

2012 U.S. ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELD REVOLVING LOAN FUND GRANT APPLICATION
FOR HAZARDOUS SUBSTANCES AND PETROLEUM

Ranking Criteria for Revolving Loan Fund Grants

1. Community Need

a. Health, Welfare, and Environment

i. Describe the effect brownfields currently have on your targeted community

The Office of Economic Development estimates that there are 14 superfund sites and more than 1,000 brownfield sites that vary in size and scope. Superfund sites and brownfields create significant obstacles to protecting and enhancing DeKalb County's assets. These properties adversely affect the economic vitality of DeKalb County, the quality of life for residents and visitors, and the access to products and services with low density developments and sprawl. Encouraging the redevelopment of brownfield properties through planning, advocacy, and economic incentives, is critical to promoting smart and sustainable growth in DeKalb County and the metropolitan Atlanta area.

The DeKalb County project area has been divided into three categories including: Tax Allocation Districts (TADs), Industrial Areas, and Commercial and Residential Districts. These three groups have been subdivided into 17 major corridors and projects that potentially include brownfields in need of redevelopment. These areas are discussed in more detail in Section 2. This project will afford DeKalb County the opportunity to identify and assess existing brownfields, and ultimately, restore communities that have been negatively impacted.

ii) Provide information describing the health and welfare of sensitive populations

Research has indicated that a significant relationship exists between increased adverse health effects and proximity to brownfields. A report by the DeKalb County Board of Health revealed that African-Americans were three times more likely than whites to have asthma among 5-12 year olds and 45-59 year olds. Furthermore, African-Americans 60-74 years old are four times more likely to have asthma than whites in the same age range.¹ Many neighborhoods in the project area include minority and low-income residents that have high obesity rates and limited accessibility to proper medical care, sidewalks, recreational centers, and greenspaces. The existence of brownfields further comprises the safety and health of these residents, as well as, the economic stability of these communities.

Brownfield redevelopment offers significant advantages to the communities within the project area and DeKalb County as a whole. From an environmental and health perspective, brownfield redevelopment improves air and water quality and helps eliminate the negative impacts of sprawl. On the economic and community development side, brownfield redevelopment allows neighborhoods to become revitalized, new investments to be leveraged, additional employment opportunities, and a sense of community to be restored. Fiscally, brownfield redevelopment generates additional revenue from areas that were once considered blighted.

b. Financial Need

i) Describe the economic impact of brownfields on the targeted community

Since 2007, property value losses in DeKalb County (as determined by the County's tax digest) have declined by 14 percent, or nearly \$3.5 billion. Commercial and residential foreclosure notices totaled 18,781 in 2010, representing 15 percent of notices issued in the metropolitan Atlanta region. In

¹ DeKalb County Board of Health, 2010 Status of Health in DeKalb Report

conjunction with lower property tax assessments, these foreclosures represent a significant loss of tax revenue for DeKalb County and result in fewer public investments in targeted communities.

As the most densely populated county in Georgia, there is a lack of land available for greenfield development in most of the targeted communities in DeKalb County. Many of these targeted communities are in areas with access to public transit and close to job centers, making these areas priorities for redevelopment for DeKalb. The prevalence of brownfields in these areas hinders opportunities for commercial redevelopment, stifling job creation and investment. This compounds the bleak economic situation in many of these communities, especially considering that the Atlanta Regional Commission concluded that DeKalb County lost more than 53,000 jobs between 2000 and 2009, the highest number in the metropolitan region.

Table 1 presents a comparison of selected demographics for two of DeKalb's targeted communities, DeKalb County as a whole, the State of Georgia and the United States. DeKalb, Georgia's third largest county, has consistently suffered higher unemployment rates throughout the Great Recession and the following recovery period, as compared to both Georgia and the U.S. Analyzing the demographical information for just two of the communities targeted under this grant demonstrates that the targeted communities have lower per capita incomes and higher minority populations than the U.S. and Georgia, making environmental justice a prominent concern in these areas. The I-20 corridor contains nearly a third of the County's entire population. Most of the development nodes along the I-20 corridor represent significant opportunities for development, as employers or retailers at these nodes would have access to a large population with excellent transportation connectivity. Likewise, the City of Doraville suffers from low homeownership rates and a poverty rate more than two and a half times the national average. Additionally, Doraville, like most of DeKalb County, is a built environment and lacks greenfields for new development necessitating redevelopment of brownfield sites like the former General Motors facility located on I-285. The GM site is expected to be redeveloped into a more sustainable, dense, mixed-use development.

Table 1: Demographic Statistical Comparisons

	I-20	Doraville	DeKalb County	Georgia	National
Population:	227,634 ¹	8,330 ²	691,893 ²	9,687,653 ²	308,745,538 ²
Unemployment:	n/a	n/a	10.5% ²	10.3% ²	9.1% ⁴
Poverty Rate:	n/a	37.2% ⁵	17.0% ⁵	16.6% ⁵	14.3% ⁵
Percent Minority:	89.2% ¹	56.0% ²	66.7% ²	40.3% ²	26.7% ²
Per Capita Income:	\$20,582 ¹	\$20,110 ⁵	\$28,064 ⁵	\$25,098 ⁵	\$26,530 ⁵
Persons Per Square Mile:	n/a	2,325.5 ²	2,585.7 ²	168.4 ²	87.4 ²
Homeownership Rate:	n/a	54.4% ⁵	59.5% ⁵	67.5% ⁵	66.9% ⁵

¹ Demographics Now, 2008

² 2010 U.S. Census

³ Georgia Department of Labor, September 2011

⁴ U.S. Department of Labor, September 2011

⁵ 2009 American Community Survey, U.S. Census Bureau

ii) Describe factors that limit the ability to draw on other funding sources

Despite its size and aging commercial and industrial areas, DeKalb County has never applied for USEPA brownfield funding. DeKalb recognizes the need to inventory and assess brownfield sites, but faces

considerable fiscal strain resulting in a lack of County resources to do so. Declining property and sales tax revenues have created significant budget shortfalls for the County each year since 2008. In addition, the creation of the City of Dunwoody on the county's northern edge further decreased County revenues, as Dunwoody represents one of the largest concentrations of office space in metro Atlanta. As a result of declining funds, the County has limited resources to devote to redevelopment efforts. The poor nationwide economic climate has likewise limited the ability of private sector developers to invest in the redevelopment of the targeted communities. All of these factors contribute to the need for USEPA funding to prepare brownfields in the targeted communities for redevelopment.

2. Project Description and Feasibility of Success

a. Project Description

i) Program Description

The purpose of the DeKalb Brownfield RLF is to spur economic revitalization within targeted commercial and mixed-use development corridors in the County. Loans and grants in the RLF will support the following types of projects: 1) community-based remediation projects leading to redevelopment opportunities and quality of life enhancements; 2) creation of greenspace and transit from brownfields in targeted redevelopment corridors; 3) adaptive reuse of underutilized or abandoned industrial sites; and 4) grassroots remediation projects leading to redevelopment opportunities and quality of life enhancements. In 2012 metropolitan Atlanta will vote for a regional one-cent sales tax to support transportation infrastructure. If approved by voters, DeKalb County will receive a considerable portion of the \$7.2 billion estimated to be collected over the 10-year lifespan of the tax. Among the DeKalb projects recommended for funding by a regional roundtable of elected officials are \$700 million for transit on the Clifton Road corridor and \$225 million to build stations for future MARTA stations on the I-20 corridor. To facilitate the new development expected to be generated by these new investments, it is imperative that the County use existing infrastructure to economically and efficiently promote commercial, retail, residential, and greenspace development, and minimize, to the extent possible, the continuing sprawl of the Atlanta metropolitan area.

