



R07-25-A-006

1. Applicant Identification

Tabernacle Community Development Corporation
3801 Ashland Avenue
St. Louis, MO 63107

2. Website URL: <https://tabdev.org/>

3. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$500,000

4. Location

a) City of St. Louis, b) St. Louis City County, c) Missouri

5. Target Area and Priority Site Information

- Target Area Information: The Village Phase I and II - census tracts 29510110200, 29510110400, 29510127700, 29510110500
All census tracts (CTs) are CEJST Justice40 disadvantaged communities
- Priority Site Information:
 - Site 1: LRA Building – 3740 Sullivan Avenue, St. Louis, MO 63107
 - Site 2: Speedwa School – 3103 North Grand Boulevard, St. Louis, MO 63107

6. Contacts

a. Project Director

Alisha Hill, Senior Program Manager
314.252.8161
ahill@tabdev.org
3801 Ashland Avenue
St. Louis, MO 63107

b. Chief Executive/Highest Ranking Elected Official

Andre Alexander, President
314.252.8161
aalex@tabdev.org
3801 Ashland Avenue
St. Louis, MO 63107



7. Population

City of St. Louis, MO: 298,018

(US Census: 2018–2022 American Community Survey)

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	4
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 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.	9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority

See Attached.

10. Releasing Copies of Applications

Not Applicable.



314-252-8161



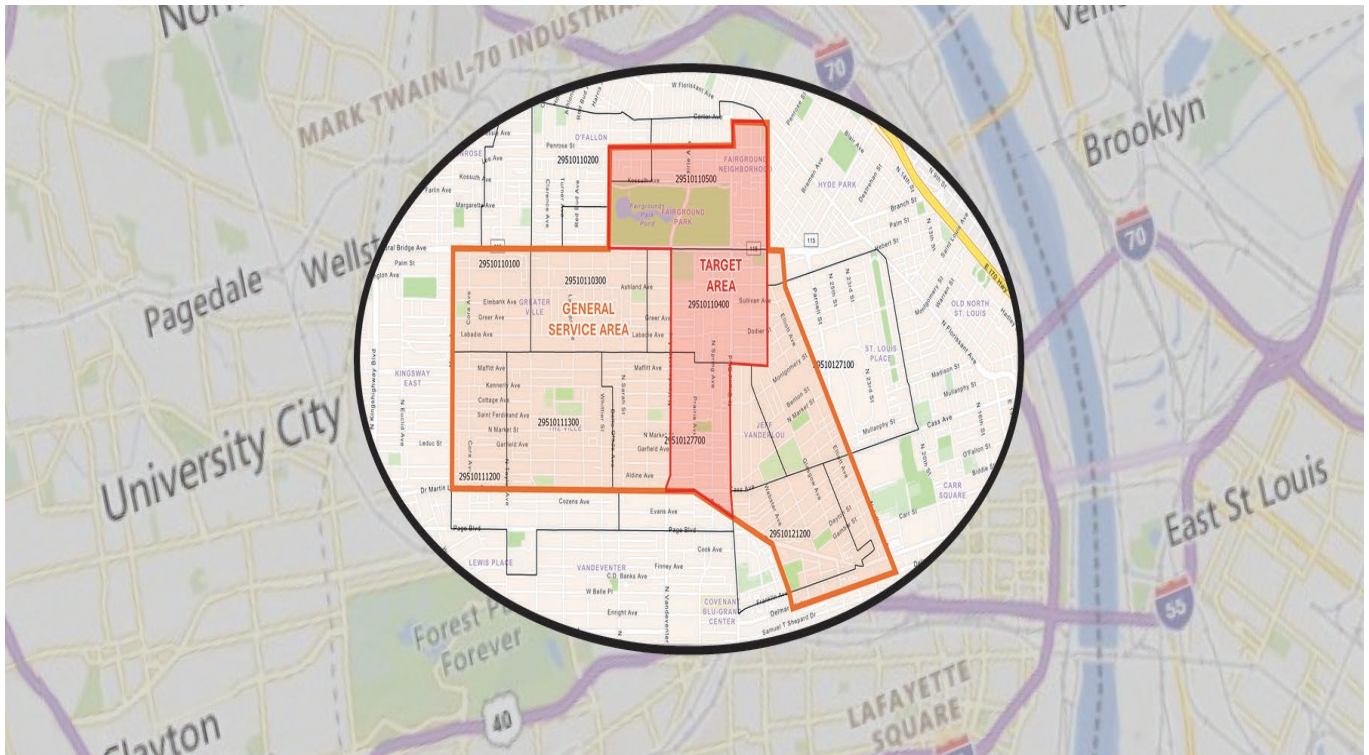
info@tabdev.org

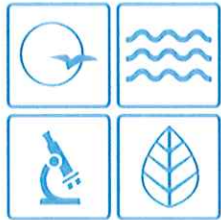


3801 Ashland Avenue, St. Louis, MO 63107



www.tabdev.org





MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

Michael L. Parson
Governor

Dru Buntin
Director

September 12, 2024

Andre Alexander, Executive Director
Tabernacle Community Development Corporation
3801 Ashland Ave, St. Louis, Mo 63107

RE: Small Business Liability Relief and Brownfields Revitalization Act Environmental Protection Agency (EPA) Grants

Dear Andre Alexander:

Please allow this letter to confirm acknowledgment by the Missouri Department of Natural Resources of the intention to apply to EPA for funding by the Tabernacle Community Development Corporation (TCDC) as authorized under the above-referenced Acts. I understand and acknowledge that if its grant application succeeds, TCDC or any of its constituent agencies or agents intends to utilize such funds for eligible purposes pursuant to the above-referenced Acts.

