grant.

4.b.ii.(1) Purpose and Accomplishments:

Farmerville has extensive experience in managing federal and state grants as indicated below:

Program	Amount	Purpose and Accomplishments
Louisiana Community Development Block Grant (CDBG)	\$225,000	Public park/greenspace addition: created a public park to encourage outdoor physical activity while allowing for social distancing. Outputs: installed a splash pad, walking trail, and ADA-compliant playground
Louisiana Community Block Grant (LCDBG)	\$1,000,000	Potable Drinking Water Project- assisted in ensuring clean and safe public water is accessible to our underserved community; Outputs: installed carbon filtration vessels at an existing water treatment plant
Safe Routes to Public Places Program (SRTPPP)	\$904,234	Improved safety for pedestrians and bicyclists by constructing public road infrastructure. Outputs: installed 1.14 miles of sidewalks

4.b.ii.(2) Compliance with Grant Requirements:

Each of the grants discussed above were completed in accordance with the grant requirements and in a timely manner. The grants were also completed in compliance with work plans, schedules, terms and conditions as required by the terms of each grantor.

**THRESHOLD CRITERIA FOR ASSESSMENT GRANTS
TOWN OF FARMERVILLE, LA**

1. Applicant Eligibility

- a. The Town of Farmerville is eligible for grant funding as a General Purpose Unit of Local Government as defined at 2 CFR 200.1.
- b. The Town of Farmerville is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

The following community partners are invested in the success of our Brownfield Program and will have meaningful involvement in assisting us with the project. Their roles will include being meaningfully involved in making decisions on brownfields site selection, cleanup, and future reuse.

Project Partners	Point of Contact	Project Role or Assistance Provided
Union Parish Chamber of Commerce	President, John Mckinnie president@unionparishchamber.org	Assist and support outreach; educate businesses on economic incentives of brownfields; site selection, cleanup and future reuse decision making; recruit investors
Foster Farms	David Alverson david.alverson@fosterfarms.com	Future reuse decision making; discuss alignment with community needs; local community outreach.
Union Growth and Development Foundation, Inc.	Tommy Futch tfutch@sfbic.com	Non-profit, community-based organization. Involved in decision making in site selection, cleanup, and future reuse of the brownfield sites, including the priority site(s); recruit investors, advocate for underserved.
Union Museum of History and Art	Jean Jones unionmuseum@gmail.com	Neighboring property. Focus on neighborhood needs and community outreach.
Louisiana Brownfield Association	Trey Hess, Board Member, Trey.Hess@ppmco.com	Brownfields education. LDEQ negotiation. Resource sharing, also KSU-TAB Provider consultant assistance.
Louisiana Department of Environmental Quality (LDEQ)	Rebecca Otte, Rebecca.Otte@la.gov	Community involvement in reuse visioning. Brownfields education.

Being a small Town where “everyone knows each other” makes Farmerville a tight-knit community. Our citizens pride themselves on being meaningfully involved in the community, and

appreciate being given a voice in our processes. We plan to build upon the community's existing strong connections in order to solicit meaningful involvement from our residents in our brownfields program. Community meetings will be an important part of our communications plan. The community will be invited and encouraged to attend our brownfield meetings held at least twice a year, and at our initial kick off meeting that will serve to announce our grant award and educate the community about brownfields, our program, and their roles. Community input will be encouraged through visioning sessions and collaborative discussions, where we will hear from residents what brownfield sites and reuse strategies are most important to them. Feedback surveys will also be available at all public meetings. Community meetings will be held in a central location, in the evenings so people can attend after work. They will be announced via signage downtown, social media, and news announcements. Adjacent property owners and occupants of priority brownfield sites will be personally invited to community meetings. Although not expected, language interpreters can be provided if requested.

Social media is another communication medium our community prefers. We will use it to distribute announcements, project updates, and quarterly newsletters. Social media will also be used to solicit input and feedback via online survey to reach those who cannot attend in-person meetings.

All input from the community will be reviewed and considered by Farmerville. In the event the community inputs need a response, the project manager will track the communications to ensure a reply is delivered within two business days.

A Brownfields Advisory Committee (BAC) will be formed comprising community partners and key stakeholders who will meet annually and up to quarterly as needed, and will assist in site selection, clean up and reuse strategy, as well as aid Farmerville in facilitating community meetings and feedback. In the event that in-person meetings are not advised or social distancing is required, Farmerville will provide virtual meeting alternatives, will meet outdoors if possible, and/or will adhere to social distancing guidelines.

3. Expenditure of Existing Grant Funds

The Town of Farmerville does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Named Subrecipients

- Contractors
Not applicable.

- Named Subrecipients
No subrecipients are planned at this time.