Targeted Redevelopment Corridors

The DeKalb County project area is more than 21,000 acres and includes properties with various land uses throughout the County. The targeted communities have been divided into three categories including: Tax Allocation Districts (TADs), Industrial Areas, and Commercial and Residential Districts. These three groups have been sub-divided into 17 major corridors/projects that potentially include brownfields and are in need of redevelopment. These areas are discussed in more detail below. This project will afford DeKalb County the opportunity to identify and assess existing brownfields, and ultimately, restore communities that have been negatively impacted. A map of these areas is included as Attachment B.

Industrial Areas - The project area encompasses seven major industrial areas that total approximately 9,000 acres. The Stone Mountain Industrial CID and the Southwest DeKalb Industrial area are the two largest industrial redevelopment corridors with more than 6,000 acres. However, the former General Motors Plant, which includes more than 160 acres of land, represents one of the best opportunities for a large-scale, urban, transit-oriented development in the Southeast. From 1947 until 2008, Doraville was home to a General Motors (GM) assembly plant that employed more than 3,000 people at the height of its production. Now vacant, the site sits at the convergence of I-285 and Peachtree Industrial Boulevard, directly adjacent to the Doraville MARTA Station.

Commercial and Residential Districts – These areas represent some of the most densely populated and oldest development in the County. At 10,499 acres, the Commercial and Residential Districts comprise almost half of the total land area of the targeted communities. The area includes two retail districts anchored by aging shopping malls – Northlake Mall and North DeKalb Mall. It is expected that brownfields exist on the malls’ outparcels, as dry cleaners, closed gas stations, etc. exist in the immediate areas. Although residential neighborhoods exist near all of the commercial corridors and retail areas in the targeted communities to some degree, the Brookhaven Area, Emory/Clifton Road Area and Tucker are marked by a land use that is primarily single family residential just off of the major commercial corridors in the area. The Emory/Clifton Road Area especially is a major job center in metropolitan Atlanta as the home of Emory University, Emory University Hospital and the Centers for Disease Control and Prevention. Because this area is surrounded by established single family neighborhoods, there is an extreme lack of “new” land for available for development and the extended period of time institutional users have occupied the area makes the presence of brownfields extremely likely. The Memorial Drive and I-20 Corridor areas are both long corridors that cross nearly the entire breadth of the County and present significant opportunities for redevelopment. Both corridors are home to aging strip retail centers with extremely high vacancy rates, but present excellent opportunities for mixed-use development because of their locations between job centers.

Tax Allocation Districts - A Tax Allocation District (TAD) is a tool used to publicly finance redevelopment activities in blighted or underdeveloped areas. DeKalb County has three designated TADs including the Kensington Station/Memorial Drive, Avondale Mall/Columbia Drive, and Briarcliff/North Druid Hills. The TADs cover more than 1,800 acres combined. The Kensington Station/Memorial Drive TAD is the largest of the three with more than 1,200 acres. However, both the Kensington Station/Memorial TAD and the Avondale Mall/Memorial TAD share Memorial Drive as a primary transportation corridor. The eight mile long corridor is characterized as a strip mall corridor with a varied and scattered range of land uses. The area has a significant amount of pedestrian traffic with limited sidewalks. Sixty percent of the households within the area earn less than \$50,000 annually and more than 80 percent of the residential units are renter occupied.

How the Coalition plans to function as a sustainable source of cleanup loans –

Direct Loans: The main loan product will be fixed, low interest (between 0-5%). These gap loans will be made for remediation projects where the developer has 50-80% of the remediation funding secured.

Grants: Subgrants may be awarded to public or non-profit borrowers after consideration of the fiscal solvency of the borrower and the nature of the project. The Coalition is targeting the loans and subgrants to projects in DeKalb’s economic development priority areas. Priority will be given to projects where brownfield remediation costs are impediments to commercial redevelopment, or creating new greenspace and parks.

Loan Structure: Loan agreements will be structured with enough flexibility to maximize borrower success as well as ensure the sustainability of the RLF. Loan terms, interest rates and duration will be based upon the borrower’s ability to service the debt. The loans will be sized between \$20,000 and \$500,000, and repayment terms will be between three and seven years.

Borrower repayments are scheduled on a semi-annual basis. Deferments will be offered to borrowers with less access to capital or whose projects have substantial job creation potential in order to benefit economically-disadvantaged populations. Deferments will be for a maximum of two years and loan balances will be re-amortized within the remaining terms of the loan. Also, a portion of the loan may be

discounted as a work completion incentive. No prepayment penalty is associated with this program. Bridge loans will also be considered, where repayment takes place at the close of construction financing or when permanent financing is secured by the project developer.

Timeline: The Coalition plans on closing two to five loans along with several subgrants each year over the five-year grant term. Repayments will begin to flow to the Coalition in 2014, enabling the program to move toward a true revolving loan fund with an adequate capital base to independently support loans in the \$20,000 - \$500,000 range by 2014.

Complimentary products/services – The Coalition will use Tax Increment Financing (TIF) and other local development tools including tax credits and abatements to support brownfield redevelopment activity. Local funds may be expended in areas surrounding the brownfields for infrastructure improvements to multiply the impact of the cleanup and support additional redevelopment. Incentives available to the Coalition include:

- Tax Increment Financing through the Avondale, Briarcliff and Kensington Tax Allocation Districts for brownfield incentives and infrastructure funding
- State of Georgia Brownfields Program
- 501(c)3 bond financing

The Coalition will coordinate criteria used in the selection of brownfield sites to build upon the assessment work. Pre-qualification of sites will be coordinated by the RLF project manager. The DeKalb County Law Department and the Development Authority General Counsel will work together to create guidelines and checklists for the selection of borrowers. The selection process will pre-screen for eligible sites in two steps: 1) sites in the County's newly formed brownfield database that meet the qualifications; and 2) sites presented to the RLF will go through a pre-qualification process that will determine whether a borrower meets the Brownfields Revitalization Act owner classifications. The Coalition will encourage nomination of sites from a wide variety of community representatives and organizations including, citizens, neighborhood groups, various County properties charged with acquiring property and the various organizations discussed in Section 3 of this proposal. In marketing the RLF to potential borrowers and subgrantees, the Coalition will consider: 1) compliance with federal brownfield laws; 2) site location; 3) past and current uses of the site; 4) proposed future use of the site; 5) current property owner's disposition/willingness to sell and allow site access; 6) anticipated economic benefit to the County and community; 7) the likelihood for success encouraging additional nearby redevelopment; and 8) the likelihood of brownfield redevelopment to mitigate risk to human health and the environment.

