



State of Louisiana
DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF ENVIRONMENTAL ASSESSMENT

NARRATIVE INFORMATION SHEET
COMMUNITY-WIDE ASSESSMENT GRANTS FOR STATES AND TRIBES
RFP NO.: EPA-OLEM-OBLR-21-04

1. Applicant Identification

Louisiana Department of Environmental Quality
PO Box 4314
Baton Rouge, LA 70821

2. Funding Requested

- a. Assessment Grant Type: Community-Wide Assessment Grant for States & Tribes
- b. Federal Funds Requested
 - i. \$2,000,000
 - ii. N/A: We are not requesting a cost share waiver/ site specific funding.

3. Location

State of Louisiana – all cities & counties (parishes) within the State with an emphasis on:

- Shreveport, Caddo Parish (County), Louisiana
- Pineville, Rapides Parish, Louisiana
- Eunice, St. Landry Parish, Louisiana

4. Target Areas and Priority Site/Property Information

Target Area 1: Historic Pineville, Rapides Parish, Louisiana

Census Tracts: 115.02, 116, 117, 131,

Priority Sites:

- Central Louisiana Hospital Complex, 352 Hospital Blvd., Pineville, LA 71360
- Old Town Hall Museum, 731 Main Street, Pineville, LA 71360

Target Area 2: Shreveport Common, City of Shreveport, Caddo Parish, Louisiana

Census Tracts: 252, 253

Priority Site:

- 930 Texas Ave., Shreveport, LA 71101

Target Area 3: Downtown Eunice, St. Landry Parish, Louisiana

Census Tracts: 9609.01, 9609.02, 9610, 9611

Priority Sites:

- Former May Brothers Oilfields Service Site, Sittig St. & E. Ardoin St., Eunice, LA 70535
- Former American Legion Building, 251 Park Ave., Eunice, LA 70535

5. Contacts

a. Project Director

Name: Rebecca Otte, Brownfield Coordinator

Phone Number: (504) 736-7069

Email Address: Rebecca.Otte@LA.gov

Mailing Address: Louisiana Dept. of Environmental Quality, P.O. Box 4314,
Baton Rouge, LA 70821-4314

b. Chief Executive

Name: Dr. Chuck Carr Brown, LDEQ Secretary

Phone Number: (225) 219-3950

Email Address: Chuck.Brown@LA.GOV

Mailing Address: Louisiana Dept. of Environmental Quality, P.O. Box 4314,
Baton Rouge, LA 70821-4314

6. Population

City of Pineville: 14,237

City of Shreveport: 192,035

City of Eunice: 10,140

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	2
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	3
The priority site(s) is in a federally designated flood plain.	3
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, 5
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority

Applicant is the state environmental authority; therefore no letter is required.

9. Releasing of Copies of Applications

Sensitive information included in the application includes the email addresses and phone numbers of Project Partners included in Section 2.b.i. (pages 8 and 9). LDEQ requests this information be redacted prior to releasing the document to the public.

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

1.a. Target Area & Brownfields

1.a.i. Background & Description of Target Areas: Louisiana is a rich & unique blend of cultures formed over millennia as various ethnic groups settled the fertile soil of our river system & melded together, including along the Red River linking our Target Areas (TAs) of **Historic Pineville & Shreveport Common**, & in the Mississippi River Delta which includes our **Downtown Eunice TA**. Native tribes, European explorers & early settlers, Africans brought over for slavery & Free People of Color, Acadians (Cajuns) exiled from Canada by the British, & others mixed together to create vibrant communities with delicious foods, wonderful hospitality, & unique creativity. While our vivacious culture draws in people from around the world, our cultural & industrial history create constant struggles limiting Louisiana's ability to achieve its full potential.

Most Louisiana communities lie in close proximity to water, used for transport, food & commercial enterprises. That proximity supports our livelihood but, with increasing frequency, puts us at risk. Heavy rainfall in 2015, 2016 & 2019 as well as **8 major hurricanes since 2005** caused catastrophic damage in every parish (county) in the state, taxing State & local resources & creating widespread Brownfield sites, including historic buildings (with lead & asbestos) & neighborhood retail establishments where owners lacked resources to rebuild. Added to this, the 1980s oil price crash & the dramatic oil price decline in the past 5 years (documented by the US Energy Information Administration) significantly deflated the State's heavily oil & gas dependent economy as well as local tax bases. Operations halted, blighting communities with contaminated abandoned properties. Energy sector layoffs & out-migration diminished the customer base for local support businesses, causing the closure of gas stations, dry cleaners & manufacturing facilities. Local governments were left with Brownfield sites & diminished tax revenues to address them. COVID's significant impact on our hospitality industry only exasperated these issues, making Louisiana one of the hardest hit States by the pandemic, losing an estimated **\$900 million in State revenue & \$787.5 million in local government revenues** from June 2019 – April 2020 according to data collected by the Urban Institute's State & Local Finance Initiative.

Louisiana is postured as an **Environmental Justice (EJ) state** given its historic industrial expansion into rural areas with high minority, low-income, & undereducated populations, & history of racial inequality. With the 2nd highest overall percent of **Black residents (31%; US: 12%; 43% total minority in LA)**¹, Louisiana has the highest number of Black-majority cities in the US, including the City of **Shreveport**. One-third of our municipalities under 25,000 people are also Black-majority. **19% of our population lives in poverty (US: 13%)**, which increases to **31% for Black residents (US: 23%)**. Our vulnerable minority & low-income residents & children are disproportionately impacted by the large scale middle class migration ("white flight") which resulted in government disinvestment in the neighborhoods left behind; encroachment of business & industry on their homes, schools, & playgrounds increasing exposure to pollution; & discriminatory practices such as redlining & reduced job opportunities that inhibited generational wealth.

Despite being #50 in overall State rankings by US News & World Report (Economy: #47, Crime & Corrections: #50, Health Care: #46), Louisianans love our State & constantly strive to preserve our unique cultures & communities, addressing today's problems & planning for the future. This grant will allow the **Louisiana Department of Environmental Quality (LDEQ; Applicant)** to continue to support our local communities throughout the State who endeavor to revitalize but lack the capacity to apply for & manage Brownfield funding on their own. Activities conducted under this statewide grant will facilitate the sustainable & resilient reuse of Brownfields created by flooding & economic conditions, remove environmental hazards, diversify local economies, & provide opportunities to address EJ issues throughout our State in alignment with local visions & plans. Focusing on our socially & economically vulnerable disadvantaged communities, the 3 TAs chosen based on economic & social needs, local revitalization & community outreach momentum, impacts of repeat climate events, & sites prime for assessment when the grant starts include:

Historic Pineville (pop. 13,443, 3 mi², in the **Alexandria Metropolitan Statistical Area (MSA)**; Census Tracts (CTs) 116, 117,131 & 115.02): Founded in the 1700s as a French military post at a strategic bend in the Red River, Pineville has gradually declined in the shadow of larger Alexandria across the river. Bounded on two sides by the Red River & Lake Buhlow, the **Historic Pineville TA** is the heart of Pineville, bisected by once vibrant Main Street, now blighted with underutilized gas stations, vacant buildings with lead & asbestos, & former dry cleaners. The closing of Central Louisiana Hospital & International Paper **cut over 750 jobs** & devastated the City's retail customer base. Large scale white flight to

¹ Unless otherwise indicated, population & race data is from the 2020 Census; all other demographic data is from the 2019 5-Year American Community Survey

Alexandria & the suburbs, government disinvestment, & back-to-back hurricanes in 2020 caused further environmental & economic decline for this socio-economically vulnerable community (**40% Black; 19% poverty rate** – 42% in one census tract). This funding would allow LDEQ to support the City's efforts to revitalize the heart of their City including addressing environmental concerns at the abandoned 618-acre Central Louisiana Hospital Complex to facilitate its reuse & rejuvenating blighted Main Street sites to support local small business entrepreneurs & improve community amenities including greenspace & healthcare facilities.