TCDC is applying for a \$500,000 Brownfields Community-Wide Assessment Grant (Hazardous and Petroleum) and intends to conduct Brownfield site assessment activities in north St. Louis. The targeted area includes four Justice40 Disadvantaged Census Tracts that have suffered from historic disinvestment. Residents have also been exposed to toxic wastewater discharges from multiple nearby hazardous waste and superfund sites, as well as lead-based paint exposure. TCDC will use this grant to address the environmental and health-related concerns in the underserved area, redevelop these viable places into a thriving community with the appropriate mix of uses, and allow for better connectivity based on the TCDC Neighborhood Plan and the North Grand Corridor Plan.

We expect the TCDC to enroll the cleanup site(s) in the Brownfields Voluntary Cleanup Program (BVCP) and receive the program's benefits. Of course, we require that each site enroll separately in the BVCP. Nothing in this letter should be construed as automatic acceptance of the sites; standard enrollment procedures still apply.

Sincerely,

ENVIRONMENTAL REMEDIATION PROGRAM

Scott Huckstep, Chief
Brownfields/Voluntary Cleanup Program





**Tabernacle Community Development Corporation
St. Louis, MO**

**FY25 Brownfield Assessment Grant
Narrative**



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. Overview of Brownfield Challenges and Description of Target Area: The geographic boundary of this assessment grant is the **service area of the Tabernacle Community Development Corporation (TCDC)**, which includes portions of 10 Justice40 disadvantaged communities within St. Louis City (City). **TCDC is a nonprofit organization** that helps people transform their lives by providing proper housing options, employment resources, and opportunities that enhance their quality of life. TCDC is dedicated to eliminating poverty and social exclusion by improving the social, educational, and economic infrastructure, which leads to self-sufficiency.

The community that is now served by TCDC dates to the mid-1800s. As St. Louis struggled to integrate following the Civil War, the geographic boundary's neighborhoods were part of the City's "Negro Districts" brought about by the practice of red lining in the 1930s. Since the mid-1900s, the area has experienced years of economic hardships, quantifiable by population decrease and job loss. Paired with decades of racially segregating social and political practices, the community has faced considerable disinvestment, manifesting in higher-than-average crime and unemployment rates. Entities like **TCDC**, however, along with the City, residents, and community tenants, have worked to rectify these concerning statistics. Within the last few decades, their combined efforts have generated neighborhood plans, land use strategies, and new incentives to encourage revitalization and business development. Current efforts honor the area's diverse identity and culture and shine new light on its renaissance.

The **target area** is approximately 1.5 square miles and includes Climate Economic Justice Screening Tool (CEJST) **Justice40 Disadvantaged Community Census Tracts (CTs) 29510110200, 29510110400, 29510127700, and 29510110500**, known as "The Village Phase I and II" (Village). The Village is characterized by **low-income (23% of all people live below the poverty level)** and **minority populations (93% Black)** who have been impacted by **historical disinvestment** and are suffering from lingering **brownfield challenges** brought about by blight and vacancy caused by shuttered industrial business throughout the years.¹ According to EPA databases, these minority and low-income **residents live within 3.5 miles of multiple hazardous waste and Superfund sites**. Residents express concerns related to the **condition of city infrastructure, vacant buildings, pedestrian accessibility, and safety**.

The **underserved** residents and community groups in the Village want safe, affordable housing options, vital services, and more job opportunities that come with redevelopment. A Brownfield Assessment Grant will provide the community with means to mitigate environmental contaminants, eliminate the spread of blight, and identify and assess viable properties to improve quality of life. **TCDC** will use the grant to address the environmental and health-related concerns found in this **CEJST disadvantaged community** and redevelop these underserved areas into a thriving community with an appropriate mix of uses based on the TCDC Neighborhood Plan and the North Grand Corridor Plan.

ii. Description of the Priority Brownfield Site(s): The Village is home to numerous vacant, abandoned, blighted, and underused properties with environmental and health concerns. Although a formal brownfields inventory has not yet been completed, the 2021 Neighborhood Plan for the Village Phase I of the target area included a windshield survey and inventory of such structures. Due to the age and condition of the structures and their past industrial uses such as dry cleaners, auto shops, and manufacturing, TCDC will need assistance in assessing these sites. Seventy structures were rated "Poor Condition." These require demolition to enable future development.

¹ US Census: 2018–2022 American Community Survey.



**Tabernacle Community Development Corporation, MO
FY2025 US EPA Brownfields Assessment Grant**

Another 219 were rated “Fair Condition,” indicating rehabilitation is needed. In the target area, 1,118 buildings (90%) were built before 1978, and 1,050 (85%) were built before 1950. The Village Phase II part of the target area and of the Neighborhood Plan, includes another 90 structures in “Poor Condition.” Combined, TCDC’s service area includes over 1,000 vacant lots. Of these, two priority sites were identified as having the **most immediate funding need and potential for redevelopment**.