The Coalition will select sites based on the project readiness and the level of priority locally. Applicants seeking RLF loans or grants must present a project that is ready according to the following criteria: 1) property must be owned by the borrower; 2) the property must contain either hazardous substance or petroleum contamination and/or the property must contain construction debris or discarded tires that present a public health hazard; 3) property must not be on the National Priorities List or under current federal or state enforcement action; and 4) all assessment reports (Phase I and II and/or asbestos survey) and a remedial action plan must be completed for the property. Assessment reports must comply with ASTM E 1527-05, EPA All Appropriate Inquiry, and/or Georgia EPD guidelines.

Borrowers and subgrants must also demonstrate that they meet the following criteria before receiving RLF loan funds or grants: 1) borrower must be in good financial standing, current on all property taxes and other obligations to the County and demonstrate ability to repay the loan and complete the project

successfully; 2) subgrantee has a financial inability to complete a project on its own; 3) borrower/subgrantee is not responsible for the contamination at the property according to state and federal brownfield laws; 4) borrower/subgrantee intends to redevelop the property for a use other than the activity which caused or contributed to the contamination and/or will not re-contaminate the property once remediation is complete; 5) borrower/subgrantee has secured any additional financing required to complete the project; 6) a subgrantee must show the ability to facilitate the reuse of existing infrastructure; and 7) each project is required to complete a site eligibility form that the RLF team will develop. The form must also be accepted by the appropriate Georgia EPD unit for petroleum cleanup projects or for the hazardous cleanup projects prior to approval of an RLF loan application. Additional subgrantees may be neighborhoods that do not fall under a priority or redevelopment area designation and low income neighborhoods that have a difficult time attracting capital investments.

ii) Applicants utilizing the RLF and marketing strategy

Types of borrowers and subgrantees eligible for the RLF include: 1) national and local developers (for profit and nonprofit); 2) nonprofits supporting greenspace and affordable housing; 3) DeKalb County and other governmental agencies; 4) the DeKalb Housing Authority; and 5) the Development Authority of DeKalb County and its subsidiaries.

The RLF will accept applications from any qualified applicant/organization in the County eligible to apply for RLF funds. Priority will be given to: 1) communities/neighborhoods that have developed a redevelopment plan; and 2) potential sites for new greenspace. The types of sites eligible for funding include, but are not limited to: 1) abandoned industrial sites; 2) abandoned gas stations; 3) sites where illegal dumping has occurred; 4) sites with buried construction debris and discarded tires; 5) former dry cleaners; and 6) sites in Georgia's Brownfield Program.

To market the RLF, the Coalition will develop a comprehensive outreach approach that will include the following: 1) project website; 2) DeKalb County's cable tv project announcements; 3) one-to-one marketing; 4) group seminars and workshops; 5) collaborative marketing through lenders; 6) advertising in local business journals; 7) information distribution through the County's Office of Neighborhood Empowerment and development agencies such as the DeKalb Chamber; and 8) subgrantee and developer training.

iii) Team structure

The lead member of the Coalition will be DeKalb County. Fund Management will be the responsibility of the Project Director in the Office of Economic Development, as will the day-to-day operational responsibilities of the RLF. Environmental cleanup and recordkeeping will be the responsibility of the environmental firm employed by the project. The firm will provide all program reports directly to the Program Director who provides all federal reporting as required.

DeKalb County has experience with the operation and oversight of loan funds. The County currently administers two loan funds: 1) using an allocation received under the Neighborhood Stabilization Program 3 (NSP3) from the U.S. Department of Housing and Urban Development, DeKalb has a deferred loan product for \$25,000 to encourage single family home ownership; and 2) the County funds loans through a contract with the DeKalb Housing Authority for both single family and multifamily development projects.

b. Budget for EPA Funding and Leveraging other Resources

The RLF budget consists of four main program tasks: 1) Community Involvement and Outreach, 2) Fund Management, 3) Site Cleanup and Oversight and 4) Project Implementation, Oversight and Reporting.

i) Budget in table format and description of project tasks

Table 2: Proposed Budget

Budget Categories	Project Tasks (at least 50 percent of amount requested)								
	Community Involvement and Outreach		Fund Management		Site Cleanup & Oversight		Project Reporting		Total
	Haz Sub	Petro	Haz Sub	Petro	Haz Sub	Petro	Haz Sub	Petro	
Personnel	-	-	-	-	-	-	-	-	-
Fringe Benefits	-	-	-	-	-	-	-	-	-
Travel	1,000	1,000	1,000	1,000	1,000	1,000	-	-	\$6,000
Equipment	1,500	1,500	-	-	-	-	-	-	\$3,000
Supplies	1,000	1,000	1,000	1,000	-	-	-	-	\$4,000
Contractual	4,500	4,500	30,000	23,000	18,000	18,000	5,000	5,000	\$108,000
Loans	-	-	-	-	399,000	280,000	-	-	\$679,000
Other (specify)	-	-	-	-	-	-	-	-	-
Subtotal	8,000	8,000	32,000	25,000	418,000	280,000	5,000	5,000	\$800,000
Cost Share	\$10,000	\$10,000	\$5,000	\$13,800	\$20,000	\$89,600	-	-	\$148,400
Budget Categories	Project Tasks for Subgrants (no more than 50 percent requested)								
	Community Involvement and Outreach		Fund Management		Site Cleanup & Oversight		Project Reporting		Total
	Haz Sub	Petro	Haz Sub	Petro	Haz Sub	Petro	Haz Sub	Petro	
Personnel	-	-	-	-	-	-	-	-	-
Fringe Benefits	-	-	-	-	-	-	-	-	-
Travel	1,000	1,000	1,000	1,000	1,000	1,000	-	-	\$6,000
Equipment	-	-	-	-	-	-	-	-	-
Supplies	1,000	2,000	3,000	3,000	-	-	-	-	\$9,000
Contractual	-	-	5,000	19,000	5,000	5,000	5,000	5,000	\$44,000
Grants	-	-	-	-	65,000	76,000	-	-	\$141,000
Other (specify)	-	-	-	-	-	-	-	-	-
Subtotal	2,000	3,000	9,000	23,000	71,000	82,000	5,000	5,000	\$200,000
Cost Share	2,000	2,000	2,500	6,000	16,500	22,600	-	-	\$51,600
Total	-	-	-	-	-	-	-	-	\$1,000,000
Total Cost Share	-	-	-	-	-	-	-	-	\$200,000

Task 1: Community Involvement and Outreach – The objective of this task is to gain significant input from affected communities on the various projects being considered under the Coalition’s brownfield redevelopment efforts, and to educate the public on brownfield related issues. Efforts to engage the community will include workshops, the Stakeholders Advisory Committee, the County’s website (for

communication and data storage and retrieval), and property nomination forms. Additional details are provided in Section 3 of this proposal.

A significant portion of the budget is dedicated to community outreach activities because of the scope of the project and the number and diversity of neighborhoods/communities along the targeted redevelopment areas. Effective outreach will entail on-going efforts to keep stakeholders and concerned citizens informed partners during all aspects of this project.

Outputs: 10 public outreach/education events, in addition to posting of progress on the Coalition partners' websites.