Shreveport Common (pop. 2,320; ½ mi²; in the **Shreveport MSA**; CTs 252 & 253): Wedged between downtown, railroad tracks, & more affluent suburbs, the **Shreveport Common TA** is a disadvantaged EJ community that is **primarily Black (73%)**, with a **52% poverty rate**, & **40% of families with children under 18 living in poverty**. After significant growth in the early 1900s, white flight in the 1940s left many historic structures vacant, collapsed, or demolished for transportation projects that further increased disinvestment, perpetuated segregation, & promoted discriminatory practices. The 1980s oil bust & recent oil price drop exasperated the decline of Shreveport's heavily oil-dependent economy. Heavy rains & high Red River levels flooded the City in 2015, 2016 & 2019, creating additional Brownfields as businesses lacked resources to rebuild. According to the Shreveport 2030 Master Plan, **over 46% of buildings in this TA are vacant**, with asbestos, lead, underground storage tanks (USTs) & other environmental concerns prohibiting reuse. With this grant, LDEQ & local partners will collaborate to redevelop sites in the neglected & underserved Shreveport Common TA to expand their local art culture, diversify the economy away from oil (including addressing energy transition job loss), & provide quality affordable housing & neighborhood commercial spaces especially a fresh food grocery store in this USDA Food Desert.

Downtown Eunice (pop. 9,266; 6.6 mi²; **located in St. Landry Parish (county), a non-MSA**; CTs 9609.01, 9609.02, 9610, & 9611): A Louisiana Main Street community known for its Cajun music, crawfish production, & oil field service industries, the **Downtown Eunice TA** sits at the crossroads of two key State transportation corridors: US Highway 190 & LA 13. Although rich with culture, **44% of families with children under 18 live in poverty (61% for Black families)**. The **median household income ranges from \$24,450 - \$42,780**, below \$49,469 for the State & well below the US level (\$62,843). **37% of the TA is Black (one Census tract is 71% Black)**. Eunice's heavy dependence on the oil economy positioned it to be disproportionately affected by the oil price drop, resulting in significant reductions in employment, sales tax revenue, & per capita income, & turning oil industry sites into Brownfields. Government disinvestment & an exodus of the middle class to surrounding suburbs worsened conditions for neighborhood commercial businesses, creating a myriad of Brownfields including vacant historic buildings with lead & asbestos & abandoned gas stations along key commercial corridors. Working with the City of Eunice & Eunice Main Street, LDEQ will use this grant to support the goals of the 2019 *Eunice Strategic Plan* to increase the number of affordable housing units, expand the cultural hospitality industry to grow the number of well-paying jobs, diversify the economy away from oil, address blight to attract new employers, & support local entrepreneurs & business expansion such as fresh food grocery stores for this USDA Food Desert.

1.a.ii. Description of Priority Brownfield Sites: Only a fraction of statewide need, **over 75 Brownfields** have been identified in the 3 TAs including historic buildings (lead & asbestos), dry cleaners (volatile organic compounds), gas stations (hydrocarbons, metals, PCBs), & vacant lots with unknown contamination. LDEQ & local partners conducted a series of outreach meetings with Pineville community, business & city leaders which identified **over 20 Brownfields within the Historic Pineville TA**, including the 618-acre Central Louisiana Hospital Complex & closed gas stations, historic buildings, & former dry cleaners (¼ to 1-acre sites) that create a sense of blight & neglect along Main Street, the main thoroughfare into the City. The Shreveport Common Advisory Committee (neighbors, area businesses, non-profits & artists) identified **over 25 Brownfields in the Shreveport TA**, such as closed gas stations, drycleaners & paint shops (approx. ½ acre each) during their year-long grassroots listening process to develop a vision for inclusive development to support their art economy. A history of government disinvestment & white flight to surrounding suburbs left **over 30 Brownfield sites in the Eunice Downtown TA** ranging from ½ to 60 acres including vacant historic buildings, abandoned gas stations, & former industrial sites with unknown contamination. In addition, through Brownfield Planning Activities & Small Technical Assistance Grants, LDEQ & our local Brownfield Programs inventoried **over 640 Brownfields statewide**, including numerous sites inherited by family members fearful of selling/redeveloping due to unknown environmental conditions & liability concerns which also prevent access to reuse funding. According LDEQ's UST Division, another **340 abandoned UST sites** statewide not eligible for the Motor Fuels Trust Fund could benefit from Brownfields assistance. LDEQ will build on these inventories & use a portion of these grant funds for Brownfield Planning Activities, including increasing our outreach to disadvantaged communities in the TAs & throughout the State to develop local Brownfield inventories &



prioritize sites for assessment, creating a pipeline of projects for assessments & cleanup planning under this grant. Selected based on local partner & community input; readiness for assessment; reuse potential; potential positive impact on EJ/ disadvantaged communities & to spur further revitalization; & secured site access, our priority sites include:

Historic Pineville Target Area (in Alexandria Metropolitan Statistical Area (MSA))	
Central Louisiana Hospital Complex, 352 Hospital Blvd., Pineville, LA	618 acres
Info: Built in 1938 to care for underserved populations, National Register hospital complex (119 buildings) closed in 2014 leaving a tremendous source of blight & development opportunity in heart of Pineville; unknown environmental conditions inhibit reuse. Prioritized by the community based on potential significant economic impact to the City & to reduce blight.	
Designations: Adjacent to body of water (Red River); FEMA Flood Plain ; CDFI (Community Development Financial Institutions Fund) Severe Distress Community; National Historic Register; EJSCREEN: 98 th percentile (%ile) for Low Income (LI) Population, 96 th ile less than High School (HS) Education, & 95 th ile under Age 5.	
RECs: Lead-based paint & asbestos; potential backup generator/ heating oil USTs; mercury from broken thermometers/ thermostats/ lighting; PCBs from old x-ray machines & elevators; lead in x-ray room walls.	
Old Town Hall Museum, 731 Main Street, Pineville, LA	0.33 acres
Info: Two-story structure built in 1931; Louisiana’s only museum dedicated to municipal government; vacant since 2019 due to lead-based paint & asbestos. Prioritized by city & community as part of Main Street revitalization efforts.	
Designations: CDFI Severe Distress Community; FEMA Flood Plain ; EJSCREEN: 97 th ile for LI Population, 91 th ile less than High School (HS) Education & 82 th ile under Age 5.	
RECs: Lead-based paint & asbestos	
Shreveport Common Target Area (in Shreveport MSA)	
930 Texas Ave., Shreveport, LA (9 Parcels)	1.8 acres
Info: Former auto dealership & residential lots along largely vacant corridor; buildings cleared from site. Prioritized by local partners as part of the Shreveport Common revitalization, in HUD Choice Neighborhood & owned by Shreveport Common LLC (nonprofit developer; local partner) which has a history of successful projects.	
Designations: National Historic & Louisiana Cultural District; CDFI Severe Distress Community; USDA Food Desert; EJSCREEN: 95 th ile for LI Population, 86 th ile for less than HS Education	
RECs: Hydrocarbons, PCBs & heavy metals from auto repair; lead in soil.	
Downtown Eunice Target Area (in St. Landry Parish, a non-MSA)	
Former May Brothers Oilfields Service Site, Sittig St. & E. Ardoin St., Eunice, LA	51.63 acres
Info: Vacant former oilfield service site (no buildings); owner inherited property. City priority to develop site to complement adjacent Recreation Complex (host to over 20 major sport tournaments each year attracting thousands of players & families) & provide affordable housing & healthy food options for nearby Louisiana State University (LSU)-Eunice Campus.	
Designations: Opportunity Zone (OZ); FEMA Flood Plain ; CDFI Severe Distress Community; USDA Food Desert; EJSCREEN: 95 th ile for LI Population, 85 th ile less than HS education, 85 th ile for under age 5.	
RECs: Hydrocarbons, PCBs & heavy metals from oil field services operations (oil drilling pipe laydown yard)	
Former American Legion Building, 251 Park Ave., Eunice, LA	0.58 acres
Info: Downtown two-story historic structure vacant since 1971; reuse hindered by extensive lead paint including on historic tin ceiling & potential asbestos. City & Community priority to support downtown revitalization & preserve local landmark.	
Designations: Louisiana Cultural District, OZ, USDA Food Desert; CDFI Severe Distress Community; EJSCREEN: 94 th ile LI Population, 89 th ile less than HS education & 89 th ile under age 5. Within 500 feet of FEMA Flood Plain.	
RECs: Lead-based paint & asbestos	