Priority Site 1: The **LRA Building** built in 1916 sits on a 0.68-acres parcel. In the early 1950s, the site served as a plumbing and heating warehouse. The 27,000 square-foot building covers nearly the entire parcel. While the surrounding streets have sidewalks, the sidewalks to the north and west are extremely dilapidated. The abandoned building on the lot is in disrepair, weathered, and covered in vegetation visibly growing from the inside through the exterior. The windows are boarded, and the roof is likely damaged due to the small trees growing through the building. Based on the site’s **historical industrial use**, many **hazardous substances** may have been stored or used here, including **petroleum products (benzene, toluene, ethylbenzene, xylenes [BTEX], total petroleum hydrocarbons [TPH], polycyclic aromatic hydrocarbons [PAHs]), solvents (chlorinated volatile organic compounds [VOCs]), and paints (VOCs, metals)**. The potential exists for **asbestos containing materials (ACM)** and **lead-based paint (LBP)** in the structure based on its age. The surrounding area includes residential development to the west and north, commercial/industrial sites in poor condition to the east, and The Hub Community Resource Center to the south. TCDC has received site access for assessment.

Priority Site 2: “**Speedwa School**” sits on a 0.27-acre site. The three-story, mixed-use building was constructed in the early 1900s and served as a business school. The school was active in the 1920s and possibly the early 1930s; it is unknown when the school closed. The ground floor houses three spaces currently being used as an **auto shop**, a tax preparation service, and a common space used by the building’s owner for informal gatherings and socializing. The top levels were previously used for apartment housing, but there is **no record of occupancy** in those spaces for at least the past 10 years. The structure was **exposed to the elements** prior to broken windows being boarded. Sidewalks surrounding the site are passable but have vegetation growing through the cracks. Unpaved surfaces on two sides of the lot are used for parking/storage of broken-down vehicles in various stages of repair; the lot in the back is fenced. City records reveal many complaints and reports of unsanitary conditions and improper disposal of contaminants. Contaminants of concern include **petroleum products (BTEX, TPH, PAHs), solvents (chlorinated VOCs), and paints (VOCs, metals)**. LBP and ACM are likely present in the structure. Surrounding development includes churches, schools (elementary, high school, and technical center), and residential lots to the northwest of the site. TCDC has received site access for assessment.

iii. Identifying Additional Sites: Once the Village target area is fully addressed, TCDC will identify sites for assessment throughout their geographic boundary which is fully composed of **CEJST Justice40 disadvantaged communities**. A more in-depth, grant-funded site inventory and evaluation ranking criteria process will be created through this grant project. The evaluation criteria to select sites will be based on community need, project partner and resident input, and CEJST and US Census data to ensure benefit to **underserved communities**. Once sites are identified, the evaluation ranking criteria will be used to determine the order in which additional sites throughout the geographic boundary will be addressed.

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans: TCDC has two master plans for revitalization specific to the Village and both priority sites. The



goal of the **2022 TCDC Neighborhood Plan (Neighborhood Plan)** is to guide growth and development in an organized and equitable manner for the next 10–20 years with infill development, rehab of existing buildings, and larger scale development in areas of significant vacancy. Following the mixed-used strategy proposed by the Neighborhood Plan, the **LRA Building** will be developed with a combination of **affordable housing** on the upper floors and **commercial businesses** at street level, complementing the Hub Community Resource Center. The **Speedwa School** site also meets the criteria and priorities of the Neighborhood Plan, and its mixed-use development will consist of **commercial** (including the existing body shop) on the first-floor spaces and **affordable housing** on the second floor.

The second plan, the **North Grand Corridor Plan (Plan)**, focuses on those areas of need within the Village. The Plan's goal is to provide businesses, property owners, developers, and investors with information they need to support growth and expansion throughout the target area. This plan reiterates the need for infill development; structure rehabilitation; safe and affordable housing options; workforce resources; and social, educational, and economic opportunities to enhance quality of life. The two plans align with and will advance the **St. Louis Strategic Land Use Plan**, which highlights the Village's target-area redevelopment.

ii. Outcomes and Benefits of Reuse Strategy: The redevelopment of both priority sites will provide **economic and noneconomic benefits to the CEJST Justice40 disadvantaged community**. The **LRA Building** redevelopment plan outlines a mixed-use, mixed-income apartment building with approximately 14,000 square feet of ground floor commercial and office/service spaces, which will create **economic benefits** such as **affordable housing, increasing the tax base, and creating new revenue to benefit the local community**. As many as six new commercial businesses may be added, which will create **walkable, localized job opportunities**. **Noneconomic benefits** of developing this property will be **increased safety** of the structure with the removal of environmental hazards such as **ACM and LBP, improved aesthetics, and increased connectivity** by **improving the walkability** of the area, leading to better health for local residents.

The **Speedwa School** site will be redeveloped in a similar manner by rehabilitating the existing building. The addition of approximately 6,000 square feet of ground floor commercial space and **community meeting space** with second and third level housing will create economic benefits of **increased tax base and revenue**, as well as **walkable local, entry-level employment options**. Noneconomic benefits include **affordable housing, elimination of contamination** leading to **better health, a safer environment, and improved community aesthetics and walkability**.