Task 2: Fund Management – This task will be broken into two subtasks: 1) establishing the revolving loan fund, and 2) management and capitalization of the fund. Subtask 1 involves the following activities to establish the RLF: 1) conducting market research defining the project, developing a financial policy manual, identifying potential borrowers, using assessment grants to identify redevelopment sites, leveraging funds from other sources and determining various loan structures to the project market needs, 2) product and program development through defining the program structure, determining staffing needs, developing loan products and determining the technical services offered to the project market, 3) selling the RLF program to the public and private markets and individual borrowers by developing a broad outreach and targeted marketing campaign, identifying the target audience, developing outreach approaches to a diversified market, and direct marketing to the project market; and 4) servicing the RLF loan through development of a brochure that outlines the loan process, staff training to understand and implement the loan process, development of a loan application to meet project needs, developing a loan agreement filing system to meet documentation needs, and development of loan closure procedures.

Management and capitalization of the RLF, Subtask 2, will be accomplished through: 1) application reviews of site eligibility and loan/subgrant applications, borrower financial information, remediation plans, and coordination with the Georgia Environmental Protection Division Brownfield Program and the USEPA; 2) selection committee reviews and final approvals including final review and approval of applications for loan or subgrant funding including due diligence for site eligibility, completeness of application documentation, site visits, review of environmental reports, and Georgia EPD and USEPA cleanup plan approval; and 3) loan documentation and closing work such as preparation of agreements governing the legal and financial obligations of borrower or subgrantee for final closing of funding.

Outputs: RLF establishment, RLF management and capitalization.

Task 3: Site Cleanup and Oversight – This task will consider the various remedial strategies that will maximize the effectiveness of potential cleanup/remedial options while minimizing cost and time. One of the most important components of developing remedial strategies is knowing the site's proposed end use, as this typically dictates applicable cleanup standards. When end use is known, remedial activities can be coordinated with the proposed development (grading activities, building orientation, etc.) and institutional or engineering controls can be considered, both of which will aid in minimizing the premium cost of remediation. In instances where institutional or engineering controls are implemented as part of cleanup work, a portion of the project budget (up to 10% of the project award) will be used to monitor and enforce such controls to prevent human exposure to site contaminants. Cleanup strategies will consider the contaminants of concern, the extent to contamination, the impacted media, site-specific conditions and proven, as well as innovative, remedial technologies. These factors and others must be considered in developing a remedial strategy that is both cost effective and protective of human health and the environment.

Loan and subgrant recipients will be required to enroll in the State of Georgia Brownfield Program. Additionally, prior to cleanup activities the Coalition will acquire additional expertise to conduct, manage and oversee cleanup activities through a competitive bid process among qualified environmental consulting firms. Specifically, subgrant recipients will use the expertise acquired by the County and will be encouraged to seek assistance from the USEPA Region 4 to ensure cleanups are conducted properly. The Coalition feels that this programmatic element will ensure better quality control, while at the same time, ensuring the County's ability to monitor program activities systematically and uniformly.

Acquisition of goods and services is administered by the County's Department of Purchasing and Contracting which meets or exceeds all procurement standards outlined in 40 CFR 31.36.

Outputs: The Coalition will provide the impetus for cleanup of approximately 10-15 sites and assist with site cleanup and land use planning on other sites as environmental assessments are completed and subgrants are awarded.

Task 4: Project Implementation, Oversight and Reporting – To provide USEPA and other stakeholders with sufficient information on the progress and success of the Coalition's brownfield redevelopment program, status/progress summary reports will be completed quarterly during the project performance period. A final report will be submitted at the conclusion of the funding period. The reports will provide a summary of the project progress and milestones met or exceeded during the reporting period, fund expenditures and lessons learned and their applicability during the remaining term of the project. These reports will present an opportunity to seek input and guidance from USEPA and stakeholders on how the project is tracking and funds are administered. Throughout the project period, the Coalition will report on the leveraging successes that result from this project – not only successes in leveraging brownfield redevelopment dollars, but also success evidenced by improvements in clean air, clean water, smart growth and environmental health. Reports will be made available via hard copies and electronically on the brownfield program website.

Outputs: Quarterly reports and a final report as required by the grant and any special reports as appropriate.

ii) Plan for measuring and tracking progress

The Coalition will prepare a work plan for the five-year term of the grant that includes goals, outcomes and metrics for tracking progress towards those goals. Each quarterly report will include tracking statistics for each project and the cumulative progress of the RLF in meeting the target goals. Particular attention will be paid to addressing the needs of economically disadvantaged communities and addressing environmental justice issues with special populations. Longer-term (beyond project end-date) anticipated outcomes will be identified to gauge resulting project benefits and to incorporate these outcomes into future redevelopment planning among Coalition members.

iii) Leveraging

A key measure of success in EPA's brownfield RLF program is the ability of grant recipients to leverage federal dollars with other funding sources to maximize the ability to redevelop brownfield properties. DeKalb County has successfully used leveraging to support over \$500 million in current and projected redevelopment investments for brownfield sites located in the County.

The Coalition will use its tax abatement, tax credit, and tax allocation district incentives to leverage the economic development potential of this project. These initiatives will provide gap funding for the acquisition and development phases of redevelopment projects that result from assessment and clean-

up of specific sites. The Coalition will leverage current public and private spending on parks greenspace acquisition to encourage private commercial and residential development within the corridors and target sites. The Coalition will also use the Enterprise Zone (EZ) program for brownfield redevelopment projects, which allows tax abatement for new development of job generating commercial and industrial projects. The abatement period is 10 years.

The Coalition is coordinating its brownfields effort with the Georgia Environmental Protection Division (EPD) which has brownfield oversight for the State. The EPD has two applicable assistance programs which the County will access for brownfield development. The Georgia Brownfield Program limits liability for prospective owners of brownfield sites that will undertake groundwater cleanup, as well as liability for third-party claims arising from the release. The other program is an EPD property tax incentive that allows property owners to apply to the local taxing authority for preferential assessment of the remediated brownfield property. This assessment, when applied, reduces taxes on the property for 10 years, or until the certified assessment and cleanup costs are recouped, whichever occurs first.

The Development Authority of DeKalb County (DADC) is the County's economic development partner. The DADC will leverage their resources which include: Tax Abatement Bond Financing, Private Activity Bond financing instruments, and the Capital Investment Exemptions program.

With respect to working in DeKalb County neighborhoods, the Office of Economic Development will request funds from the County's general fund for staffing and project management activities. For development purposes, Planning and Sustainability will include brownfield projects in the County's annual Capital Improvement Program for general fund and/or County bond fund projects. The County receives approximately \$6 million annually from HUD's Community Development Block Grant program. These funds are for service and development projects in low- and moderate-income communities. The Office of Economic Development will seek funds to ensure that environmental justice issues are addressed in distressed communities where brownfield redevelopment can help restore vitality.

c. Programmatic Capability and Past Performance

i) Programmatic Capability

DeKalb County and its Coalition partners have expertise in many areas of brownfield redevelopment. Staff members that will work on this grant include planners, financial managers, GIS experts, community engagement specialists and project managers. Charles Whatley will serve as project director for the purposes of this grant. Mr. Whatley is Director of the Jobs and Growth Group for DeKalb County and oversees the Office of Economic Development and DeKalb Workforce Development. In his previous position with the Atlanta Development Authority, Mr. Whatley was a coalition member for two USEPA Brownfield Assessment Grants and oversaw all aspects (including marketing, loan origination, underwriting, community engagement, etc.) of one USEPA Brownfield Revolving Loan Fund Grant. He also worked closely with technical advisors on the cleanup of land funded by the revolving loan fund.