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy & Alignment with Revitalization Plans: Collaborating with local partners, LDEQ will ensure site reuses align with each community’s vision. Applicable community plans for priority sites include:

Pineville Urban Master Plan (2010; in process of being updated): Reuse of **Central Louisiana Hospital Complex** aligns with Master Plan goals which specifically recommend “a clean, job-producing land use” for the extensive site as a community anchor including **affordable senior housing, healthcare facilities, extensive greenspace, & commercial space** to support local entrepreneurs & attract much-needed medium & large employers, as well as repurposing the historic

& much beloved barn (built in 1923 to provide dairy products for the hospital) as a community event space. Restoration of the **Old Town Hall Museum** as a community anchor to attract people to Main Street aligns with Master Plan goals to develop an energy-efficient **downtown cultural center** for community events & **increase greenspace** on Main Street.

Shreveport 2030 Master Plan & Shreveport Choice Neighborhood Plan (2010): Reuse plans for **930 Texas Ave.** as a mixed-use development with a **fresh food grocery store** & **energy efficient artist affordable housing** as well as collaborative artist/ community workspace & commercial space for a gallery/shop align with Master Plan & Neighborhood Plan goals to attract artists & neighborhood commercial; provide affordable housing for low-income/ creative community residents; & leverage public/private partnerships to spur revitalization in the Shreveport Common urban cultural district.

Eunice Strategic Plan (2019) & 2021 EPA Building Blocks Technical Assistance: Reuse of the **Former May Brothers Oilfields Service Site**, including an **energy-efficient hotel** & 30-space RV park to capitalize on visitors to adjacent Recreation Complex, **mixed-use LSU-Eunice affordable student housing**, **neighborhood commercial** including a **fresh food grocery**, & a **bioswale** to address flooding in the area, align with Strategic Plan goals to develop 3 new hotels within city limits, diversify the economy (especially recreational tourism), & provide affordable housing to increase access to higher education, as well as address concerns about climate change's effects on drainage. It would also strengthen the partnership between LSU-Eunice & the town & support the tourism industry, goals identified in the EPA Building Blocks report. Plans to restore the historic **Former American Legion Building** for community meeting/ event space, including enhancing the surrounding gardens, align with the Strategic Plan & Building Block goals to capitalize on the cultural economy & build a strong quality of place, as well as Eunice Main Street goal to restore downtown city core & attract more people to downtown to support & expand local businesses.

1.b.ii. Outcomes & Benefits of Reuse Strategy: All three TAs are disadvantaged communities which rank high on the CDC's Social Vulnerability Index (most census tracts greater than .87; 1 is the most vulnerable), & on EJSCREEN's Demographic Index (DI) which includes Low-Income and Minority indicators (Pineville: 92%ile; Shreveport Common: 92%ile; Eunice: 86%ile). With this grant LDEQ will support the revitalization efforts of our limited capacity **mid-sized cities** (Shreveport TA) & **rural towns** (Pineville & Eunice TAs) where small & medium sized projects make a big impact, especially to disadvantaged communities throughout the State. This grant will remove environmental unknowns to facilitate the reuse of sites which will reduce blight & contamination in our underserved communities & **attract reuse funding, employers, residents & development** while generating local jobs & tax revenue for local governments to support revitalization & community improvements in the TAs as a whole. Louisiana is well aware that we are on the forefront of the global climate crisis, which especially impacts our minority & low-income populations. Executing this grant in accordance with the EPA's Climate Smart Brownfields Manual & the State's Climate Initiatives Task Force, reuses for projects assessed under this funding will incorporate **resiliency & climate adaption** (such as bioswales & flood resistant materials) & promote green remediation/ construction.

Pineville: Reuse of the 618-acre historic **Central Louisiana Hospital Complex** would generate substantial economic development in rural Pineville, creating local jobs, affordable senior housing, & space for local businesses, entrepreneurs & nonprofits. It would also attract medium & large employers to the **49% minority TA with significant poverty**. **Energy efficient** restoration of the historic Huey P. Long Hospital (one of 119 onsite buildings) is expected to generate a **\$40 million investment** & generate at least **100 local jobs** during construction & also include **solar panels & permeable pavement**. Given its size, the full reuse of the complex would create an estimated **800 local jobs** (including jobs for low-income/ low education/ energy transition workers & in coordination with nearby LSU-Alexandria's CareerStep job training program) & generate over **\$500,000 in local annual property & income tax revenue**, increasing local resources for this disadvantaged community. Reuse would include **100 acres of greenspace** including **bioswales, wetlands & rain gardens** to address flooding issues to protect local residents & businesses. Reuse of Pineville's **Old Town Hall Museum** will restore a beloved community fixture with energy-efficient measures, create community event/ non-profit space, & provide greenspace along Main Street to **elevate the quality of life for the residents of this socio-economically vulnerable community**.

Shreveport Common: Based on a 2014 Real Estate Market Study conducted by TMG Consulting of the live/work needs of creative professionals, the vacant lots at **930 Texas Ave** will be redeveloped as an energy-efficient **Artist Community Makerspace** by Shreveport Common LLC (a nonprofit developer) providing residents, artists, & neighbors shared space, tools & equipment for art fabrication, strengthening Shreveport's economic arts & culture impact (currently estimated at **\$50 million by over 30 public-private partners** as noted in the Shreveport Master Plan). The **solar-powered mixed-use**

development will include **20 studio-style affordable, energy efficient apartments** for low-income artists, a **fresh food grocery store**, **greenspace** (including flood mitigation measures such as bioswales & rain gardens), & gallery/neighborhood commercial space, giving artists live/work space with affordable rent & sustainable design. Plans will positively impact the surrounding **disadvantaged community (EJSCREEN DI: 89%ile)** by providing accessible job opportunities, reducing blight, & creating community meeting space. Shreveport Common projects are also strongly encouraged to include public art & greenspace to enhance the area as whole.