The TCDC will work with developers to encourage redevelopment that improves **climate adaptation/mitigation capacity and resilience**. Addressing contamination and connecting and **improving the walkability** of the target area to help **reduce pollutants** will only improve the quality of life for all residents and the environment. The TCDC will ensure developers of the priority site buildings that will include affordable housing, retail, and commercial uses are using **energy efficient measures** in their redevelopment designs, **promoting sustainability**, and choosing **renewable energy** through use of **solar lighting or wind energy** when possible.

c. Strategy for Leveraging Resources i. Resources Needed for Site Reuse: As a nonprofit, TCDC cannot impose taxes on its residents and relies solely on donations, affordable rental property revenue (TCDC owns several properties in the Target Area that house families through their "Affordable Rental Program"), and various government grants and loans available to nonprofits. Serving one of the most underserved and underfunded areas of St. Louis, TCDC relies on assembling a variety of these sources to work towards achieving its objectives for this **CEJST Justice40 disadvantaged community**. Other funding sources that TCDC will work to obtain will



include EPA Region 7 and Missouri Department of Natural Resources Targeted Brownfields Assessments for inventories, Phase I/II ESAs, and asbestos and lead surveys; the Technical Outreach for Brownfield Communities at Kansas State University for outreach support and potential inventories/planning; and Missouri's Environmental Improvement and Energy Resources Authority (EIERA) for abatement and remediation of impacted sites. With enough private developer support, private brownfield remediation tax credits from the Missouri Department of Economic Development could later be used to promote remediation, redevelopment, and job creation. Once sites are assessed, the TCDC will also apply for EPA Brownfield Cleanup funding.

ii. Use of Existing Infrastructure: Plans for the Village target area and priority site redevelopment include the **use of existing infrastructure (streets, transportation, water/sewer, power)** as it is sufficient for new redevelopment. If additional infrastructure improvements are needed, TCDC and partners will work with the local city government to pursue state and federal funding opportunities, as well as other fundraising efforts.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. **Community Need** i. The Community's Need for Funding: The Village is a **small** community with an **impoverished population (7,725) base**.² Median household income is **\$31,947** (US \$75,149), and **per capita income is \$19,612** (US \$41,261).² **Thirty-three (33%) percent of the residents rely on food stamps/SNAP benefits** (US 12%).² **Approximately 18% of all families fall below the poverty line** (US 9%).² The Village ranks in the **90th percentile for low income**.³ With a financially strained tax base, redevelopment of aging structures and vacant parcels with environmental concerns is not achievable solely with the assistance that TCDC, the City, and donors can provide. Without the support of an EPA Brownfields Assessment Grant, the limited reuse potential causing underuse of properties and a decline of surrounding property values will continue to grow. So, too, will the Village lose viable structures that, left untouched, will continue to deteriorate and potentially require demolition. With a small population and residents living in **low-income conditions in underserved, CEJST disadvantaged communities**, the nonprofit TCDC strives to provide the most services possible with very little budget.

ii. Threats to Sensitive Populations: (1) Health or Welfare of Sensitive Populations: Sensitive populations within the Village are the **impoverished, female, elderly, Black minorities, and residents on government assistance**. The Village's population consists of **31% aged 62 and older** (US 20%).² There is a highly concentrated **Black** population of 93% (US 13%).² Unemployment rates for the target area (12%) are significantly higher than the US (5%).² In the community, 23% of all people live below poverty level, (US 13%), creating an immediate need for assistance to positively transform the future of this **underserved** area.²

Welfare issues such as lack of **affordable housing** within the target area is affecting its residents. Average monthly rent in the Village is \$742 (US \$1,268).² The average median home value is a mere **\$71,475** (US \$281,900).² Even with low monthly rent and low home values, the community is suffering, as a significant portion of their annual income goes to cover housing costs, per CEJST. Vacancy rates for housing units are also high in the Village; nearly 11% of housing units sit vacant compared to 3% for the city of St. Louis (US 1%).² **Homelessness** is an increasing problem. Since the end of the pandemic, the number of **families without a home** is up 11% in the City, while **chronic homelessness is up 13%**.⁴ Additionally, **92% of the Village's housing units were constructed prior to 1979**, creating environmental concerns of asbestos and lead.² The Environmental Justice (EJ) Screen Report shows the target-area **Lead Paint Indicator** in the **95th**

² US Census: 2018–2022 American Community Survey.

³ EJScreen Tool – Target Area.

⁴ “St. Louis struggles to keep roofs over the heads of those facing homelessness,” www.ksdk.com, August 2023.



percentile and the CEJST shows a **98th percentile for energy costs**, even further exacerbating the everyday struggles of this sensitive population. With a high rate of social vulnerability and the strain of cost of living, raising taxes to fund assessment in this area is not an option.

The crime rate indicates St. Louis (census tract data not available) is more dangerous than 100% of US cities of the same size. Residents suffer from high property crimes (**72/1K residents vs. state 23/1K**) and **violent crimes (15/1K residents vs. state 5/1K)**.⁵ One mile of North Grand Boulevard in the target area has been referred to as the “**Murder Mile.**” **Forty-six people were killed in this area from 2010 to 2020.**⁶ This stretch touches three St. Louis neighborhoods that accounted for **more than 25% of all homicides in Missouri in 2019**. In 2019, this hot spot had the **top homicide rate among large US cities for the sixth year running.**⁶ Most, if not all, typical crime behaviors correlate heavily with a **lack of high school graduation** (target area: 89th percentile for less than a high school education).⁷ In an area with so few job opportunities and a lack of higher education, many turn to crime to survive. But creation of new entry-level job opportunities by these grant funded projects will help offset these factors. While not all of these threats can be mitigated with the redevelopment of the priority sites, many will see improvements. With fewer vacancies, new development, new lighting and security features, and more “eyes on the street” at all hours of the day, crime can be deterred. A focus on quality, safe, affordable housing; infill development creating opportunities for new businesses; and a reduction of vacancy rates will positively impact public safety, health, and welfare. Without this grant funding, the conditions will likely continue to deteriorate.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The residents of the Village face health concerns such as **asthma (96th percentile)** and **low life expectancy (99th percentile)**, which can be attributable to the perceived contamination at the priority sites.⁷ While cancer data in the Village alone is not reported, the St. Louis Regional Community Health Assessment provides city-level statistics. **Cancer**, specifically lung cancer, is a health concern for St. Louis as a whole. From 2015 to 2019, average lung cancer rates were 1.4 times higher among Black residents compared to white, and lung cancer is the second most commonly diagnosed cancer in St. Louis, accounting for 13% of all cancers.⁸ Lung cancer is highest in areas with high poverty levels, Black populations, and those exposed to environmental hazards, which are all present in the Village.⁸