The Director of the Department of Community Development will also work on this grant. As Director of Community Development, Chris Morris is responsible for the administration of approximately \$9 million annually from the Community Development Block Grant Program, the HOME Program, the Emergency Shelter Grants Program and other funds received by DeKalb County to improve the housing and living conditions of low to moderate income persons.

Rolanda Daniel Thomas and Randi Mason, Senior Business Development Managers in the DeKalb County Office of Economic Development will also work on the project. In addition to her experience in economic development, Ms. Thomas has six years of experience as a transportation planning consultant. In this capacity, she managed and developed long-range master plans, supervised consultants, and created and implemented multi-faceted public outreach programs. She has expertise in public finance and budgeting, as well as experience writing contract specifications and contract oversight.

Three additional Senior Business Development Managers are available to work on the project should employee turnover occur. The Office of Economic Development will also work closely with the Development Authority of DeKalb County, the Department of Planning and Sustainability and the Office of Neighborhood Empowerment to implement this grant and draw on staff expertise in these groups.

For project tasks which staff members do not have expertise, the Coalition will identify outside experts to supplement in-house capabilities. The Coalition will contract with an environmental engineering and consulting company to act as our brownfield consultant with local, state and national expertise to assist with this project. These consultants will be retained through a fair bid process. The Coalition will seek consultants with appropriate experience, be it local, state and federal to coordinate and act as a liaison with the appropriate organizations and agencies (i.e. local community organizations, Georgia Environmental Protection Division and EPA).

ii) Adverse Audit Findings

Coalition members have never experienced any adverse audit findings related to previous or existing grants.

iii) Past Performance

DeKalb County and its Coalition partners have never received an EPA Brownfields Grant, but have received other assistance agreements. Among these are:

- DeKalb County receives and successfully manages Community Development Block Grants (CDBG) each year from the U.S. Department of Housing and Urban Development. The primary purpose of the CDBG Program is to develop viable urban communities, principally benefiting low to moderate-income persons. These viable communities are achieved by the initiation of programs under three key goals; decent housing, a suitable living environment, and expanded economic opportunities. DeKalb received \$5,192,952 in 2011 and \$6,221,085 in 2010 under this program.
- DeKalb County received and is successfully managing an allocation from the Neighborhood Stabilization Program 3 (NSP3) from the U.S. Department of Housing and Urban Development. NSP3 references the funds authorized under the Dodd–Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) of 2010, provides a third round of neighborhood stabilization grants to all states and select governments on a formula basis. This grant requires a focus on neighborhoods to show impact and the Hidden Hills Community was identified as a target area by DeKalb. The County received \$5,233,105 in 2011 under this program.
- DeKalb County, through its Workforce Development Division, receives three grants annually for Adults, Dislocated Workers and Youth from the U.S. Department of Labor. The purpose of the Dislocated Worker Grant is to reemploy dislocated workers, improve the quality of the workforce and enhance the productivity and competitiveness of the nation’s economy by providing workforce investment activities that increase the employment, retention, and earnings of participants, and increase occupational skill attainment by the participants. Under the Dislocated Worker Grant, DeKalb County received \$1,639,694 in 2010 and \$1,899,642 in 2011.
- DeKalb County received and successfully managed Regional Economic Business Assistance (REBA) grant funds from the Georgia Department of Community Affairs in 2009. REBA funds may be used to finance various fixed-asset needs of a company including infrastructure, real estate acquisition, construction, or machinery and equipment. The Development Authority of DeKalb County (on behalf of DeKalb County) received \$500,000 to assist with the relocation of an international manufacturing firm.

DeKalb County has had a distinguished history of effectively managing state and federal grants. The County's Community Development Department has obtained over \$68 million in federal grants over the last three years alone. Key to the County's success is the management process in place to administer and manage the implementation of the grant requirements and adherence to the detailed federal regulations associated with each grant. DeKalb Workforce Development in particular reports on a monthly basis for Workforce Investment Act Financial Status Report both on Cumulative Expenditures and Drawdown (Revenue Receiving), obligated and/or encumbered funds for each program. At the end of each program year, grant closeouts are executed by the County's Chief Executive Officer. The County has reviewed its compliance with its grant requirements and is substantially making progress toward exceeding goals set forth in each of the grants described above. All audits by County, external, and federal auditors have been extremely successful.

3. Community Engagement and Partnerships

a. Plans for Involving the Affected Community

Community engagement is an essential component of this project. Effective public involvement fosters an environment for open dialogue and creates a level of understanding between all involved parties. Careful consideration has been given on how to implement strategies that will result in constructive feedback from the public and political, community, and business leaders. The strategies that could be implemented during this project include public meetings, a stakeholder advisory group, newsletters, a project website, and participation in community events.

General public meetings are highly significant during the study process because they provide opportunities to involve persons that otherwise would not be afforded the opportunity to participate. A series of public meetings will be conducted throughout the project phase. Each meeting will be held in a different location within the project area.

A Stakeholder Advisory Committee (SAC) will be created to assist in providing direction for the project. This group will review study materials, technical documents, and other related information. Committee members will primarily include community partners, stakeholders, and representatives from local and regional agencies. SAC meetings will be held quarterly throughout the duration of the project. Electronic newsletters will be created and disseminated to the general public, stakeholders, and the SAC. Newsletters will be prepared once considerable examination of the project area has been conducted, in order for the public to develop input on redevelopment opportunities.

A project website will be created that provides basic information on the project such as a brief background, progress reports, projected schedule, public involvement activities, and information on how to participate. Visitors of the website will be allowed to electronically submit project comments. Participation in community events provides an additional opportunity to inform the general public of project efforts. Some of the events that may be attended by the project team include church services, community fairs, local festivals, and school events.

The project team will implement specific strategies to include traditionally underserved populations in the decision-making process. Locations where EJ populations frequent including schools, community centers, and churches, will be targeted to present study information. Representatives of these groups will be invited to participate on the SAC to ensure their issues and concerns are voiced.

b. Plans to Develop Partnerships

The DeKalb County Office of Economic Development has made a concerted effort to collaborate with agencies and organizations that are committed to redeveloping blighted corridors and improving the quality of life for DeKalb residents. These efforts have been successful in bringing organizations with established ties to community stakeholder groups into the redevelopment process for a considerable number of projects. The SAC will primarily include community partners, stakeholders, and representatives from local and regional agencies.

c. Description of, and Role of, Key Community-based Organizations Involved in the Project

There are five organizations and agencies what will be instrumental in the success of this project. Letters of support from these organizations are included as Attachment E. A description of the roles for each key community based organization is provided in the chart below.