Eunice: The reuse of the **May Brothers Oilfields site** is expected to create at least **40 local jobs**, complement the adjacent City-owned Recreation Complex, & support local restaurants & shops by keeping sporting event visitors in town for extended stays. Based on industry standards, the sustainably-developed RV park & hotel are expected to generate annual revenues of **over \$500,000 & \$2.3 million**, respectively, while beautifying the corridor with **enhanced greenspace**. Reuse includes **energy-efficient affordable student housing** (54% of LSU-E students are low income) & a **fresh food grocery store** to address the USDA Food Desert for the surrounding **disadvantaged community (EJSCREEN DI: 82%ile)** & provide healthy food options for LSU-E students. Addressing lead & asbestos at the **American Legion Building** is expected to generate **over \$300,000 annually** in event revenue while also supporting local caterers & event planners. In addition, the increased activity will attract people to downtown & create a sense of activity to spur further revitalization.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: To support the completion of site assessments & cleanups, LDEQ will request Targeted Brownfield Assessments (TBAs) from EPA Region 6's Brownfield Program &/or use our limited 128(a) State Response Program/Brownfield funding. Cleanup funding available for sites assessed under this grant also includes LDEQ's **Brownfield Cleanup Revolving Loan Fund (BCRLF; \$800,000 – LDEQ is eligible for loans)** as well as loans & grants from the **South Louisiana & Shreveport BCRLFs**. As most reuse funding sources, private or public, require environmental site clearance, this grant will stimulate availability of additional funds for our public/private development partners for reuse by addressing environmental unknowns at priority sites. **930 Texas Ave., Central Louisiana Hospital Complex & American Legion sites** are eligible for **State Historic Preservation Tax Credits** (20% of rehab costs). The former two are also eligible for **Federal Historic Tax Credits** (20% of rehab costs). LDEQ collaborates with the State Historic Preservation Office to ensure environmental activities align with tax credit eligibility requirements while being protective of human health & the environment. **930 Texas Street** is eligible for Shreveport's **Choice Neighborhood grant (\$24.2 million)** to alleviate poverty by increasing affordable housing & economic development & investing in public improvements. The **May Brothers site, Central Louisiana Hospital Complex, & American Legion site** are eligible for **New Market Tax Credits (NMTCs)**. The latter two sites are also in an OZ, which attracts private investment. The **Pineville Old Town Museum** is eligible for an Institute of Museum & Library Services' **Inspire! Grant for Small Museums** & funding from the National Endowment for the Humanities. Most areas in Louisiana are rural & eligible for funding from the **USDA Rural Development Program & Rural LISC** [Local Initiatives Support Corporation - Non Profit Community Development Financial Institution (CDFI)]. **USDA's Healthy Food Financing Initiative** would support fresh food groceries at the **May Brothers Site & 930 Texas Ave. Eunice & Pineville Priority Sites** are eligible for **USDA's Business & Industry Guaranteed Loans**. LDEQ's **State Clean Water RLF (\$17 million)** provides low-interest loans for green infrastructure projects (e.g. permeable pavement, bioswales, rain gardens, etc.). All TAs/ Priority Sites are eligible for **Louisiana Economic Development's (LED's) Small Business Loan & Guaranty Program**, which provides loan guarantees in association with the State Small Business Credit Initiative to facilitate small business capital, as well as local **Community Development Block Grant & American Rescue Plan** funding. LDEQ also facilitates partnerships with **Community Reinvestment Act** sections of local banks for local financing & regularly partners with Louisiana Economic Development & Louisiana Main Street to identify additional resources for Brownfield projects based on planned reuse.

1.c.ii. Use of Existing Infrastructure: All priority sites will utilize existing infrastructure such as water, electric, & communication/broadband lines; sewer/drainage systems; & roads. If enhanced infrastructure is needed for other sites, LDEQ maintains relationships with local municipalities, Louisiana Economic Development Districts (for EDA funding), USDA (rural infrastructure) & Metropolitan Planning Organizations (for transportation funding) to determine local funding availability. Louisiana's GUMBO (Granting Unserved Municipalities Broadband Opportunities) fund supports broadband improvements as needed. Sites with a clear path for improving infrastructure to support reuse will be prioritized. If needed, grant funds may be used to conduct infrastructure assessments to facilitate site reuse.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding: Economic & climate strains, including COVID's devastating impacts on our hospitality industry & almost annual hurricanes & flooding, drain State & municipal coffers leaving limited resources to address Brownfields. While recovering from Hurricanes Laura & Delta in 2020, Hurricane Ida hit in 2021, **causing over \$65.25 billion in damage** (Nat'l Centers for Environmental Information), diverting State funds for recovery & shuttering businesses for weeks. Louisiana's oil-industry dependent communities struggle to recover from the oil price decline, which affects local businesses dependent on industry workers as well as tax revenues. 128(a) State & Tribal Brownfield Funding is allocated to more entities each year, resulting in lower allocations overall & limited funding for environmental assessments & cleanup planning. Louisiana's allocation is not sufficient to meet statewide needs. The state regularly ranks low for economic indicators with a **19% poverty rate (2nd highest in nation)**. Based on median income, we are the **5th poorest state** in the nation, resulting in lower sales, property & income taxes & less State operating revenue. Our TAs paint a more dire picture: a **combined poverty rate of 26%** & many census tracts over 40%; median household income ranging from \$13,000 - \$58,707 (**all below the US: \$62,843**); median home values as low as \$64,500 (US: \$217,500), & **unemployment as high as 18%** (over three times the US rate of 5%). All TAs include census tracts with **persistent poverty for the past 30 years**, are **EJSCREEN Low Income communities** (Pineville: 97%ile; Shreveport: 96%ile; Eunice: 96%ile), & have **small populations** (less than 16,000) with a limited tax base, restricting their ability to draw on other sources of funding for Brownfield redevelopment.

Local governments lack the capacity to manage Brownfield grants on their own & internal resources to address Brownfield sites & stimulate initial reuse funding. After significant growth in the early 1900s, white flight to the suburbs in the 1940s left historic structures in **Shreveport Common** vacant, collapsed, or demolished. The oil price decline further constrained financial resources as sales & property taxes plummeted. Shreveport Common TA's unemployment is a daunting **10%** (twice the US rate: 5%) & **median home values are 1/3** the national median, with **73% of residents identifying as Black**. With diminishing resources, Shreveport lacks sufficient funding & staff to address environmental concerns that prevent reuse of Brownfields in the Shreveport Common TA. **Pineville & Eunice** are both **small, rural cities** struggling to recover from the oil industry downturn & impacts of COVID & major weather events, leaving scant staff & funding resources to address Brownfields. Both TAs have **significant Black populations** (40% for Pineville & 37% for Eunice compared to 12% for the US as a whole). The **Pineville TA** has a **combined poverty rate of 19%** with one tract as high as **42%** (compared to 13% for the US) & two tracts making less than **60% of the US Median Income**. An LSU study showed **30% of businesses** (predominantly small businesses) in Rapides Parish (county where Pineville is located) **closed in 2020** due to COVID. The loss of major employers (International Paper & the Hospital Complex) devastated property & income tax revenue in Pineville as well as the customer base for local businesses. **Downtown Eunice** struggles even more **at less than 70% the US Median Income & a poverty rate of 31%**. Population decline in Eunice due to white flight & lack of job opportunities caused further decline of tax revenues, limiting their ability to address Brownfield sites on their own.

2.a.ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations: Our TAs exemplify environmentally vulnerable community needs throughout our **43% minority state**. Lack of jobs & affordable housing, exposure to contaminated properties, & increased crime attracted to vacant buildings especially impact **our TA sensitive populations including minority & low-income residents, pregnant women, seniors & children**. All three TAs rank high on the CDC's Social Vulnerability Index (most census tracts greater than .87; 1 is the most vulnerable), & on EJSCREEN's Demographic Index (Pineville: 92%ile; Shreveport Common: 92%ile; Eunice: 86%ile). The **poverty rate for Pineville (49% minority) is 19%** (US: 13%; 28% for Black residents in Pineville/ US: 23%), including 24% of families with children <18 (US: 15%) & **12% of seniors over 65** (US: 9%). The **Shreveport Common TA** is **primarily Black (73%; 79% minority)**, with median income ranging from \$13,000-17,301 (less than 30% US Median income), a **52% poverty rate**, & 40% of families with children<18 & 39% of seniors living in poverty. The **Eunice TA** is **44% minority**, with a **31% poverty rate** (42% for Black Residents; 20% for seniors, & 44% of families with children<18). Lack of economic opportunity & support for local businesses, historic government disinvestment, & the prevalence of blighted properties that depress property values all contribute to worsening economic conditions for our most vulnerable populations. According to Louisiana Dept. of Health (LDH), all TAs face negative health effects from severe housing problems including **exposure to lead based paint & asbestos**, as well as high rates of adult obesity (37%–38%) & lack of physical inactivity (30%-31%). Children in Pineville (7% under 5 years old;

22% under 16) & Eunice (9% under 5 years old; 25% under 16) are especially at risk for exposure to harmful contamination from Brownfield sites, as are women of child-bearing age (Pineville: 46%; Shreveport Common: 35%; Eunice: 38%), seniors (Pineville: 15%; Shreveport Common: 21%; Eunice: 14%), & our low-income & minority residents.

Elevated crime rates especially impact the sensitive populations in our TA, putting minority, low income, pregnant women, seniors & children at elevated risk. As stated in the Shreveport Common Vision plan, the TA's high vacancy rate attracts crime, a major deterrent to revitalization efforts. Eunice's Strategic Plan notes addressing vacant/ dilapidated buildings in order to reduce crime locations. In outreach meetings with Pineville, it was noted that the neglected state of Main Street attracts crime & creates safe havens for criminal behavior. According to LDH, the violent crime rate in Louisiana significantly escalated in 2020 to 639.4 incidents per 100,000 persons (US: 398.5), a **14% increase** since 2019. Shreveport & Pineville's crime rates are even higher (779.5 & 799.4, respectively), with Pineville's crime rate more than doubling since 2010. While Eunice's crime rate (513.1) is lower than that of Louisiana, it's still significantly higher than the U.S. as a whole. This grant will assess contamination to support the cleanup & reuse of priority & other sites to elevate the quality of life for sensitive TA populations including low-income & minority residents, children, seniors & pregnant women by reducing exposure to harmful contamination, providing jobs for economically challenged EJ communities; providing access to fresh food & encouraging walkability for healthier lifestyles; decreasing the number of blighted properties that attract criminal activity; & increasing safe affordable housing.

(2) Greater than Normal Incidence of Disease & Adverse Health Conditions: Assessments funded by this grant will identify & facilitate removal of environmental threats to people who live & work in proximity to Priority Sites, especially our vulnerable populations such as minorities, pregnant women, seniors, children, & low-income residents. Contaminants at Priority Sites are known to cause cancer, birth defects & respiratory issues, including: **Hydrocarbons** & Benzene, Toluene, Ethyl benzene & Xylenes (**BTEX**) from auto repair, gas station & oil industry operations; **Asbestos** found in insulation, floor tile, & other building materials; **Lead** from paint & leaded gasoline emissions; & Polychlorinated biphenyls (**PCBs**) used in adhesives & hydraulic lifts. Lead is especially prevalent in Louisiana with **elevated blood lead levels** in 12% of those over 16 according to LDH, with high rates of **childhood blood lead levels** in Caddo Parish (Shreveport TA) compared to the rest of the State. According to EJSCREEN, Shreveport, Eunice & Pineville TAs all rank high for **Lead Paint** (89%ile, 81%ile & 88%ile, respectively) & above the 69%ile for **Particulate Matter, Ozone, & Diesel Particulate Matter**, which contribute to asthma & respiratory issues. According to the CDC & LDH, Louisiana falls within the top 25% of states for asthma-related deaths. One in 10 Louisianans suffer from asthma, making it one of the biggest health burdens in the state, with elevated rates ranging from 4-7.9% in our TA parishes (counties), with significantly higher rates in low-income populations. According to the Louisiana Tumor Registry, all the parishes (counties) that include our TAs face **high rates of cancer** (190.5-197.1 per 100k), **especially lung cancer** (69.9-72.2 per 100k) - as compared to Louisiana (all cancer: 180.0; lung: 66.2) & the US as a whole (all cancer: 152.6; lung: 49.7). Rates are even higher in Black populations (all cancer: 208.0-226.6; lung: 75.3 – 86.0) & in our TA census tracts. Friable asbestos found in older, dilapidated buildings in all TAs (over 75% of housing stock in most census tracts was constructed prior to 1980) can contribute to both lung cancer & asthma. Sensitive populations in our TAs including pregnant women, children & low-income residents commonly have other health conditions & are especially vulnerable to asbestos exposure.

According to the LDH, Louisiana's & all TA **Infant Mortality rates** (State: 7.7 per 1,000 births; TAs: 6.1-11.4) & **Low Birth Weight rates** (State: 10.8 per 1,000 births; TAs: 11.4–13.9) exceed Healthy People Targets of 6.0 & 7.8, respectively, with **rates for Black mothers double the target level**. This grant will address contaminants prevalent at TA Brownfield sites, including our Priority Sites, known to cause infant mortality & low birth weight according to the Agency for Toxic Substances & Disease Registry's ToxFAQs including hydrocarbons, BTEX, PCBs, & lead.

Removing lead & asbestos at the **Central Louisiana Hospital Complex, American Legion Building & Old Town Hall Museum** will reduce the community's contamination exposure & provide meeting space in a central location for health fairs, low-barrier early cancer detection & pre-natal health screenings. Healthcare clinics at the **Central Louisiana Hospital Complex & 930 Texas Ave.** would provide medical care for underserved, disadvantaged populations, including affordable senior housing residents & low-income artists. Reuse of **930 Texas Ave.** will reduce exposure to PCBs, lead paint, hydrocarbons, & asbestos & create space for a fresh food grocery store to help residents eat healthier, shown to help decrease cancer risk & improve birth outcomes. Assessing the **May Brother Oilfield site** will reduce exposure to hydrocarbon, metals & PCB contamination especially for children using the adjacent Recreation Complex. Site reuse will generate jobs for the community that will help residents access healthcare as well as a fresh food grocery store & affordable



student housing, providing healthier eating & living options for the surrounding community which can improve immune systems, reduce cancer rates, enhance lung function & improve birth outcomes. All projects will encourage walkable corridors & greenspace to encourage exercise which improves health outcomes including reducing obesity & cancer rates, improved respiratory systems & better birth outcomes.

(3) *Promoting Environmental Justice*: With a 19% poverty rate & minorities comprising **43% of our State population** including the 2nd highest percent Black population in the US, the vast majority of LDEQ Brownfield projects are located in disadvantaged communities & promote environmental justice. This grant will address historic environmental disparities throughout Louisiana, especially in our TAs which have significant minority populations (Pineville: 49%, Shreveport TA: 79%; Eunice: 44%) as well as high poverty rates (Pineville: 19%, Shreveport TA: 52%; Eunice: 31%). Reuse of priority sites will invest in local minority businesses/ entrepreneurs who historically lacked support & resources (including access to local capital), provide affordable housing to low-income & senior populations as well as low-income LSU-E students working to expand their career options (including energy transition training), address climate-related impacts which especially overburden low-income residents, & provide public assets (health clinics, greenspace, fresh food groceries & community centers) to underserved neighborhoods that have suffered government disinvestment. Assessments under this grant & the cleanups that follow will address historic EJ issues that expose our vulnerable TA populations (including minorities, people in poverty, children, seniors & pregnant women) to contamination including blighted properties & industry encroachment. Through our comprehensive outreach efforts and local partnerships, impacted communities especially low-income, minority, & traditionally overlooked residents will be actively involved in the decision-making process to promote a healthy live, learn & work environment & benefit from decisions that affect their neighborhoods & regions.

Our TAs disproportionately share in environmental risks from past industrial & commercial operations. According to EPA’s Toxic Release Inventory (TRI), Louisiana ranks 2nd in total releases of core chemicals nationwide. EPA’s EnviroFacts shows a significant number of RCRA facilities in the TAs (1019 in proximity to Shreveport TA, 350 in proximity to Pineville TA, & 81 in proximity to Eunice TA). In addition, a high number of facilities are permitted to discharge into our waterways (24 for Eunice, 170 for Pineville & 607 for Shreveport). All areas also rank high for EJSCREEN’s Proximity to Risk Management Plan Sites Index (97thile for Pineville; 85thile for Shreveport; 84thile for Eunice) with Shreveport also high for Superfund proximity (90thile). With this grant, LDEQ will assist our disadvantaged communities to assess & subsequently clean up legacy contamination on sites in close proximity to vulnerable populations & expand their economic base into more sustainable & stable sectors.

2.b. Community Engagement

2b.i & 2.b.ii. Project Involvement & Project Roles: LDEQ regularly connects with local partners throughout the State (in person, via Zoom, & over the phone) & hosts community meetings on potential/current projects & Brownfield needs overall. LDEQ’s Partners for the TAs in this proposal include:

Partner	Point of Contact	Specific Role
City of Shreveport	Wes Wyche, Environmental Services Manager [Redacted]	Local Government Contact; Assist with community outreach; Identify sites; Provide cleanup & reuse input & ensure it aligns with local plans & regulations.
City of Pineville	Courtney Paige, Dir. of Downtown Development [Redacted]	
City of Eunice	Jerrod Prather, Economic Development Committee [Redacted]	
Shreveport Common (nonprofit developer & community organization)	Wendy Benscoter, Executive Director [Redacted]	Community Partners: Identify, prioritize & help select sites; Provide cleanup & reuse input, outreach support & space for meetings; Ensure reuse plans align with community priorities
Eunice Main Street	Alicia Mire, Main Street Coordinator [Redacted]	
Eunice Community Representative	Celeste Gomez, Community Member/ Representative [Redacted]	
St. Landry Chamber of Commerce (Eunice)	Raquel Manuel, CEO [Redacted]	
Local Pineville Main Street Business Community	Taylor J. Cottano, Founder / CEO Southern Evals [Redacted]	



Partner	Point of Contact	Specific Role
Louisiana Municipal Association	Cliff Palmer, Executive Director	Outreach Partners; Assist w/ grant outreach & disseminating info.; Connect w/ rural & small communities; Suggest sites for assessment
Louisiana Real Estate Commission	Matt Richie, District IV Representative	
CPEX (Center for Planning Excellence; nonprofit planning org.)	Jeannette Dubinin, Director of Resilience & Adaptation	
Louisiana Central (Economic Development Org. - covers Pineville)	Larkin Simpson, Executive Vice President	Redevelopment/ Reuse Partner: Assist with reuse planning; Identify & help access reuse funding
St. Landry Economic Development (covers Eunice)	Taylor Lormand, Econ. Development Specialist	
LISC (Local Initiatives Support Corporation - Non Profit CDFI)	Caitlin Cain, Vice President, Rural Development	

LDEQ will utilize our network of over 270 statewide community contacts including local Brownfield Programs, economic development & community groups, & real estate partners as well as our connection to the Louisiana Municipal Association (305 member municipalities incl. 127 villages, 112 towns & 54 small cities) to reach urban & rural communities to identify additional TAs & priority sites, & identify & engage other local entities, organizations, & groups to be involved in the project.

2.b.iii Incorporating Community Input: LDEQ regularly collaborates with local Brownfield Programs, community groups, local governments, & the Louisiana Municipal Association to communicate project progress, understand local challenges, & gather, consider & respond to feedback on cleanup & reuse plans. For TAs noted in this application & TAs identified in the future, LDEQ will utilize the local communities’ existing engagement plans to ensure communication methods match up with local demographics & needs. LDEQ presents Brownfields information & project updates at local partner events throughout the State including **Shreveport Common’s monthly UNSCENE!** events with innovative programming to attract diverse audiences of over 100 local community members to provide input on reuse of sites in the Shreveport Common neighborhood; & the **Pineville Downtown Development District & Eunice’s Main Street monthly** community events to reach both residents & the business community. LDEQ will also present project updates for the TAs in this application & in communities where other sites are identified on our **bi-monthly Louisiana Brownfield Partner Calls** to provide opportunities for communities to suggest sites, assist with site selection, & provide input on the proposed cleanup & site reuse, & for LDEQ to consider & respond to their input in an open, cooperative dialogue. As local partners indicated that **social media** is the best way to reach their communities, especially low-income residents, LDEQ will expand our current social media efforts to solicit community input on site reuse including posting project updates on LDEQ’s Facebook & LinkedIn pages & utilizing a social media outreach firm to reach residents in impacted communities via paid notices with links to information on proposed reuses & community meetings, a survey to provide feedback (including an opportunity to receive a response), & contacts for additional information. LDEQ partners with KSU TAB on community reuse visioning sessions & workshops & utilizes Groundworks USA resources to effectively engage EJ communities in the TAs & throughout the State. LDEQ is equipped for **COVID-compliant outreach** utilizing **Zoom webinars** (with translation services & close captioning if needed), social media channels, & regular electronic newsletters to over 270 Brownfield stakeholders statewide. Through community partners, we have access to large & outdoor meeting spaces that could accommodate in-person meetings that comply with State COVID regulations. We also evaluate the language needs of each community & provide translation services as needed (no additional language needs have been identified in the TAs). LDEQ’s Voluntary Cleanup Program requires a 30-day public comment period for all cleanup plans with notice posted in the local newspaper & sent to all adjacent landowners. Comments are sent directly to LDEQ who addresses & responds to each comment, & incorporates relevant comments into the cleanup plan.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS

3.a. Description of Tasks/Activities & Outputs

All personnel, travel & supply costs will be covered by LDEQ’s 128(a) Brownfield State Response Program, which will also be used if additional resources are needed to successfully implement this grant.



<p>Task 1: Planning, Community Outreach & Engagement</p> <p>i. Project Implementation:</p> <ul style="list-style-type: none"> ▪ In conjunction with local partners, conduct Brownfield Planning Activities (first for priority sites/TAs as needed, then non-priority sites/other TAs) such as Brownfield inventories, infrastructure assessments, site prioritization, & site reuse planning especially in EJ & disadvantaged communities (estimated at 3 Brownfield Planning Activity Initiatives per year). ▪ Utilize local partners/organizations, community groups, & social media to disseminate project updates, gather community input on cleanup & reuse, & respond to that input (first for priority sites/TAs then other sites/TAs which will also include soliciting additional sites for assessment). Maintain & add to LDEQ Brownfield stakeholder contact list. ▪ Coordinate with local partners & the Louisiana Municipal Assoc. (LMA) to reach municipalities in both MSAs & non-MSAs throughout Louisiana without capacity to manage Brownfield grants on their own to identify additional TAs & Brownfield sites especially in underserved & disadvantaged communities. Connect with local community groups & residents to solicit & prioritize additional sites. Site selection criteria includes local partner & community support; readiness for assessment; reuse potential; secured site access; potential positive impact on EJ/disadvantaged community; ability for the project to spur further revitalization; & other priorities expressed by the impacted community. <p>ii. Anticipated Project Schedule: Connect with TA partners, LMA & local communities throughout the state on an ongoing basis throughout life of grant; Conduct Planning Activities in 3 communities annually; Select social media outreach firm in Qtr 1 of Year 1; Develop social media strategy in Qtr 2 of Year 1 with input from stakeholders; Create & distribute social media posts per the social media strategy (including paid notices with site updates in impacted communities); Present at community meetings/ webinars at project milestones (e.g. start of project, before sampling activities begin, assessment completion, etc.) & as requested by local partners/ the community throughout grant period (projected to be quarterly)</p> <p>iii. Task/ Activity Lead: LDEQ (Applicant): Brownfield Coordinator</p> <p>iv. Outputs: Number of mtgs with local partners (qtrly mtgs * 3 TAs = at least 12 mtgs/year / 60 mtgs total; add'l mtgs as add'l TAs are identified); Sign in sheets; Meeting summaries; Summary report of Planning Activities (1 report for each community/ 3 communities per year/ 15 total reports); other Planning Activity deliverables (inventories, plans, etc.) based on local community needs; monthly social media report (posts, reach, click through rate, etc.); monthly update of LDEQ Brownfield stakeholder list.</p>
<p>Task 2: Environmental Site Assessments</p> <p>i. Project Implementation: <i>Activities to be conducted under LDEQ's Targeted Brownfield Assessment Program by our competitively-selected environmental consultant already in place.</i></p> <ul style="list-style-type: none"> ▪ Conduct Phase I & II environmental site assessments (ESAs) & Lead & Asbestos Surveys (first for TA priority sites, then non-priority TA sites, then sites outside TAs); Submit Property Eligibility Determination requests to EPA; Develop Quality Assurance Project Plans (QAPPs) for data collection activities; Develop Cleanup Plans including Community Relation Plans (CRPs) & Analysis of Brownfields Cleanup Alternatives (ABCAs). <p>ii. Anticipated Project Schedule: Start work in Qtr 1 of Year 1; Conduct 10 Phase I ESAs, 6 Phase II ESAs, 4 Lead/ Asbestos Surveys, & 5 Cleanup Plans annually for a total of 50 Phase I ESAs, 30 Phase II ESAs, 20 Lead/Asbestos Surveys, & 25 Cleanup Plans. Submit QAPPs to EPA prior to data collection activities.</p> <p>iii. Task/Activity Lead: LDEQ: Brownfield Coordinator & Qualified Environmental Professional (QEP; LDEQ staff member)</p> <p>iv. Outputs: Reports for 50 Phase I ESAs, 30 Phase II ESAs, 20 Lead & Asbestos Surveys, & 25 Cleanup Plans/ CRPs/ ABCAs; LDEQ regulatory approval letters; 50 QAPPs for Phase II ESAs & Lead/Asbestos Surveys.</p>
<p>Task 3: Program Management</p> <p>i. Project Implementation:</p> <ul style="list-style-type: none"> ▪ Submit work plan & quarterly reports to EPA; Update ACRES with project information; Submit Annual DBE & Federal Financial Reports (FFRs) to EPA; Ensure LDEQ Quality Management Plan (QMP) is updated annually. ▪ Participate in EPA Region 6 Grantee calls; Attend Nat'l Brownfields Conferences & EPA Reg. 6 Brownfield Workshops. ▪ Hold weekly internal check in meetings. <p>ii. Anticipated Project Schedule: Work Plan to EPA before grant begins; Quarterly Progress Reports; Annual FFR & DBE Reports; ACRES updated as projects progress (at least monthly); calls & conferences as scheduled; weekly internal meetings; annual update of QMP</p> <p>iii. Task/ Activity Lead: LDEQ: Brownfield Coordinator & QEP</p> <p>iv. Outputs: Work Plan approved by EPA; Reports submitted on time (20 qtrly progress reports, 5 FFRs, 5 DBE reports); ACRES updated at least monthly; current QMP; EPA call & conference participation as scheduled; weekly internal mtg notes</p>



3.b. Cost Estimates

3.b.i Development of Cost Estimates & 3.b.ii. Application of Cost Estimates: All personnel, fringe, indirect, travel, & supply costs to be covered by LDEQ’s 128(a) Brownfield State Response Program.

Task 1: Contractual & Other: Planning activities: 3 communities/year * 5 years @ \$20k/community based on LDEQ’s experience with similar projects/ EPA Small Technical Assistance Grants = \$300k total (split between Contractual & Other Budget depending on if work is contracted out or awarded to a gov’t/ nonprofit as a subrecipient)

Contractual: Contract w/ social media outreach firm: \$20,000/year * 5 yrs based on LDEQ’s similar contracts = \$100k total

Task 2: Contractual: Cost estimates based on LDEQ’s past experience for sites in Louisiana similar to priority sites:

- 50 Phase I ESAs @ an avg. of \$3,000 each (including title search) = \$150,000
- 30 Phase II ESAs incl. QAPP @ an avg. of \$35k = \$1,050,000
- 20 Lead & Asbestos Surveys including QAPP @ an avg. of \$7,500 each = \$150,000
- 25 Cleanup Plans (including ABCA, QAPP & CRP) @ an avg. of \$10,000 each = \$250,000

Task 3: All costs to be covered by LDEQ’s 128(a) Brownfield State Response Program (SRP).

Budget Categories	Task 1: Planning & Outreach	Task 2: Assessments	Task 3: Program Mgmt	Total
Personnel, Fringe & Travel	\$0	\$0	\$0	\$0
Equipment – None	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0
Contractual	\$250,000	\$1,600,000	\$0	\$1,850,000
Other – Subawards	\$150,000	\$0	\$0	\$150,000
Total Direct Costs	\$400,000	\$1,600,000	\$0	\$2,000,000
Indirect	\$0	\$0	\$0	\$0
Total Budget	\$400,000	\$1,600,000	\$0	\$2,000,000

3.c. Measuring Environmental Results

LDEQ Brownfield staff tracks, measures and evaluates progress on project outputs & outcomes from initial interest, to site selection, through assessment, cleanup & reuse. LDEQ’s QEP ensures assessments & cleanup plans meet regulatory requirements & are protective of human health & the environment. We use Excel to track & measure deliverables/outputs, project milestones, & outcomes such as leveraged funding, jobs created & acres ready for reuse, & transfer the data to ACRES regularly. We report to EPA on outreach (type of events, number of attendees, outcomes) & project status. Our LaGov software system tracks expenses & grant drawdowns. We hold weekly LDEQ Brownfield Team meetings with key staff, management & project partners to coordinate activities, ensure projects are moving forward, & evaluate progress in achieving project outputs. All project deliverables are posted in LDEQ’s publicly-available online Electronic Database Management System (EDMS).

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity/ ii. Organizational Structure/ iii. Key Staff: LDEQ is structured to ensure timely & successful expenditure of funds & to complete all grant requirements. LDEQ’s Brownfield Program is housed in our Remediation Division which holds weekly coordination meetings to facilitate the regulatory process for Brownfield sites & the execution of all Brownfield activities. With 17 years of experience (3 at LDEQ) managing over \$5.5 million in EPA Brownfield grants, our Brownfield Coordinator, **Rebecca Otte** (BS Civil Engineering & Master’s in Urban Planning), is well-versed in EPA grant requirements including developing work plans, updating ACRES with project information & submitting quarterly, annual & closeout reports to EPA as stipulated in cooperative agreement terms & conditions. Rebecca will oversee this grant including outreach, community engagement, site selection, & EPA reporting. Proficient in LDEQ regulations & utilizing 20 years of experience in environmental consulting conducting EPA-funded Brownfield ESAs & cleanups, including developing QAPPs & ABCAs, our **Brownfields Technical Liaison & Qualified Environmental Professional, Jennifer Schatzle**, (BS Toxicology; 4 years at LDEQ) will oversee our environmental consultant to ensure all assessments & cleanup plans meet regulatory standards & to provide timely regulatory review of work plans & reports. (Rebecca &



Jennifer are able to fill in for each other if needed.) **Quality Assurance Manager, Sandy Coon**, updates our Quality Management Plan (QTRAK 21-419; expires 10/13/22) & will ensure QAPPs meet EPA standards. Our accounting staff efficiently reviews & processes consultant invoices for timely grant drawdowns & tracks financial process in using LaGov financial software. **LDEQ’s Fiscal Team** is led by **Fran Falke, Accountant Manager** (16 years managing grants & contracts incl. Brownfield grants) who will provide financial oversight including FFR & DBE reporting. She is backed up by LDEQ’s extensive Fiscal Team. **LDEQ’s Communication Division** assists with outreach, including social media. We will also utilize our existing community networks, the Louisiana Municipal Association, & outreach to new target area stakeholders to ensure a pipeline of projects to be assessed under this funding.