Air quality leads to health problems such as asthma. The Village is in the **99th percentile for particulate matter, 94th percentile for diesel particulate matter, 71st percentile for air toxics respiratory hazard, and 91st percentile for traffic proximity** in the state.⁷ Overall, there are fewer days of good air quality and more moderate and unhealthy days in the metropolitan area.⁹ These health concerns can be attributed to exposure to air emissions, hazardous substances, petroleum products, and chlorinated solvents found at sites throughout the Village. **Within the city limits, 10.1% of adults (US 7.7%) and 14% of children (US 9.5%) have been told they have asthma.**¹⁰ Additionally, 15% of the target area’s population has no health insurance (US 9%).¹¹ Identifying contamination within these areas is the first step in increasing overall health of the target area. Grant funds for assessment and redevelopment will limit and reduce the number of residents exposed to these health concerns.

⁵ Neighborhood Scout Security Gauge – St Louis, MO.

⁶ “One mile in St. Louis: Death comes too often on stretch of North Grand,” www.stltoday.com, November 2020.

⁷ EJ Screen Report.

⁸ Lung Cancer Incidence and Mortality, St. Louis County, Missouri, January 2024.

⁹ St. Louis Regional Community Health Assessment 2020.

¹⁰ St Louis Metro Asthma Fact Sheet.

¹¹ US Census: 2018–2022 American Community Survey.



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(3) Environmental Justice: (a) Identification of Environmental Justice Issues: The Village priority sites are in **CEJST Justice40 disadvantaged communities**. Flight to the suburbs, newer housing without LBP or ACM concerns, and development on the outer rings of St. Louis have contributed to the Village's decline, increased health concerns, and worsened conditions for an underserved, vulnerable, and disadvantaged population. The Village is suffering from many EJ issues. The Village's high environmental indicators include **91st percentile for Superfund proximity, 98th percentile for Risk Management Program proximity, and 96th percentile for proximity to underground storage tanks (UST)**.¹² According to EPA databases, residents live within 3.5 miles of multiple hazardous waste and Superfund sites. High socioeconomic indicators include **97th percentile for people of color, 90th percentile low income, 90th percentile unemployment, and 89th percentile less than a high school education**.¹² Environmental and socioeconomic issues worsen EJ issues such as **low income, substandard housing, and overall distressed neighborhoods**. Obtaining a Brownfields Assessment Grant will help address and reduce EJ issues facing this underserved community and better utilize an area of the City with existing facilities and infrastructure. Further, it will assist in the area's redevelopment, and reinvestment will spur additional investment in surrounding areas without having to use grant funds.

(b) Advancing Environmental Justice: Focusing on **President Biden's Justice40 Initiative**, EPA Brownfields funding will **reduce the EJ burden, decreasing the number of vacant and blighted properties, creating new and affordable housing, and generating new job opportunities** for the community, all while providing a framework for **addressing racial and equity justice issues**. Restoring the target-area's historic mixed-use nature by providing needed housing, commercial/retail space, and local services for its underserved population will begin to address EJ issues and set the stage for revitalization and an improved standard of living. While two businesses currently operate in the **Speedwa School** site, both businesses are willing to relocate for assessment and development purposes. Both business owners are proponents of the redevelopment of the site. The LRA building is currently vacant; therefore, **no existing residents and businesses will be displaced**. TCDC and its partners will employ redevelopment strategies to prevent/ minimize the potential of any future displacement. With redevelopment created by assessment and cleanup, the target area may see an increase in property valuations. TCDC will continue to strive to provide affordable housing for all residents by working individually with these disadvantaged communities.

b. Community Engagement i. Project Involvement & ii. Project Roles: The following project partners will play crucial roles in the process of assisting TCDC with site selection, prioritization, cleanup, and further redevelopment of the target area for this assessment project.

Name of Organization & Mission	Point of Contact	Specific involvement in the project or assistance provided
Mission: St. Louis, 501(c)(3) – Empower individuals for social and economic growth through relationship and opportunity	Josh Wilson Executive Director josh@missionstl.org	Assistance/Decision Making: (across from Speedwa School) Community outreach and education; provide feedback for redevelopment plans and strategy
Boys and Girls Club, 501(c)(3) – Enable all young people, to reach their full potential as productive, caring, responsible citizens	Flint Fowler President flint@bgcstl.org	Assistance/Decision Making: (adjacent to Speedwa School) Outreach and education to younger community members and families
The Greater Ville Neighborhood Association, 501(c)(3) – To improve	Kimberly-Ann Collins, President	Assistance/Decision Making: Decision making with respect to reuse planning

¹² EJ Screen Report.