Table 3: Community Based Organizations

Organization	Description	Project Role
DeKalb County Chamber of Commerce	Markets DeKalb County as a prime business attraction for new investments, and supports quality of life issues including traffic, air, and water quality	To assist in marketing redeveloped brownfields and the attraction of new jobs to the County
DeKalb County Office of Community Development	Works to help develop viable communities that specifically benefit low-income neighborhoods	To assist in leveraging funding, redevelopment planning in EJ neighborhoods, brownfield redevelopment advocacy, and community outreach, and teach residents about brownfield issues
Tucker Business Association	Non-profit dedicated to promote and enhance the Tucker business community	To assist with brownfield redevelopment advocacy, community outreach, and teach residents about brownfield issues
Stone Mountain Industrial Community Improvement District	Community improvement district created to enhance assets	To assist with community outreach, leveraging resources, and promoting quality of life issues
Wesley Chapel Community Overlay Coalition	Non-profit community organization that addresses quality of life issues along the I-20 Corridor	To assist with brownfield redevelopment advocacy, community outreach, and teach residents about brownfield issues

4. Project Benefits

a. Welfare and/or Public Health Benefits

Brownfield cleanup can remove ancillary safety and health threats posed by issues, such as buildings which may be structurally unsound and unsafe to enter, storage tanks and confined spaces that present atmospheres immediately dangerous to life or health, fall hazards, mechanical hazards, electrical hazards, and cave-ins and trench collapses, among others. If awarded the grant, the Coalition will conduct risk assessments as part of the site selection process and redevelopment effort. The risk assessment process will evaluate the potential for residents, visitors, tenants, assessment and cleanup teams and others to be exposed to contaminants on brownfield sites. The Coalition believes that this will facilitate private sector investment in the targeted communities.

Thorough cleanup planning and implementation will reduce or eliminate potential exposures to contaminants on brownfield sites. Remediation plans for specific sites will be based on future land use

plans and guidance from the Georgia EPD. Upon source removal or capping, direct exposure to contaminants will be effectively eliminated. Furthermore, contaminant migration through soil, groundwater and surface water will be eliminated. Should impacted groundwater need addressing, the Coalition will work closely with property purchasers and the Georgia EPD and the USEPA to monitor groundwater movement and take necessary steps to facilitate remediation of any threats to drinking water. Engineering and institutional controls will be considered and implemented on a site-specific basis.

The Atlanta metropolitan area has struggled with air quality issues for many years, having been classified as non-attainment for ozone. The region has made significant improvements in air quality over the past several years and believes prioritizing investment in mobility choices can continue to improve the quality of life and overall health of its residents. This is why DeKalb County has taken the lead in supporting the 2012 vote for a regional one-cent sales tax to support transportation infrastructure. If approved by voters, DeKalb County will receive a considerable portion of the \$7.2 billion estimated to be collected over the 10-year lifespan of the tax. The redevelopment of brownfield property provides an opportunity to remedy past unsustainable practices while ensuring that future environmental impacts will be positive by incorporating smart growth principles such as transit-oriented development, expanding mass transit options and opportunities for residents and visitors, and supporting healthier lifestyles by concentrating development into mixed-use developments.

During the cleanup where the potential to expose the neighborhood population to contaminants due to ground disturbing activities such as sampling, the Coalition will take all necessary steps to ensure that exposures are reduced or eliminated. In advance of ground-disturbing activities, neighborhoods will be notified through the methods outlined in the community outreach section of this application, so that community residents are aware of the reasons for ground disturbance and the precautions taken to protect the public. Precautions taken will include, as appropriate, the completion of Quality Assurance Project Plans, project health and safety plans, dust control measures, signs, and fences or barriers that will restrict access of unauthorized personnel.

b. Economic Benefits and/or Greenspace

i) Economic benefits

Cleanup and redevelopment offers several far reaching benefits; 1) the removal of risk to communities in terms of health and disinvestment; 2) significant economic stimuli associated with redevelopment including: (a) Increased tax base – brownfield redevelopment will be a catalyst for new economic development in this area, adding to the tax base for the County, and providing funds for reinvestment in the community; (b) leveraged investment – it is expected that public dollars and private investment will be brought to the County as a result of brownfield redevelopment, thereby increasing the opportunities for business development and job creation; (c) job creation – the County anticipates that new commercial and residential construction and development in the targeted communities will create thousands of jobs, providing an opportunity for residents to start new careers or expand careers.

ii) Greenspace and other non-economic benefits

Cleaning up brownfield properties will also benefit targeted communities by creating available greenspace by limiting sprawl and preserving greenfields that may have been an alternative development site. The resulting creation of greenspace from brownfields often initiates economic revitalization in communities. DeKalb is committed to creating additional greenspace to improve the quality of life for its residents. In 2001 and 2006, DeKalb County voters approved bond referendums to fund greenspace acquisitions and park improvements worth \$248 million. This has allowed the County to more than double its existing parkland. By spreading the County's financial resources throughout DeKalb, every community benefits from the continued creation of a new network of trails and parks. In certain areas of DeKalb, however, a lack of available "new" land to preserve as greenspace necessitates the reuse of "old" land, that is brownfields, if the County is to equitably distribute its parks and greenspace geographically and socio-economically across the County.

This grant will enhance the County's ability to cleanup sites that could be reclaimed for purposes leading

to new economic development and vitality. This is especially relevant for distressed communities and communities facing environmental justice issues. Through its development partners, the County will assist in converting these idle properties to a more productive use through environmental cleanup and job creation, leading to renewed community vitality providing a spark for new economic development. To facilitate these efforts, DeKalb County has created a land bank – a legal and financial tool that serves to combat vacant, abandoned and under-utilized properties that undermine the value and quality of neighborhoods. Land banks strategically intervene when publicly- or privately-owned land is not reclaimed or redeveloped into productive uses by regular market forces.

To facilitate the redevelopment of certain brownfield sites, it may be necessary to recommend property purchasers enter into Georgia's Brownfields Program under the State's Hazardous Site Reuse and Redevelopment Act. By complying with the requirements of the Brownfields Program, property purchasers receive a limitation of liability provided they, and the site, meet certain eligibility requirements. Before purchasing a brownfield site, the prospective purchaser must submit a proposed corrective action plan to the State that details any action necessary to bring the property into compliance with State cleanup standards, and a schedule for completion that is not longer than one year after the plan is finalized. The public has an opportunity to comment on the corrective action plan, providing a chance for additional stakeholder input into future redevelopment plans. When the corrective action is complete and a Compliance Status Report certifying fulfillment of the requirements for cleanup is approved, the Georgia EPD issues a bona fide prospective purchaser limitation of liability to the purchaser. This process protects the health of those living in proximity to the site and future site occupants, as well as stimulates redevelopment by providing liability protection to prospective purchasers.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

Through education of the community, planners, developers, and other stakeholders, the project will prevent the spread of pollution, and thereby prevent potential exposure to individuals, through the cleanup of any existing contamination. This project will prevent the creation of new polluting sources by redeveloping property using environmentally friendly design/build/operate principles, ultimately tying in the reduction of resource consumption with green building best practices.

DeKalb County's infrastructure is relatively young compared to cities of the Northeast and Midwest, and remains capable of serving its current residents and an influx of new residents. The Coalition recognizes the importance of maintaining infrastructure and the County is undertaking a \$1.35 billion effort to replace mains, aging tanks, and build or repair other infrastructure as the County upgrades its storm and waste-water sewers. Maintaining adequate infrastructure will help accommodate demand for growing population and industry demands, leading to a reduction of negative impacts on air quality through mass transit development and live/work/play neighborhoods and reducing stress on suburban greenfields.

As DeKalb continues to develop, the issue of supplying quality water at sufficient quantities becomes increasingly important. By incorporating sustainable design features into redevelopment plans and education of the community, planners, developers, and other stakeholders the County can minimize the impacts of irrigation, storm-water runoff and non-point source pollution entering surface waters, thereby decreasing negative environmental impacts and increasing the rate of groundwater recharge. This ultimately benefits all the communities of metropolitan Atlanta.

Revitalization provides benefits conducive to generating new businesses, safer streets, and higher economic standards for the area's residents. Direct community outreach efforts will include providing information on ways a community can assist in the prevention of new brownfields through recycling and observing County laws and ordinances regarding proper disposal of household trash and hazardous substances.

Threshold Criteria for Revolving Loan Fund Grants

1. Coalition Eligibility

DeKalb County has been in existence since 1822. DeKalb County is a "general purpose unit of local government" as defined under 40 CFR 31, and as such is an eligible entity for the purpose of applying for this grant. DeKalb County will be the lead agency on this project, responsible for total project management. The other coalition member is the Development Authority of DeKalb County. The Development Authority of DeKalb County was created by the Georgia General Assembly for the purpose of promoting trade, commerce, industry and employment opportunities for the public good and to promote the general welfare of the State. The Development Authority is the County's redevelopment agency and as such, is eligible as a separate legal entity from DeKalb County. The agreement letter is included as Attachment A.

2. Description of Jurisdiction

This application for a community-wide RLF grant for the Coalition defined above. The project's jurisdiction is all areas within DeKalb County, as recognized by the State of Georgia. The area is approximately 268 square miles. A map is included as Attachment B.

3. Letter from State Environmental Authority

A letter from the Georgia Environmental Protection Division acknowledging DeKalb County's application is included as Attachment C.

4. Legal Opinion

The Coalition, through DeKalb County, has the legal authority to access and secure sites in the event of an emergency, loan default, or grantee non-performance. The Coalition's Legal Counsel Opinion Letter on this issue and the ability to manage a revolving loan fund is included as Attachment D.

5. Cost Share

The Coalition will provide the 20 percent cost share in labor, materials and/or services as required. The cost share contribution will include costs as defined under 40 CFR Part 30, 31 Section C, "Programmatic Costs."

Attachment A



The Development Authority of DeKalb County, Georgia

2011

Board Members Officers

Mrs. Judy Turner
Chair of the Authority
President & CEO
Decatur First Bank

Mr. Vaughn Irons
Vice-Chair of the Authority
CEO
APD Solutions, LLC

Ms. Lani Wong
Secretary of the Authority
Chair
National Association of
Chinese-Americans (NACA)

Mr. Gregory Baranco
Treasurer of the Authority
President & CEO
Mercedes-Benz of Buckhead

Ms. Tisha R. Tallman
Board Member of the Authority
President & CEO
Georgia Hispanic Chamber
of Commerce

Mr. Kevin Greiner
Board Member of the Authority
President & CEO
Gas South

Ms. Bobbie K. Sanford
Board Member of the Authority
Founder & Broker
Coldwell Banker
Sanford Realty Co.

Mr. James P. Monacell
Counsel to the Authority
Smith, Gambrell & Russell, LLP

November 28, 2011

Mr. Philip Vorsatz
U.S. Environmental Protection Agency
Region 4
Atlanta Federal Center
61 Forsyth Street, S.W.
10th Floor
Atlanta, Georgia 30303-8960

Re: DeKalb County 2012 U.S. EPA Brownfields Revolving Loan Fund Grant

Dear Mr. Vorsatz:

The Development Authority of DeKalb County (DADC) is proud to join DeKalb County as a Coalition member in applying for the 2012 U.S. EPA Brownfields Revolving Loan Fund Grant.

DADC was created by the Georgia General Assembly for the purpose of promoting trade, commerce, industry and employment opportunities for the public good and to promote the general welfare of the State. DADC is the County's redevelopment agency and as such, is eligible as a separate legal entity from DeKalb County.

Through its partnership with the DeKalb County Office of Economic Development, DADC works to create quality jobs and investment and to expand the tax base by supporting balanced growth. Bonds issued by the Authority are DeKalb County's primary incentive to promote job creation and investment.

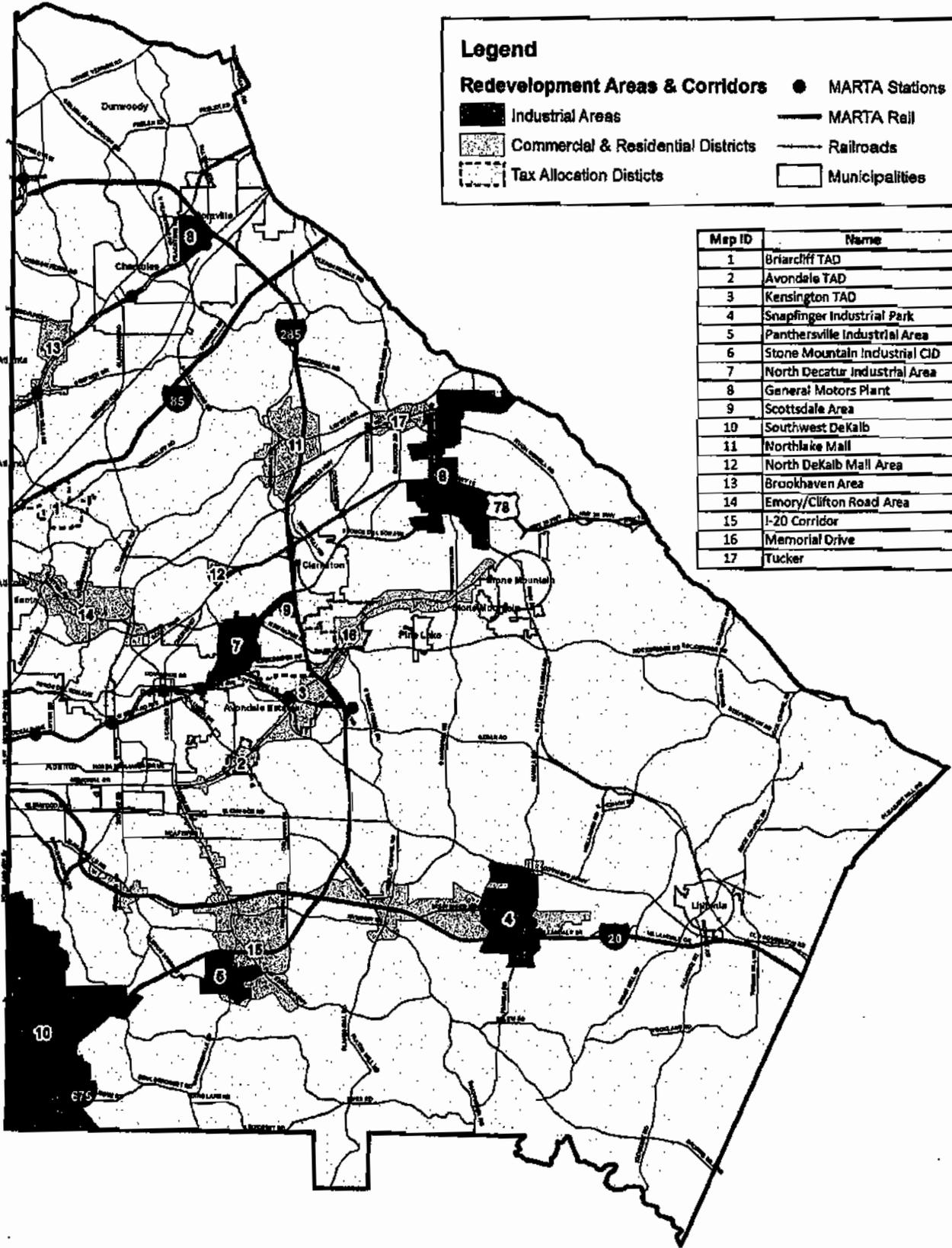
We are pleased to work with DeKalb County to promote the redevelopment of brownfield sites and applaud your efforts to facilitate the clean-up of such sites to promote much needed private sector investment in DeKalb.

Sincerely,

Judy Turner
Chair

Clark Harrison Building, 330 West Ponce de Leon Avenue, 6th Floor, Decatur, Georgia 30030
(404) 687-2730 * (404) 687-2733 Fax * www.decidedekalb.com

Attachment B



Legend

Redevelopment Areas & Corridors

- Industrial Areas
- Commercial & Residential Districts
- Tax Allocation Districts
- MARTA Stations
- MARTA Rail
- Railroads
- Municipalities

Map ID	Name
1	Briarcliff TAD
2	Avondale TAD
3	Kensington TAD
4	Snapfinger Industrial Park
5	Panthersville Industrial Area
6	Stone Mountain Industrial CID
7	North Decatur Industrial Area
8	General Motors Plant
9	Scottsdale Area
10	Southwest DeKalb
11	Northlake Mall
12	North DeKalb Mall Area
13	Brookhaven Area
14	Emory/Clifton Road Area
15	I-20 Corridor
16	Memorial Drive
17	Tucker

0.5 1.0 1.5 Miles

DeKalb County Department of Planning and Sustainability

Created: October 2010
 Source: DeKalb County Planning & Sustainability Dept
 GIS & Data/Atlanta Regional Commission



Brownfields Assessment Grant - Redevelopment Areas & Corridors

Attachment C

Georgia Department of Natural Resources

2 Martin Luther King Jr. Dr., SE, Suite 1154 East, Atlanta, Georgia 30334

Mark Williams, Commissioner

Environmental Protection Division

F. Allen Barnes, Director

Land Protection Branch

Mark Smith, Branch Chief

Phone 404/858-7802 FAX 404/851-9421

November 16, 2011

Mr. Philip H. Vorsatz, P. E.
U.S. Environmental Protection Agency
Region 4
Atlanta Federal Center
61 Forsyth Street (SNFC, EPA Mail Rm)
Atlanta, GA 30303

RE: Brownfields Community-wide Hazardous Substance and Petroleum Assessment Grant
Application, DeKalb County, Georgia

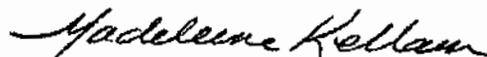
Dear Mr. Vorsatz:

It is our understanding that DeKalb County, Georgia is applying for \$400,000 in funding assistance (\$200,000 for hazardous substances and \$200,000 for petroleum) under the provisions of the Small Business Liability Relief and Brownfields Revitalization Act. The grant funding request is to conduct community-wide inventory, characterize, assess and conduct planning and community involvement related to brownfield sites.

EPD provides this "Letter from State or Tribal Environmental Authority" pursuant to the Section III.C.2 of the brownfields assessment grant application guidelines, in order to satisfy threshold eligibility requirements. EPD supports the efforts of DeKalb County to assess and revitalize brownfields. Brownfields grant funding would assist the city in its brownfields redevelopment efforts, and we ask EPA's consideration of this request.

If you have any questions, please contact me at 404-657-8616.

Sincerely,



Madeleine Kellam
Brownfields Coordinator

cc: Ms. Randi M. Mason, DeKalb County Office of Economic Development
Mr. Brian Gross, U.S. EPA Region IV

File: Brownfields ARC Grants, DeKalb County

S:\RDRIVE\mkellam\Brownfields\GRANTS&CERCLA\State Community Grants\FY2012\DeKalb County Assess.doc

Attachment D



Law Department
Lisa E. Chang
County Attorney

November 22, 2011

**United States Environmental
Protection Agency**
Washington, D.C. 20460

**Re: Brownfield Assessment Grant and
Brownfield Revolving Loan Fund Grant
(Our File No. 21-1220)**

To Whom It May Concern:

I am the County Attorney for DeKalb County, Georgia (the "County"). I submit this letter only for use in connection with assessing the County's applications under the two grant programs identified above. I am of the opinion that, pursuant to O.C.G.A. § 36-87-2, the County has the legal authority to participate in federal programs which provide federal grants and federal loans, and to accept and expend funds subject to such terms as may be required by the above-referenced grant programs.

Very truly yours,


Lisa E. Chang
County Attorney

LBC/amk

Chief Executive Officer
W. Burrell Ellis, Jr.

Board of Commissioners

District 1
Elaine Broyer

District 2
Jeff Rader

District 3
Larry Johnson

District 4
Sharon Barnes Sutton

District 5
Lee May

District 6
Kathie Gannon

District 7
Stan Watson

Attachment E



DEKALB CHAMBER
THE POWER OF ONE VOICE

November 28, 2011

Mr. Philip Vorsatz
U.S. Environmental Protection Agency - Region 4
Atlanta Federal Center
61 Forsyth Street, S.W., 10th Floor
Atlanta, GA 30303-8960

Re: DeKalb County 2012 U.S. EPA Brownfields Assessment & Revolving Loan Fund Grants

Dear Mr. Vorsatz:

The DeKalb Chamber is proud to support DeKalb County on its application for the US Environmental Protection Agency Brownfield Assessment Grants and the Brownfields Revolving Loan Fund Grant. Each grant will allow DeKalb County to make significant progress in completing the work necessary to identify, assess, and ultimately, eliminate brownfields. This effort is instrumental to improving the quality of life for DeKalb County residents.

The Chamber is committed to attracting and retaining businesses in DeKalb County and partners with the DeKalb Office of Economic Development to promote the county globally. We will make our members and other partner organizations aware of the Brownfield Assessment and Revolving Loan Fund programs within the County's brownfield program. The Chamber recognizes the value of converting brownfields to productive tax-paying properties that support job creation.

We would like to reiterate our full support of DeKalb County's application for the 2012 US EPA Brownfield Assessment Grants and the Revolving Loan Fund Grants. We look forward to this opportunity to strengthen our collaborative relationship with the Environmental Protection Agency.

Sincerely,

President, DeKalb Chamber

TWO DECATUR TWO CENTER
125 CLAIREMONT AVENUE, SUITE 235
DECATUR, GA 30030
TEL 404-378-8000
FAX 404-378-3397
WWW.DEKALBCHAMBER.ORG



Tucker Business Association

November 28, 2011

Mr. Philip Vorsatz
U.S. Environmental Protection Agency
Region 4
Atlanta Federal Center
61 Forsyth Street, S.W.
10th Floor
Atlanta, