

R07-25-A-011

1. Applicant Identification

Bootheel Regional Planning Commission (BRPC)
105 East North Main
Dexter, MO 63841

2. Website URL: (lead) <https://bootrpc.com>, (non-lead) <https://dunklincounty.org/>, (non-lead) City of Morehouse does not have a website

3. Funding Requested

- a. Assessment Grant Type: Assessment Coalition
- b. Federal Funds Requested: \$1,200,000

4. Location

Non-lead member: Dunklin County

- a) City of Kennett, b) Dunklin County, c) Missouri

Non-lead member: City of Morehouse

- a) City of Morehouse, b) New Madrid County, c) Missouri

Geographic boundary: BRPC jurisdiction includes the following counties: Dunklin, Mississippi, New Madrid, Pemiscot, Scott, and Stoddard.

5. Coalition Members' Target Area and Priority Site Information

- BRPC (lead member) – Target area 1: census tracts (CTs) 29069360100, 29069360200, 29201780700
 - Priority site 1: Lincoln Junior High School, 229 Westgate Street, Sikeston, MO 63801
 - Priority site 2: Southeast Missouri State University, 700 North Douglas Street, Malden, MO 63863
 - Priority site 3: Steve's Auto Sales, 613 North Douglas Street, Malden, MO 63863
- Dunklin County (non-lead member) – Target area 2: CTs 29069360600, 29069360700
 - Priority site 1: Sinkers Corporation, 36.238890, -90.050406, Kennett, MO 63857
 - Priority site 2: Former Dunklin County Compress, 501 Floyd Street, Kennett, MO 63857
- City of Morehouse (non-lead member) – Target area 3: CT 29143960100
 - Priority site: Former Morehouse Public School Auditorium, 420 South Carrol Street, Morehouse, MO 63868

All census tracts are Justice40 disadvantaged communities according to CEJST.



6. Contacts

- a. Project Director:
Avery Branum, Environmental Specialist
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abranum@bootrpc.com
105 East North Main, Dexter, MO 63841
- b. Chief Executive/Highest Ranking Elected Official:
Jim Grebing, Executive Director
573-614-5178 ext. 109
jgrebing@bootrpc.com
105 East North Main, Dexter, MO 63841

7. Population

- Target Area 1. City of Malden, MO: 3,790; City of Sikeston, MO: 16,146
- Target Area 2. Town of Kennett, MO: 10,383
- Target Area 3. City of Morehouse, MO: 839
(US Census: 2018–2022 American Community Survey)

8. Other Factors

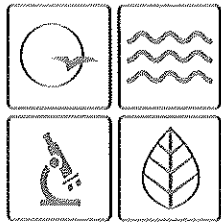
Other Factors	Page #
Community population is 15,000 or less.	1, 5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the 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.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	4
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 sites within the target areas.	10
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	N/A



BOOTHEEL
REGIONAL PLANNING
ECONOMIC DEVELOPMENT COMMISSION

📍 105 E. North Main
Dexter, Missouri 63841
✉ info@bootrpc.com
☎ 573.614.5178

9. Letter from the State or Tribal Environmental Authority
See Attached.
10. Releasing Copies of Applications
Not Applicable.



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

Michael L. Parson
Governor

Dru Buntin
Director

September 23, 2024

Cammy Murphy, Environmental Specialist
Bootheel Regional Planning Economic Development Commission
105 E North Main Street Dexter, Mo 63841

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

Dear Cammy Murphy:

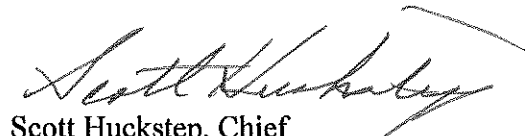
Please allow this letter to confirm acknowledgment by the Missouri Department of Natural Resources of the intention to apply to EPA for funding by the Bootheel Regional Planning Economic Development Commission (BRPC) as authorized under the above-referenced Acts. I understand and acknowledge that BRPC or any of its constituent agencies or agents intend to utilize such funds for eligible purposes pursuant to the above-referenced Acts if its grant application succeeds.

BRPC is applying for a FY2025 US EPA Brownfields Assessment Coalition Grant. They intend to assist with various assessments to spur redevelopment throughout their footprint, which includes the following counties: Dunklin, Mississippi, New Madrid, Pemiscot, Scott, and Stoddard. The coalition has seven total priority sites, all of which are vacant properties that were once valuable components of their communities. These properties include former gas stations, an abandoned railroad with a former cotton warehouse, a school that serviced members of the African American population during segregation, and other vacant and abandoned properties.

We expect the BRPC 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



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Coalition Members, Target Area and Brownfields i. Coalition Members: The coalition is composed of Bootheel Regional Planning Commission (BRPC) as the lead member and two non-lead members, Dunklin County (County) and the City of Morehouse (City). The County's Economic Development office will lead the effort for their organization. The office's goal is to service existing employers and recruit prospective businesses to the County. The City is a small, local municipality located in the northwest corner of New Madrid County, with a population of 839 residents.¹ Each of these non-lead members is a governmental entity without the available budget or staff needed to apply and manage its own Brownfield Assessment Grant to further redevelopment within its community. Lead-member BRPC provides services to six counties and aims to support the region's economic development and guide local governments in a coordinated effort. Neither the City nor County non-lead members have access to brownfield redevelopment support; combining resources with BRPC to address the brownfield sites that clutter the target areas throughout the coalition's geographic boundary will benefit all coalition communities.