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and enhance the lives of the residents in the Greater Ville community	kimberlyann.collins@house.mo.gov	
The Tabernacle Church, 501(c)(3) – To assist communities by building people	Andre Alexander, Pastor [REDACTED]	Assistance/Decision Making: Site identification and prioritization; community outreach
The Hub Neighborhood Council, 501(c)(3) – Committed to lifting communities with vital services and programs	Ebony Street location ebony.street@mercy.net	Assistance/Decision Making: Lead community outreach and education; provide feedback for redevelopment plans and strategy

iii. **Incorporating Community Input:** TCDC recognizes the importance of including community residents and stakeholders throughout project planning and implementation, especially **underserved residents most affected by the project**. TCDC prioritizes keeping the public informed about project status and updates through comprehensive stakeholder outreach and community engagement. This approach ensures the qualitative experiences and equity frameworks integral to TCDC development projects. TCDC employs a variety of methods to engage the community and gather input, including interviews, canvassing, surveys, and public meetings with residents, business owners, property owners, community-based organizations, neighborhood stakeholder groups, and development companies. This dedication to community involvement and transparent decision-making has been crucial in the creation of TCDC’s planning documents and will be integral in fostering a strong Brownfield Program within the community.

TCDC will create a **Community Engagement Plan (CEP)** to outline the planned community engagement activities, schedule, project background, and key players. The CEP will be available for review at TCDC’s office and website and will ensure engagement with the Village, the target-area community. To educate residents about the Brownfield Program and help identify potential brownfield sites in the target area, TCDC will perform community outreach and review during quarterly meetings any brownfield sites suggested by community members. The **Brownfield Project Team (BPT)** will review and evaluate comments and community input during these quarterly meetings, record all suggestions and information in the minutes, and post them on the TCDC Brownfield Program webpage. Suggestions and input will be addressed on an individual basis within a week and promptly posted to TCDC’s website and multiple social media platforms for further public review. The BPT will maintain a site inventory of suggested brownfield sites and will review the list routinely. The community and BPT will work to prioritize sites based on community need and TCBC’s Brownfield Program goals. Sites that most benefit **underserved, sensitive populations** in the Village target area will receive priority.

TCDC’s CEP will incorporate several forms of media. Brownfield updates will be posted to social media platforms and TCDC’s webpage **as supplement to in-person community engagement**. As for those residents who do not have transportation or internet access, TCDC will use mailers with information for other committees and meetings. TCDC will disseminate Brownfield Project information through signage in government buildings, press releases, and local newspapers and will update neighborhood organizations and community members through community education meetings and charrettes/visioning sessions. Educational materials will have the names and contact information of TCDC’s BPT and will be posted on the organization’s brownfield webpage, facilitating community-member contact with BPT members.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs:

Task 1: Outreach



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i.	<i>Project Implementation:</i> Community Engagement Plan (CEP), outreach materials, Brownfield (BF) Project webpage, and social media posts will be developed by TCDC's BF Project Manager with assistance of the environmental contractor (EC). TCDC staff will lead the community/educational meetings discussing project plans and updates. Supplies: printing of outreach materials (brochures), office supplies, and software to manage the grant.
ii.	<i>Anticipated Project Schedule:</i> CEP created Q1. Community meetings Q1& Q3 Y1–3 and Q2 Y4. Webpage and outreach materials created in Q1 and posted throughout the grant project.
iii.	<i>Task/Activity Lead:</i> Vickie Robinson, BF Project Manager
iv.	<i>Outputs:</i> CEP, 7 Community Meetings, Brochures/Handouts, Social Media Posts, Summaries of Community Meetings in EPA-required Quarterly Reports
Task 2: Site Inventory & Assessment	
i.	<i>Project Implementation:</i> The TCDC BF Project Director will work with target-area residents during outreach events to create a thorough site inventory. Abandoned and underused properties will be researched by TCDC staff using the property appraiser's website. Once a list is compiled, the EC will work with TCDC staff to create an evaluation ranking tool to determine, with the help of residents, the order in which the sites will be addressed. The EC will conduct Environmental Site Assessments (ESAs), starting first with the two priority sites listed in this application: ASTM-AAI compliant Phase Is; a Generic Quality Assurance Project Plan (QAPP); and Phase IIs, including the SS-QAPP. Prior to assessment, site-access agreements and property eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultation will be addressed when applicable.
ii.	<i>Anticipated Project Schedule:</i> Meetings held in Q1 will continue the preliminary inventory process. Evaluation ranking process and assessments will begin in Q2 and continue throughout the grant project.
iii.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from Alisha Hill, BF Project Director.
iv.	<i>Outputs:</i> Site Inventory List, Evaluation Ranking Tool, 17 Phase I ESAs, 1 Generic QAPP, 7 Phase II ESAs including SS-QAPP, Site Access Agreements, Property Eligibility, Section 106 determinations (if applicable)
Task 3: Remediation Planning	
i.	<i>Project Implementation:</i> For projects identified for cleanup, the EC will prepare an Analysis for BF Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning includes evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation/reuse planning to reduce health/environmental risks. The EC will assist the TCDC in hosting charrettes/visioning sessions. A planner will create EPA-approved planning activities: Site Reuse Assessment, Land Use Assessment, Market Study, BF Revitalization Plan.
ii.	<i>Anticipated Project Schedule:</i> Plans & Charrettes will begin Q6 and continue throughout the grant project.
iii.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from Alisha Hill, BF Project Director.
iv.	<i>Outputs:</i> 2 ABCAs, and 2 Vision Sessions/Charrettes, 2 Site Reuse Assessments, 2 Land Use Assessments, 1 Market Study, 1 BF Revitalization Plan
Task 4: Programmatic Support	
i.	<i>Project Implementation:</i> The TCDC will procure an EC to assist with the BF Grant Project. The TCDC BF Project Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The EC will assist TCDC in completing ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and additional Programmatic Support for the four-year term of the grant. Two staff will attend three conferences.
ii.	<i>Anticipated Project Schedule:</i> ACRES & Quarterly Reporting begins Q1 and continues throughout the grant project. Annual Reporting and Forms created in Q5, Q9, Q13 and final closeout.
iii.	<i>Task/Activity Lead:</i> Alisha Hall, BF Project Director
iv.	<i>Outputs:</i> ACRES Database Reporting, 4 Annual Financial Reports, 16 Quarterly Reports, 4 MBE/WBE Forms, Programmatic Support for the four-year grant period. Two staff to attend three conferences.

b. Cost Estimates: The anticipated cost estimates for this project are *based on past brownfield*



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projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks. The budget for this project includes personnel, travel, supplies, and contractual costs only. No administrative costs are included in the budget. **Fifty-four percent (54%) of the budget will be spent on site specific activities and 33% of the overall budget will be spent on area-wide planning activities.** Personnel cost is based on an average hourly rate of \$36 (including fringe). **Task 1 Outreach:** Supplies: Software, printouts, meeting materials \$2,000 (printed brochures \$1,000 [1,000 x \$1.00]; printed display boards \$400 [4 x \$100]; notebooks, paper, pens, other miscellaneous office supplies \$600). Contractual: CEP \$3,900 (26 hrs x \$150), Outreach Brochure/Handouts, Social Media Posts \$3,000 (20 hrs x \$150), 7 Community Education Meetings \$13,650 (91 hrs x \$150; \$1,950 ea.); **Task 2 Site Inventory & Assessment:** Contractual: Brownfield Site Inventory and Evaluation Ranking Tool \$9,900 (66 hrs x \$150); 17 Phase I ESAs \$3,250 each for a total of \$55,250; 1 Generic QAPP \$5,500; 7 Phase II SS-QAPP at \$27,500 each for a total of \$192,500. **Task 3 Remediation Planning:** Contractual: 2 Vision Sessions \$3,000/meeting for a total of \$6,000; 2 ABCAs at \$7,500 each for a total of \$15,000; 2 Site Reuse Assessments \$30,000 each for a total of \$60,000 (Each includes Planner 30 hrs x \$200; Market Analyst 160 hrs x \$150); 2 Land Use Assessments \$3,500 each for a total of \$7,000 (Each includes Planner 4 hrs x \$200; Market Analyst 18 hrs x \$150); 1 Market Study \$15,000 (Planner 15 hrs x \$200; Market Analyst 80 hrs x \$150), 1 Brownfield Revitalization plan \$75,000 (Planner 60 hrs x \$200; Market Analyst 420 hrs x \$150). **Task 4 Programmatic Support:** Personnel: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, Programmatic Support for the four-year grant period \$10,800 (300 hrs x \$36). Contractual: Programmatic Task Support \$13,500 (90 hrs x 150 hours). Travel: Two staff to attend 3 events/conferences \$12,000 (flights at \$800, 3 nights in hotel at \$900, incidentals and per diem at \$300 (3 days) x 2 attendees x 3 events).

Category	Tasks				Totals
	<i>Outreach</i>	<i>Site Inventory & Assessment</i>	<i>Remediation Planning</i>	<i>Programmatic Support</i>	
Personnel				\$10,800	\$10,800
Travel				\$12,000	\$12,000
Supplies	\$2,000				\$2,000
Contractual	\$20,550	\$263,150	\$178,000	\$13,500	\$475,200
Total Budget	\$22,550	\$263,150	\$178,000	\$36,300	\$500,000

c. Plan to Measure and Evaluate Environmental Progress and Results To ensure this EPA Brownfield Project is on schedule, the TCDC internal Brownfields Team, which will include the EC, will meet quarterly to track **outputs identified in 3.a.** using an Excel spreadsheet and will report progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. Project expenditures and activities will be compared to the project's schedule to ensure the grant project will be completed within the four-year time frame. Site specific information will be entered and tracked in the ACRES database. Outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. Outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. If the project is not being completed in an efficient manner, TCDC has countermeasures in place to address this problem. TCDC will make monthly calls to their EPA Project Officer and, if needed, will create a Corrective Action Plan to help the project to get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE



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a. Programmatic Capability i. Organizational Capacity, ii. Organizational Structure, & iii. Description of Key Staff: **Tabernacle Community Development Corporation (TCDC)**, is a nonprofit organization **not affiliated with St. Louis (City)**, but works with the City and community leaders/organizations, and focuses its efforts on community revitalization. TCDC assists people in transforming their lives by providing proper housing options, employment resources, and opportunities that enhance their quality of life. TCDC comprises an Executive Director/Board President, a Development Director, and a Program Manager, and is governed by a Board of Directors. Board members are elected at the annual meeting, and the Board has the hiring authority to staff TCDC and its operations. Since its 2014 inception, TCDC has shown an incredible amount of organizational capacity to carry out its duties and has had success procuring and managing grants. The **TCDC's Brownfield Project Team**, described below, and their supporting staff, are more than adequate and capable to successfully manage this Brownfields Assessment Grant. **Ms. Alisha Hill**, TCDC Senior Program Manager, will serve as the **Brownfields Project Director** and oversee the project. Ms. Hill came to TCDC in January 2021 and is responsible for daily leadership and management of staff, project management, developing and cultivating partnerships within the community, and ensuring consistency and accuracy in reports and management of programs. **Ms. Vickie Robinson** will be the **Brownfields Project Manager** and will manage day-to-day activities. Ms. Robinson has 18 years' experience as an office manager and executive assistant with TCDC, private business enterprises, and nonprofit organizations. **Brownfield Finance Director, Ms. Jan Trosper**, will be responsible for grant draw downs through the ASAP.gov system and financial reporting. Ms. Trosper has been a financial contractor for TCDC since 2014 and has been an accountant since 1992. A qualified EC will be responsible for the technical portions of the project.

iv. Acquiring Additional Resources: Using local contracting requirements and procurement processes, TCDC will procure a qualified EC to assist with technical and reporting portions of the Brownfield Assessment Project, in addition to other contractors needed to complete the project. TCDC will ensure compliance with EPA's "Professional Service" procurement process. Through its community engagement, TCDC will engage residents throughout various states of the proposed projects and will advocate for strong local/hiring practices and link members of the community to potential employment opportunities for all brownfield-related redevelopment via its outreach practices and project updates to partners.

b. Past Performance and Accomplishments ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: (1) Purpose and Accomplishments: TCDC was awarded a Housing Access and Neighborhood Stabilization Revolving Loan Fund for \$7 million in 2022 to construct 22 new or renovated single-family homes benefitting an estimated 70 residents. The homes are under construction and expected to be finished in 2025. TCDC was awarded \$400,000 from the St. Louis Community Development Administration in 2021. This grant funds ongoing development of five newly constructed single-family homes to be sold at 80% area median income for owner-occupancy. The homes are currently under construction, and TCDC expects to fully comply with the requirements and close out the grant in 2025. (2) Compliance with Grant Requirements: TCDC has a history of compliance with grant work plans, schedules, and terms and conditions and has an excellent history of timely reporting with all award agencies. TCDC is on schedule for all active grants. The TCDC Brownfield Project Team are skilled in project management and will monitor grant activities to ensure compliance with financial reporting requirements. Ms. Trosper is well versed in grant reporting and will input all information into ACRES.



**Tabernacle Community Development Corporation
St. Louis, MO**

**FY25 Brownfield Assessment Grant
Threshold Criteria**



Threshold Criteria

1. Applicant Eligibility

- a. Tabernacle Community Development Corporation (TCDC) is eligible for the EPA Brownfields Assessment Community-Wide Grant as a tax-exempt entity under section 501(c)(3) of the Internal Revenue Code. **Please see attached documentation.**
- b. TCDC is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

TCDC recognizes the importance of including community residents and stakeholders throughout project planning and implementation, especially **underserved residents most affected by the project**. TCDC prioritizes keeping the public informed about project status and updates through comprehensive stakeholder outreach and community engagement. This approach ensures the qualitative experiences and equity frameworks integral to TCDC development projects. TCDC employs a variety of methods to engage the community and gather input, including interviews, canvassing, surveys, and public meetings with residents, business owners, property owners, community-based organizations, neighborhood stakeholder groups, and development companies. This dedication to community involvement and transparent decision-making has been crucial in the creation of TCDC's planning documents and will be integral in fostering a strong Brownfield Program within the community.

TCDC will create a **Community Engagement Plan (CEP)** to outline the planned community engagement activities, schedule, project background, and key players. The CEP will be available for review at TCDC's office and website and will ensure engagement with the Village, the target-area community. To educate residents about the Brownfield Program and help identify potential brownfield sites in the target area, TCDC will perform community outreach and review during quarterly meetings any brownfield sites suggested by community members. The **Brownfield Project Team (BPT)** will review and evaluate comments and community input during these quarterly meetings, record all suggestions and information in the minutes, and post them on the TCDC Brownfield Program webpage. Suggestions and input will be addressed on an individual basis within a week and promptly posted to TCDC's website and multiple social media platforms for further public review. The BPT will maintain a site inventory of suggested brownfield sites and will review the list routinely. The community and BPT will work to prioritize sites based on community need and TCBC's Brownfield Program goals. Sites that most benefit **underserved, sensitive populations** in the Village target area will receive priority.

TCDC's CEP will incorporate several forms of media. Brownfield updates will be posted to social media platforms and TCDC's webpage **as a supplemental alternative to in-person community engagement**. As for those residents who do not have transportation or internet access, TCDC will use mailers with information for other committees and meetings. TCDC will disseminate Brownfield Project information through signage in government buildings, press releases, and local newspapers and will update neighborhood organizations and community members through community education meetings and charrettes/visioning sessions. Educational materials will have the names and contact information of TCDC's BPT



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and will be posted on the organization's brownfield webpage, facilitating community-member contact with BPT members.

3. Expenditure of Existing Grant Funds

TCDC affirms that it does not have an open EPA Brownfields Assessment or Multipurpose Grant.

4. Contractors and Named Subrecipients

Not Applicable.