4.a.iv. Acquiring Additional Resources: Assessments & cleanup planning will be conducted under LDEQ’s existing Targeted Brownfields Assessment (TBA) Program by our competitively selected environmental contractor, **allowing LDEQ to start work as soon as the grant begins**. Considerations in contractor selection included qualifications & relevant experience, merit of proposer’s scope of services, price competitiveness, & inclusion of DBEs. We will also follow our competitive procurement process to select a social media outreach firm & utilize EPA TAB partners & Groundworks USA resources to support community outreach. Brownfield Planning subawards to government/ nonprofit entities will be selected in accordance with EPA’s Subaward Policy, 2 CFR 200.332 & LDEQ’s procurement process.

4.b. Past Performance & Accomplishments

4.b.i Currently Has/Previously Rec’d an EPA Brownfields Grant: LDEQ has consistently met Brownfield reporting requirements & funding goals for over 20 years. Accomplishments include:

Grant: 128(a) State Brownfield Funding CA# RP-01F64101		
Amount: \$1,285,000	Funds Remaining: \$608,539 (\$420k added 10/1/2021)	Project Period: 10/1/2019 - 9/30/2022
Accomplishments: Maintained State Response Program (SRP); Provided technical oversight/ assistance for over 30 sites; Supported local Brownfield Programs; executed Brownfield funding webinar series; Provided technical assistance to develop Brownfield inventories & build capacity to address blight in Town of Church Point & Jefferson Parish; Executed a RECAP training series for LDEQ Team Leaders & Brownfield community to facilitate regulatory review process; Organized & participated in community outreach throughout the State to promote the Brownfield Program; assessments at 6 sites currently underway. On track to meet work plan goals. <i>Will provide project & grant oversight, & outreach to support activities outlined in this grant proposal.</i>		
Compliance: Current on all progress/DBE reports, & FFRs. (The FY19 DBE report & FFR were delayed due to staff changes/ COVID but were submitted as soon as requested by EPA –plan is now in place to ensure timely submittals in the future). ACRES updated.		
Plan to Expend Funds: Per EPA CA work plan, \$551k in Personnel to maintain SRP, update Brownfield & VRP inventories, oversee Brownfield & VRP ESAs & cleanups, & conduct outreach. Small Technical Assistance Grant for Brownfield Planning Activities in Baton Rouge: \$20k. Travel to conf. & workshops: \$18k. TBA Contract: \$19k – not sufficient for current need.		
Grant: 128(a) State Brownfield Funding CA# RP-00F90801		
Amount: \$1,862,052	Funds Remaining: \$115,096 (expended – see below)	Project Period: 10/1/2014 - 12/30/2021
Maintained the SRP & Brownfield/VRP site inventories; oversaw ESAs/cleanups at over 22 sites ; conducted Brownfields outreach incl. annual workshops with EPA, KSU TAB & local partners; provided TBAs for 12 sites resulting in 206 cleanup jobs, 187 permanent jobs & over \$135 million in leveraged funding. On track to close out grant by end of project period (12/30/2021).		
Compliance: All progress/DBE reports, & FFRs submitted on time. ACRES updated.		
Plan to Expend Funds: All funds expended; in process of paying invoices: Toxicologist: \$11,570; Shreveport Multimodal Facility – Cleanup Complete: \$99,350; TBA IV: \$4,176.		
Grant: BCRLF Grant CA# BF 01F89601		
Amount: \$960,000(\$800k Grant/\$160k Match)	Funds Remaining: \$950,787 (Grant: \$790,787)	Project Period: 10/1/2020-9/30/2025
Developed BCRLF Strategic Plan incl. an outreach plan & application; formed Brownfield Cleanup Advisory Roundtable w/ local partners which meets quarterly to proposed sites & will review funding requests; Contracted with digital marketing firm for outreach in target communities including rural & small towns & disadvantaged & vulnerable communities; Started digital marketing campaign. On track to meet work plan goals. <i>BCRLF loans & subgrants available to support cleanups of sites assessed under this grant proposal.</i>		
Compliance: All qtrly progress reports, DBE reports, & FFRs submitted on time. ACRES will be updated as cleanups are funded.		
Plan to Expend Funds: Manage & market BCRLF: \$120,787; Loans & subgrants: \$830,000.		

THRESHOLD CRITERIA

1. Applicant Eligibility

The State of Louisiana Department of Environmental Quality (LDEQ) is an eligible applicant as a state government.

2. Community Involvement

LDEQ regularly collaborates with local Brownfield Programs, community groups, local governments, & the Louisiana Municipal Association to communicate project progress, understand local challenges, & gather, consider & respond to feedback on cleanup & reuse plans. For TAs noted in this application & TAs identified in the future, LDEQ will utilize the local communities' existing engagement plans to ensure communication methods match up with local demographics & needs. LDEQ presents Brownfields information & project updates at local partner events throughout the State including **Shreveport Common's monthly UNSCENE!** events with innovative programming to attract diverse audiences of over 100 local community members to provide input on reuse of sites in the Shreveport Common neighborhood; & the **Pineville Downtown Development District & Eunice's Main Street monthly** community events to reach both residents & the business community. LDEQ will also present project updates for the TAs in this application & in communities where other sites are identified on our **bi-monthly Louisiana Brownfield Partner Calls** to provide opportunities for communities to suggest sites, assist with site selection, & provide input on the proposed cleanup & site reuse, & for LDEQ to consider & respond to their input in an open, cooperative dialogue. As local partners indicated that **social media** is the best way to reach their communities, especially low-income residents, LDEQ will expand our current social media efforts to solicit community input on site reuse including posting project updates on LDEQ's Facebook & LinkedIn pages & utilizing a social media outreach firm to reach residents in impacted communities via paid notices with links to information on proposed reuses & community meetings, a survey to provide feedback (including an opportunity to receive a response), & contacts for additional information. LDEQ partners with KSU TAB on community reuse visioning sessions & workshops & utilizes Groundworks USA resources to effectively engage EJ communities in the TAs & throughout the State. LDEQ is equipped for **COVID-compliant outreach** utilizing **Zoom webinars** (with translation services & close captioning if needed), social media channels, & regular electronic newsletters to over 270 Brownfield stakeholders statewide. Through community partners, we have access to large & outdoor meeting spaces that could accommodate in-person meetings that comply with State COVID regulations. We also evaluate the language needs of each community & provide translation services as needed (no additional language needs have been identified in the TAs).

3. Named Contractors and Subrecipients

Contractors: Not applicable for States/ not named in Application

Subrecipients: Not applicable – not named in Application

4. Expenditure of Assessment Grant Funds

Not applicable – application is for a Community-wide Assessment Grant for States & Tribes

Additional Threshold Criteria for Community-wide Assessment Grant for States and Tribes:

1. Target Areas and Priority Sites

Three target areas and five priority sites (at least one in each target area) listed on the narrative information sheet as requested in RFA.