ii. Overview of Brownfield Challenges and Description of Target Area: **The geographic boundary for this grant is the service area of BRPC which includes the following six counties in southeastern Missouri: Dunklin, Mississippi, New Madrid, Pemiscot, Scott, and Stoddard.** The BRPC was formed in 1969 to promote and support the economic development of the region by providing technical assistance to the cities, counties, businesses, and other development organizations in the area and by networking extensively with state and federal resource agencies. The BRPC service area has a dry climate with warm summers and mild winters, generally an ideal environment for farming and agriculture. Severe drought over the last decade, however, has greatly impaired the economy of the BRPC service area, which depends on agriculture, ranching, farming, mining, timber, and river commerce. The use of technology has also reduced the number of laborers needed to produce, tend, and harvest crops, decreasing the number of available jobs for residents. The severe drought combined with drastic employment losses have resulted in blight and abandonment throughout the BRPC's region over the last decade. Industries that once provided jobs for the community have left behind potential hazards. Old buildings left behind to rot may contain **lead-based paint (LBP) and asbestos-containing materials (ACM)**. The farming and the industrial activities associated with processing and transporting agricultural goods can leave behind **benzene, toluene, ethylbenzene, trichloroethene, underground storage tanks (USTs), petroleum hydrocarbons (PHs), chlorinated volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and metals.**

Each coalition member has a designated target area to represent its jurisdiction. **The target areas for this Assessment Coalition Grant include census tracts (CTs) 29069360100, 29069360200, 29201780700, 29069360600, 29069360700, and 29143960100. All the target-area CTs are designated as Justice40 disadvantaged communities by the Climate and Economic Justice Screening Tool (CEJST).** The first target area (lead-member BRPC) consists of CTs 29069360200, 29069360100, and 29201780700. The County (non-lead) has designated CTs 29069360600 and 29069360700 as its target area. The City (non-lead) will be assessing CT 29143960100 for its target area. With the large number of potential brownfield sites throughout the target areas, the coalition requires additional funding to address the contamination and devastation. Brownfield Grant funding will allow the coalition to provide resources and assess and address contamination, which will allow for revitalization that brings new opportunities for a healthier future for these disadvantaged communities.

¹ US Census 2018–2022 American Community Survey.

iii. Description of the Priority Brownfield Sites: A windshield survey has identified at least **15 potential brownfield sites in the BRPC target area, 10 potential sites located in the County target area, and 7 potential sites in the City target area.** These various potential brownfields—beyond the six priority sites listed below—include sites such as filling stations, vacant industrial/agricultural facilities, dry-cleaning facilities, and commercial facilities. Potential environmental hazards include **USTs, PHs, VOCs, PAHs, metals, LBP, and ACM.** The six priority sites were selected due to the immediate impact they would have on the economic development of the community. BRPC needs additional coalition resources and EPA funding to address these numerous sites in a feasible, efficient, and effective manner.

BRPC (lead member) has identified three priority sites. Its first priority site is the former **Lincoln Junior High School (LJHS)**, a 2-acre site located in the Sunset Addition, an area rich with Black history. The school was established as a segregated school for Black students, opening in the 1940s and serving the community until 1968, when it was shut down as part of the broader desegregation efforts following the Civil Rights Movement. Since its closure, the building has remained a vacant shadow of the community's educational history and cultural heritage. The one-story, mostly brick building is dilapidated. It is situated on a corner lot in the middle of a residential area, with a church across the street. There is some overgrown greenspace along with a non-usable asphalt pad that is cracked and in disrepair next to the building on two sides. Potential environmental hazards include **ACM and LBP** due to the age of the building. BRPC has site access from the owner for environmental assessment and eventual remediation.

The second BRPC priority site is a vacant facility at the **Southeast Missouri State University (SEMO)** campus in Malden, Missouri. The facility encompasses approximately 8 acres with a main building, parking lot, and greenspace. The site originally operated as the Pepsi-Cola Bottling Company from the 1940s through the 1970s. The site was then used to house the SEMO regional campus; however, it has been vacant for several years now. Based on the former industrial use and age of the site, contaminants of concern are **petroleum products, VOCs, ACM, and LBP.** The SEMO facility is a one-story building made of concrete block and brick. It is located in a mixed-use residential area next to a youth museum, churches, businesses, and a business highway. BRPC has site access for assessment and eventual cleanup.

BRPC's third priority site is the former **Steve's Auto Sales (SAS).** This 0.52-acre site is located along a major thoroughfare and is highly visible. This site was formerly a gas station/service station and automotive dealership. The **vacant**, dilapidated, brick station building and canopy, built in 1945, are still present, and there is potential for remaining USTs. The area is within walking distance of residences, schools, and churches, and it shares a block with a community center. Based on the former use, soil and groundwater may be impacted with **petroleum products, metals, PAHs, VOCs, ACM, and LBP**, all of which pose a health risk to the public. BRPC has site access for assessment and future cleanup.

The **County** (non-lead member) has identified the **former Sinkers Corporation (Sinkers)** as its **first priority site.** The 6-acre site, located in a mainly industrial setting, consists of vacant one-story metal buildings, agricultural storage, abandoned railroad, and unused greenspace. Sinkers operated as a delinter and conditioner of cottonseed from 1939 until it closed in 1999. Potential contaminants include **ACM, LBP, USTs, hexane, polychlorinated biphenyls (PCBs) VOCs, and other agricultural chemicals.** The County has permission to access the site for assessment. The site will be packaged for redevelopment with the adjacent Dunklin County Compress site.

The County's second priority site is the **Former Dunklin County Compress (FDCC)**, which consists of 25.51 acres developed with two metal structures, asphalt parking lots, an abandoned

railroad, and unused overgrown greenspace, and is adjacent to the Sinkers site. The site is near residential development as well as a public park. The site was developed in 1937 by National Compress & Warehouse. Eventually it became known as the Dunklin County Compress and along with Sinkers, became a major center of economic activity and employment for the Bootheel cotton industry. Cotton was bought, processed, stored, and shipped by truck and rail in and out of the facility. After the cotton industry slowed, the facility was leased to various companies for storage and trucking. The site was sold to the City of Kennett in 2017. Potential contaminants include **ACM, LBP, USTs, VOCs, hexane, PCBs, creosote, and other agricultural chemicals**. The County has been granted permission to assess the site.

The **City** (non-lead member) has identified one priority site for assessment and redevelopment. The **Former Morehouse Public School Auditorium (FMPSA)** (4.25-acres) was constructed in 1939 using money from the New Deal's Public Works Administration. The two-story gymnasium and auditorium included banks of classrooms on either side. The building closed in 2013 when the school was relocated to a nearby town and has remained largely vacant and unused since that time, contributing to its disrepair. The distinctive brick structure is showing its age and neglect, with broken and boarded up windows, weathered and broken doors, faded paint, and visible cracks in the exterior brickwork. Environmental issues such as the potential for **ACM, LBP, and mold** have hindered the reuse of this prominent building. The building is surrounded by a residential neighborhood. The City has access to the site for assessment.

iv. Identifying Additional Sites: Coalition members will focus on identifying additional eligible sites for assessment throughout the target areas' six census tracts, all of which are designated **Justice40 disadvantaged communities according to CEJST**. Coalition members conducted initial surveys of the target areas using online tools and discussions with communities within the geographic footprint and identified **32 potential brownfield sites**. During this grant project, a more in-depth, grant-funded site inventory and evaluation ranking criteria process will be established; coalition members will work diligently with target-area residents to identify and prioritize sites within the underserved community. The evaluation criteria used to determine the order in which sites are addressed will be based on community need, project partner and resident input, and CEJST and US Census data to ensure priority is given to those sites that most benefit the **underserved, sensitive populations**. In the event all target-area sites have been addressed with grant funding, the coalition will work with project partners and residents throughout the geographic boundary of the BRPC to identify abandoned and underused properties. Once identified, the coalition will apply the already established evaluation ranking criteria. Priority will be given to sites that most benefit the **underserved populations**.

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans: The **2019 BRPC Comprehensive Economic Development Strategy (Plan)** outlines its goals to revitalize agribusiness in the area, promote the area for business development and tourism, increase availability to broadband services, and foster better workforce development. Much of the area's cultural, community, economic, and social history is tied to agriculture and the Mississippi River. Both have contributed to the development of the region and its geography and topography. The region continues to have close connections to agriculture and the river; however, the Plan notes that its assets and opportunities expand far beyond activities associated only with those two regional features. The BRPC service area was thriving with agriculture, ranching, farming, mining, and river commerce until severe drought, the increased use of technology, and COVID-19 devastated its employment and industry base. With the assistance of the Brownfields Assessment

Coalition Grant, the BRPC region will be able to thrive again and bring a brighter future to these disadvantaged communities, while following the guidance and goals of the Plan.

All three BRPC priority sites (LJHS, SEMO, and SAS) have revitalization purposes centered on their community. The **LJHS** site will become a new Cultural Community Center, preserving the deep-rooted history of the site and sharing it with the region. The **SEMO** will become a new community meeting space for businesses and nonprofits, allowing workspace for entrepreneurs to grow and build their businesses. Both of these locations will also have newly re-envisioned greenspace surrounding their facilities, and the **SAS** site will be transformed into a new greenspace, which is desperately needed as the target areas are in the **95th percentile for lack of greenspace**.² These three new community spaces will offer an opportunity for their disadvantaged residents to celebrate, share, and preserve their history; gather and meet as a community; access free Wi-Fi; build the framework for new businesses; and spend quality outdoor time with family. The redevelopment of these sites will also create a much cleaner and healthier environment. The redevelopment of the two County priority sites (**Sinkers and FDCC**) will bring new industrial opportunities for the area, adding new entry-level and higher employment opportunities. The City's redevelopment of the **FMPSA** into a community center will provide a highly needed, safe space for residents to exercise, meet and play, access free Wi-Fi, host community events, and grow their businesses.

ii. Outcomes and Benefits of Reuse Strategy: The redevelopment of the six priority sites will generate opportunity to revitalize the target-area properties while meeting the goals of the Plan. The redevelopment of the **LJHS, SEMO, SAS, Sinkers, FDCC, and FMPSA** into community facilities, greenspaces, and new industrial/commercial spaces will allow for noneconomic benefits such as a **higher quality of life, walkable communities, increased property values, a place to grow new entrepreneurs, new community gathering places, and improved health** for these underserved residents. The redevelopment of the **Sinkers and FDCC** into industrial/commercial spaces and the **LJHS** into a cultural community center will bring economic benefits such as creating **new employment opportunities, increased tax revenue, increased business and event tourism, and reinvigorating local businesses**. The reinvestment into these priority sites will generate a sense of community pride and provide life-changing trends for a healthier culture for generations to come, which have been lacking due to the number of brownfield sites within each of these disadvantaged communities.

The BRPC will work with developers so that planned redevelopment will improve **climate adaptation/mitigation capacity and resilience**. The BRPC understands the importance of climate change as these target areas have been so strongly impacted by drought. The target areas are in the **83rd percentile for building loss rate, 69th percentile for agriculture loss rate, and 84th percentile for population loss rate due to natural hazards each year**.² The coalition's **greenspace increase** and community walkability/connection improvements will **reduce pollutants** and improve the quality of life for all residents. By working to ensure developers are using **energy-efficient measures** in their redevelopment designs, **promoting sustainability**, and encouraging use of **renewable energy through use of solar lighting or wind energy**, the coalition will build a **resilient** community that will continue to grow for many years to come.

c. Strategy for Leveraging Resources i. Resources Needed for Site Reuse: BRPC, a nonprofit regional government organization, and both non-lead members, as municipalities, are eligible to apply for state, federal, and private grant funding. The BRPC is making every effort to secure

² Climate and Economic Justice Screening Tool (CEJST).

additional funding to further its Brownfield Program redevelopment goals through the following funding options:

Agency	Funding Purpose
US HUD Community Development Block Grant	To support a range of eligible activities including economic development, community development, housing, downtown activities, and particularly the removal of slum areas and blight
US EPA Brownfield Cleanup Grant	Cleanup and Revolving Loan Fund Grants for remediation of assessed properties
Missouri Brownfield Redevelopment Program	To provide grants for the remediation of hazardous substances or petroleum at industrial, commercial, or institutional brownfield sites to prepare them for redevelopment
Missouri Brownfields Revolving Loan Fund	To assist in purchase of land, construction and renovation, and working capital to assist in creating jobs in the community

ii. Use of Existing Infrastructure: The BRPC along with the coalition non-lead members have determined the existing infrastructure (water, sewer, streets) is sufficient throughout the target areas, including the priority sites, for redevelopment. In the event additional infrastructure improvements are needed, the coalition members will look to state and federal funding.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. **Community Need** i. The Community's Need for Funding: The BRPC service area encompasses some of the most fertile land that was once prosperous with agriculture, including cotton, ranching, farming, mining, timber, and river commerce, until severe drought, the increased use of technology replacing workers, and COVID-19 devastated the area's way of living, employment, and industry base. These growing issues have caused abandoned, blighted buildings and vacant lots within the coalition communities, resulting in **disadvantaged residents** throughout the area continuing to suffer. Three of the four cities within the target areas have small populations: 839 (City), 10,383 (County), and 3,790 (BRPC).³ (Census data presented throughout this section will be given as an average of the target areas.) The target areas have extremely low incomes, with a **median household income of \$47,436 and a per capita income of \$26,127** (US \$75,149; \$41,261).² In addition, the **poverty rate of 15%** is high (US 9%).³

BRPC's annual budget is limited when it comes to discretionary spending on new projects. BRPC is a nonprofit that must prioritize covering staff and basic operating expenses within its budget and has no means of increasing revenue. City and County budgets are primarily earmarked for essential services that citizens depend on, leaving little room for the added expense of environmental assessments without external grants or aid. In conjunction with the target areas' low-income status, blight continues to control the future of these **CEJST disadvantaged communities**. Brownfield funds will allow these target areas to provide resources, identify environmental hazards, and generate revitalization to create opportunities for a prosperous future.

ii. Threats to Sensitive Populations: (1) Health or Welfare of Sensitive Populations: **Target-area sensitive populations are those living below poverty levels as well as female, Black, and youth and elderly populations.** The target-area population is **17% Black** (US 13%), **48% elderly and youth under 18** (US 42%), and **54% female** (US 50%), all of which indicate the population's vulnerability.³ The number of residents that depend on **government food assistance is at an elevated 26%** (US 12%).³ **Poverty** is also a concern as the target areas' residents are in the **73rd percentile for poverty** according to CEJST. For **all families, 15% live at or under the poverty line** (US 9%), as do **24% of families with children under the age of 18** (US 14%) and **20% of**

³ US Census: 2018–2022 American Community Survey.

all people (US 13%).⁴ The daily burdens of health concerns, high levels of poverty, and reliance on government assistance for these underserved families are shown by **all of the target areas being designated Justice40 disadvantaged communities by CEJST.**

Many welfare issues affect the target areas such as high unemployment, lack of broadband internet, and a high number of residents with less than a high school education. **The target areas average an alarming ranking in the 80th percentile of residents with less than a high school education.**⁵ It is hard to break the cycle of poverty when education levels are inadequate for anything more than entry-level job opportunities. The lack of high school education attainment plus target-area **unemployment levels averaging in the 59th percentile** shout a need for additional entry-level employment opportunities for these residents.⁵ These areas also lack **broadband internet access**, ranking in the **58th percentile**, which hinders resident ability to retain jobs such as remote work or acquire online education to enhance their chances of employment.⁵ With blight, abandonment, high unemployment, lack of internet, and high poverty levels, the future of these disadvantaged communities is dim. Assessment of the priority sites and future redevelopment will produce local jobs, grow industrial business, introduce opportunities for entrepreneurs to develop their business models, foster sharing important history with the region, promote healthy lifestyles, create community gathering spaces, and protect property values.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The target-area residents struggle to meet their day-to-day basic needs, which means that taking care of their health is not always a top priority. Economic distress and environmental conditions that present health risks are a direct result of the true disinvestment in the **underserved communities**. The numerous environmental concerns and hazards prevalent at brownfield sites throughout the six target areas increase the risks for **cancer and asthma** for the local populations. As dilapidated, aged buildings and abandoned structures of the target area continue to rot, the threats of **LBP and ACM** linger. The target areas are in the **49th percentile for LBP and 59th percentile for proximity to USTs.**⁵ Even more concerning are the **toxic releases to air averaging in the 40th percentile** in the target areas while **drinking water noncompliance is in the 87th percentile.**⁵ With potential contaminants such as **benzene, toluene, ethylbenzene, trichloroethene, USTs, PHs, VOCs, PAHs, metals, LBP, and ACM**, risks for disease will always be high until addressed.

Asthma is prevalent in communities with environmental risks such as those found throughout the target areas. CEJST states that the average within the target areas for which **sensitive populations have been told that they have asthma is the 85th percentile, with the highest percentile (95th) in CT 29069360100**, which includes the BRPC priority site **SEMO.**⁵ The prevalence of asthma in southeast Missouri in adults (10%) and children (10%) is higher than the state averages (9%, 8%).⁶ Cancer rate averages are also elevated within the target areas as they rank in the **67th percentile for cancer risk.**⁵ While cancer incidence rates in Missouri are lower than the national average, the death rate is higher.⁷ The target areas also demonstrate health concerns with an **83rd percentile ranking for low-life expectancy.**⁵ In order to make the changes needed for a better tomorrow for these residents, the coalition must address these sites and their environmental concerns. Brownfield funding used at the priority sites will improve overall health conditions by removing environmental hazards and allowing for redevelopment of greenspace, community gathering spaces, and new business opportunities.

⁴ US Census 2018–2022 American Community Survey.

⁵ EJ Screening Tool.

⁶ <https://asthmaready.org>.

⁷ Cancer | Environmental Public Health Tracking | Health & Senior Services (mo.gov).

(3) Environmental (a) Identification of Environmental Justice Issues: **The three target areas and all priority sites for this project are in CEJST-designated Justice40 disadvantaged communities**, confirming the environmental justice (EJ) issues that plague these underserved residents experiencing **high rates of poverty and extremely low income levels**. The potential brownfield sites throughout the target areas have been hindering reinvestment into these **distressed communities** by introducing a **disproportionate environmental stressor burden** and **high cumulative impacts** to the residents. The City target area ranks in the 99th percentile for lack of greenspace, 92nd percentile for expected building loss rate due to natural hazards each year, and 75th percentile for low income.⁸ The County target area is in the 86th percentile for asthma, 87th percentile for low income, 96th percentile for low life expectancy, and 92nd percentile for lack of green space.⁸ In the BRPC target area, residents rank in the 83rd percentile for low income, 91st percentile for low life expectancy, 93rd percentile for lack of greenspace, 79th percentile for low median income, 81st percentile for proximity to Superfund sites, 91st percentile for energy costs, and the residents near the LJHS priority site are in the 90th percentile for lack of indoor plumbing.⁸ The effects of the EJ issues have taken a toll on these **underserved residents** who have never been able to see their communities flourish and their lives change for the better. With the help of a Brownfields Assessment Coalition Grant, BRPC and the coalition members will begin the process to reduce these EJ issues through future redevelopment.

(b) Advancing Environmental Justice: Severe drought and technology advancements have pushed residents out of jobs and closed businesses, resulting in abandoned properties and blighted buildings, with contaminants left idle at these properties. Focusing on Justice40 Initiatives, EPA Brownfield funding will address several EJ issues plaguing this community by **reducing the EJ burden, decreasing the number of abandoned and blighted properties, adding new greenspace, creating new community space, and generating new jobs** for these **disadvantaged communities**. By revitalizing the area, the reuse plan for new industrial/manufacturing businesses at the Sinkers and FDCC sites and new Cultural Community Center at the LJHS site will generate **new entry level employment opportunities**. The **new community space** at SEMO and FMPSA will bring the community together, supply new entrepreneurial development space, and provide free Wi-Fi to allow residents to search for new jobs. The **new greenspace** at SAS will improve air quality and offer a relaxing location for residents to reconnect with nature. All six of the priority sites are **vacant**. The assessments and planned redevelopment at all sites **will not displace any businesses or residents**. If displacement occurs during any other assessment or renovation during this assessment project within the target areas, the coalition will work with the business or resident to find a new location. For all future redevelopment, the coalition will encourage developers to focus on infill development to minimize any displacement.

b. Community Engagement i. Project Involvement & ii. Project Roles:

Name of organization and mission	Point of contact	Specific involvement in the project or assistance provided
Kennett Chamber of Commerce (KCC): To build healthy economics and improve quality of life in its regional communities.	Christian Johnson cjohnson@kennettmo.com	The KCC will assist with site identification, community outreach, and education.

⁸ CEJST.

City of Kennett (CoK): Achieve the core principles of small-town values, with guided growth.	Jan McElwrath deputyclerk@cityofkennettmo.com	The CoK assists with future site reuse planning, site identification, community outreach, and education.
Dunklin County Economic Development Office (DCED): To serve employers and recruit prospective businesses to Dunklin County.	Melissa Combs mcombs@dunklincounty.org	The DCED will assist with site identification, site prioritization, and future reuse planning.
City of Sikeston Community Development Office (CSCD): To provide comprehensive services to the residents of Sikeston.	Barry Blevins bblevins@sikeston.org	The CSCD will assist with site identification, community outreach, and education.
City of Malden Economic Development Office (CMED): To provide assistance and service to the employers and business of the City of Malden.	David Blalock airportmanager@maldenmo.com	The CMED will assist with site identification, site prioritization, and community outreach.
African Scientific Research Institute (ASRI) – Sikeston (nonprofit): To research and educate the public on historical rural settlements.	Dr. Jihad Muhammad info@asrip.org	ASRI will assist with future reuse planning and community outreach.
Morehouse Community Church: To lead the community as a space for individuals seeking spiritual guidance.	Scott Crumpecker [REDACTED]	The MCC will assist with site identification, community outreach, and education.

iii. Incorporating Community Input: Over the past year, BRPC and the coalition members have discussed the redevelopment of brownfield properties located within the target areas. BRPC recognizes the importance of including community residents and stakeholders throughout project planning and implementation, especially those underserved residents most affected by the project. A Community Engagement Plan (CEP) will be created to outline the planned community engagement activities, schedule, project background, and key players. The CEP will be available for review at each non-lead coalition member's main office, the BRPC's office, and on the BRPC's website and will ensure engagement with the target areas' underserved community. To educate target-area residents on the Brownfield Program and help identify potential brownfield sites in the target areas, the coalition will perform community outreach and review the community-member-suggested brownfield sites during quarterly meetings. The Brownfield Project Team will review and evaluate comments and community input during quarterly meetings, record all community member suggestions and information in the minutes, and post them on the Coalitions Brownfield Program webpage, hosted on the BRPC website. All suggestions and input will be addressed on an individual basis within two weeks and promptly posted to the coalition's Brownfield Program webpage for further public review.

The BRPC's CEP will incorporate several forms of media. Brownfields updates will be posted to the social media accounts of all coalition members in addition to the coalition's Brownfield Program webpage. The coalition will provide resident interaction via the website and social media as a supplement to in-person community engagement. The coalition will disseminate Brownfield Project information through signage in government buildings, press releases, and local newspapers

and will update organizations and community members at community education meetings held throughout the target areas. These in-person activities will greatly benefit the residents of the target area who do not have access to the internet. All promotional materials will include the names and contact information of the Brownfield Program Team and will be posted on the coalition's Brownfield Program webpage, facilitating community-member contact with the team.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: BRPC is requesting a US EPA Brownfields Assessment Coalition Grant in the amount of \$1,200,000.

Task 1: Outreach	
i.	<i>Project Implementation:</i> CEP, outreach materials, Brownfield (BF) Project webpage, and social media posts developed by BRPC's BF Project Manager with assistance of the environmental contractor (EC). BRPC staff will lead the community/educational meetings discussing project plans and updates. Supplies: printing of outreach materials (brochures/handouts) and office supplies.
ii.	<i>Anticipated Project Schedule:</i> CEP created in Q1. Community meetings held Q1 & Q3 in Y1–3 and Q2 in Y4. Webpage and outreach materials created in Q1 and posted throughout the grant.
iii.	<i>Task/Activity Lead:</i> BRPC, Cammy Murphy, Environmental Specialist, BF Project Manager
iv.	<i>Outputs:</i> CEP, BF webpage, 12 community educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
Task 2: Inventory & Assessment	
i.	<i>Project Implementation:</i> The BRPC's BF Project Director will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by BRPC staff using the property appraiser's website. EC will work with BRPC staff to create an evaluation ranking tool to determine the order the sites will be addressed. EC conducts Environmental Site Assessments (ESAs), starting with the six priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Site Specific (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> Meeting held in Q1 will continue the preliminary inventory process. Evaluation ranking process and assessments begin 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 BRPC, Avery Branum, Environmental Specialist, BF Project Director.
iv.	<i>Outputs:</i> 3 evaluation ranking tools, 3 site inventories, 40 Phase I ESAs, 1 Generic QAPP, 15 Phase II ESAs including SS-QAPP, site access agreements, and property eligibility and Section 106 determinations (if needed).
Task 3: Reuse Planning	
i.	<i>Project Implementation:</i> Projects identified for cleanup; EC will prepare the Analysis for BF Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning includes evaluating cleanup alternatives, calculating cleanup costs and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The EC will assist the BRPC in hosting charrettes/visioning sessions to be held for key properties. A planner will create the following EPA-approved planning documents: Site Reuse Assessments, Market Study, Site Reuse Vision, and BF Revitalization Plan.
ii.	<i>Anticipated Project Schedule:</i> Plans & charrettes begin Q6 and will continue throughout the grant.
iii.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from BRPC, Cammy Murphy, Environmental Specialist, BF Project Manager.
iv.	<i>Outputs:</i> 6 ABCAs, 6 vision sessions/charrettes, 4 Site Reuse Assessments, 3 Market Studies, 2 Site Reuse Visions, 1 BF Revitalization Plan
Task 4: Programmatic Support	

i.	<i>Project Implementation:</i> BRPC will procure an EC to assist with the BF Grant Project. BRPC's 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 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. BRPC's travel budget allows for two staff to attend three BF training conferences/workshops.
ii.	<i>Anticipated Project Schedule:</i> Procure EC in Q1. ACRES & quarterly reporting begins Q1 and continues throughout the grant. Annual reporting and forms created in Q5, 9, 13, and final closeout.
iii.	<i>Task/Activity Lead:</i> BRPC, Avery Branum, Environmental Specialist, 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 3 conferences.

b. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.*

- The budget for this project includes travel, supplies, contractual, and personnel.
- **Of the budget, fifty-six (56%) will be spent on site specific work. Thirty-two percent (32%) of the budget will be spent on eligible area-wide planning activities within the target areas.**
- **Personnel pay rates average \$65 per hour with no fringe rate.**

Task 1 Outreach: Personnel (\$65/hr): CEP \$3,250 (50hrs); BF webpage, outreach brochure/handouts, social media posts \$3,900 (60hrs); 12 community/educational meetings \$15,600 (20hrs/meeting to include preparation and execution; \$1,300/meeting) Contractual: CEP \$3,300 (22hrs x \$150); BF website, outreach brochure/handouts, social media posts \$3,000 (20hrs x \$150); 12 community education meetings \$14,400 (8hrs x \$150; \$1,200/meeting). Supplies: \$1,800 (printing \$900 [900 pages x \$1/page]; posters \$600 [6 posters x \$100/poster]; pens, markers, paper \$300). **Task 2 Site Inventory & Assessment:** Personnel (\$65/hr): site inventory management \$3,250 (50hrs); report review \$3,640 (1hr per report; 56 reports). Contractual: 3 BF site inventory and evaluation ranking tool creations \$27,000 (60hrs x \$150; \$9,000 each); 40 Phase I ESAs \$4,500 each for a total of \$180,000; 1 Generic QAPP \$6,000; 15 Phase II ESAs including SS-QAPP at \$29,000 each for a total of \$435,000. **Task 3 Reuse Planning:** Personnel (\$65/hr): 6 vision sessions/charettes \$4,680 (72hrs total), report review \$2,080 (2 hrs per report; 16 reports). Contractual: 6 ABCAs \$7,500 for a total of \$45,000; 6 vision sessions/charrettes \$18,000 (\$3,000/meeting); 3 Market Studies \$13,500 each for a total of \$40,500 (Principal Planner 15hrs x \$200, Market Analyst: 60hrs x \$175); 4 Site Reuse Assessments \$32,000 each for a total of \$128,000 (Principal Planner 60hrs x \$200, Senior Planner 80hrs x \$175, Environmental Planner 40hrs x \$150); 2 Site Reuse Visions \$60,000 each for a total of \$120,000 (Principal Planner 100hrs x \$200, Senior Planner 160hrs x \$175, Environmental Planner: 80hrs x \$150); 1 BF Revitalization Plan \$100,000 (Principal Planner 200hrs x \$200, Market Analyst 300hrs x \$175, environmental Planner 50hrs x \$150). **Task 4 Programmatic Support:** Personnel (\$65/hr): \$14,300 (220 hrs) Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting, MBE/WBE forms, programmatic support for the four-year grant period \$15,000 (100hrs x \$150). Travel: Two staff to attend three conferences/events \$12,300 (flights at \$800, 3 nights in hotel at \$250/night, conference registration (\$200/event), incidentals and per diem at \$100 (3 days) x 2 attendees x 3 conferences).

Category	Tasks				Totals
	<i>Outreach</i>	<i>Inventory & Assessment</i>	<i>Reuse Planning</i>	<i>Programmatic Support</i>	
Personnel	\$22,750	\$6,890	\$6,760	\$14,300	\$50,700
Travel				\$12,300	\$12,300
Supplies	\$1,800				\$1,800
Contractual	\$20,700	\$648,000	\$451,500	\$15,000	\$1,135,200
Total Budget	\$45,250	\$654,890	\$458,260	\$41,600	\$1,200,000

c. Plan to Measure and Evaluate Environmental Progress and Results To ensure this EPA Brownfield Project is on schedule, the coalition representatives, which will include the EC, will meet quarterly to track all **outputs identified in 3.a.** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the project 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. The 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. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs produced. The coalition team will make monthly calls to its EPA Project Officer and if needed will create a Corrective Action Plan to help the project get back on schedule should it not be progressing in a timely manner and hitting the metrics anticipated.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Capacity, ii. Organizational Structure, & iii. Description of Key Staff: The Bootheel Regional Planning Commission (BRPC) is a regional government organization created by state statute dedicated to coordinating development and economic growth within its region. The BRPC has an organizational structure that is directed by a 10-member executive board, which includes city and county leadership, and is led by a chairman. The BRPC has a long history in managing various federal, regional, state, and local grants for its service area counties including Dunklin, Mississippi, New Madrid, Pemiscot, Scott, and Stoddard. **Avery Branum**, BRPC Environmental Specialist will serve as the **Brownfields Project Director**. Ms. Branum has a long history of knowledge and education in Historic Preservation and Preservation Law. Ms. Branum's BRPC duties include conducting environmental reviews for projects, assessments and inspections for environmental impacts and compliance, and providing expertise on environmental laws and regulations. Ms. Branum will be responsible for oversight of grant activities. **Cammy Murphy**, BRPC Grant Administrator, will serve as the **Brownfields Project Manager** and will be responsible for the management of the grant day-to-day activities. Ms. Murphy will be the primary contact and will provide technical oversight for the project. Ms. Murphy has successfully overseen the management or managed over 30 grants for BRPC. Ms. Murphy also oversees project design by working with design firms, contractors, and government leaders. **Katelyn Lambert**, BRPC Assistant Executive Director/Fiscal Officer, will serve as the **Financial Director**. Ms. Lambert has been with BRPC since 2019. Ms. Lambert's daily responsibilities include providing technical assistance to BRPC city and counties and supervising all programs and personnel for BRPC. She handles all finance-related activities for the organization. She will be responsible for the oversight and completion of the BF Grant administrative and financial reporting requirements including all draw downs through ASAP.gov. An environmental contractor will assist with the technical portions of the Brownfields Project.

The coalition will create a **Brownfield Advisory Board (BAB)**. The proposed BAB will be a committee that includes representatives from each coalition member and project partners. The BAB will advise on the implementation of this grant and use of funds in respect to the Memorandum of Understanding (MOU) agreed upon by coalition partners. The coalition partners will work in conjunction to identify sites for assessment and support local communities; fund assessment needs; work with private, public, nonprofit, and local stakeholders to create awareness of the coalition and its associated resources; and provide regular reporting for granting agency requirements. BRPC will hold, administer, and disperse funding in a way that abides by the coalition's MOU and best practices. The BAB will work to ensure adequate representation from the coalition members and other vital parties, so the **underserved** population is represented. The coalition will welcome the perspective of members who have brownfield assessment, clean-up, and development knowledge and experience and will work collaboratively to address the brownfield sites across the region.

iv. Acquiring Additional Resources: Using local contracting requirements and procurement process, BRPC will procure an environmental contractor to assist with technical and reporting portions of the Brownfield Assessment Coalition Grant, in addition to any other contractors needed to complete the project. The BRPC will ensure compliance with the EPA's "Professional Service" procurement process, including compliance with 2 CFR §§ 200 and 1500. The coalition will promote strong labor practices, local hiring and procurement, and will link members of the community to potential employment opportunities for all brownfield-related redevelopment via community outreach practices and project updates to project partners and other stakeholders.

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: The BRPC has a history of successfully obtaining, managing, and executing grants. While it manages grants for its local government members of the six-county geographic area, it has also received grants. In 2024, the BRPC was awarded an Economic Development Administration Planning Grant in the amount of \$210,000. The grant award is for three years. The BRPC will use this funding to update/revise the Comprehensive Economic Development Strategies (CEDS) for its service area. The Work Plan Goals include researching (1) Technology and Broadband Development, (2) Agricultural Sustainability, (3) Business Creation, Retention & Expansion, (4) Regional Infrastructure, (5) Education and Workforce Development, (6) Transportation, (7) Community and Economic Development, (8) Disaster Planning and Coordination, (9) Environmental and Energy Management, (10) Professional Development, and (11) Fiscal Administration. BRPC also received a Delta Regional Authority Pilot Grant (DRAP) in FY2023 in the amount of \$68,568. The grant period is two years. This DRAP grant allows BRPC staff to attend DRA trainings and to write and execute DRA grant applications as well as other grant applications for its six-county service area. The BRPC has written six DRA grant applications and nine CDBG grants to date with this funding and attended DRA summit and annual training to date.

(2) Compliance with Grant Requirements: The BRPC is in the process of completing both grant projects. Both grants are currently meeting all required terms and conditions. The BRPC has a history of compliance with grant work plans, schedules, and terms and conditions and has an excellent history of timely reporting with all awards. The Brownfield Project Team is skilled in project management and will monitor all grant activities to ensure compliance with all financial and other reporting requirements, such as ACRES database reporting and using the ASAP.gov system.



Bootheel Regional Planning Commission, MO

**FY25 Brownfield Assessment Coalition Grant
Threshold Criteria**

Threshold Criteria

1. Applicant Eligibility

- a.** The Bootheel Regional Planning Commission (BRPC), MO, is eligible to apply for the EPA Brownfields Assessment Coalition Grant as a regional form of government created by state statute. Please see attached Resolution for Establishment of BRPC.
- b.** BRPC is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Number and Eligibility of Non-lead Coalition Members

- a.** Non-lead members of this coalition are Dunklin County, MO, and the City of Morehouse, MO. Both entities are local governments pursuant to 2 CFR § 200.64 and are eligible to participate in this project.
- b.** The non-lead members are not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

3. Target Areas

All census tracts (CT) are Justice40 disadvantaged communities according to CEJST.

- BRPC (lead member) – Target area 1: CTs 29069360100, 29069360200, 29201780700
- Dunklin County (non-lead member) – Target area 2: CTs 29069360600, 29069360700
- City of Morehouse (non-lead member) – Target area 3: CT 29143960100

4. Existing Brownfields Grants to Non-lead Members

- a.** Neither non-lead member, Dunklin County or City of Morehouse, has ever received an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant.
- b.** Neither non-lead member has an open EPA Brownfields MARC Grant.

5. Coalition Agreement

Letters signed by each coalition member citing the agreement to participate in the EPA Brownfield Assessment Coalition Grant are attached.

6. Community Involvement

Over the past year, BRPC and the coalition members have discussed the redevelopment of brownfield properties located within the target areas. BRPC recognizes the importance of including community residents and stakeholders throughout project planning and implementation, especially those underserved residents most affected by the project. A Community Engagement Plan (CEP) will be created to outline the planned community engagement activities, schedule, project background, and key players. The CEP will be available for review at each non-lead coalition member's main office, the BRPC's office, and on the BRPC's website and will ensure engagement with the target areas' underserved community. To educate target-area residents on the Brownfield Program and help identify potential brownfield sites in the target areas, the coalition will perform community outreach and review the community-member-suggested brownfield sites during quarterly meetings. The

Brownfield Project Team will review and evaluate comments and community input during quarterly meetings, record all community member suggestions and information in the minutes, and post them on the coalition's Brownfield Program webpage, hosted on the BRPC website. All suggestions and input will be addressed on an individual basis within two weeks and promptly posted to the coalition's Brownfield Program webpage for further public review.

The BRPC's CEP will incorporate several forms of media. Brownfield updates will be posted to the social media accounts of all coalition members in addition to the coalition's Brownfield Program webpage. The coalition will provide resident interaction via the website and social media as a supplement to in-person community engagement. The coalition will disseminate Brownfield Project information through signage in government buildings, press releases, and local newspapers and will update organizations and community members at community education meetings held throughout the target areas. These in-person activities will greatly benefit the residents of the target area who do not have access to the internet. All promotional materials will include the names and contact information of the Brownfield Program Team and will be posted on the coalition's Brownfield Program webpage, facilitating community-member contact with Brownfield Project Team.

7. Expenditure of Existing Grant Funds

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

8. Contractors and Named Subrecipients

Not Applicable.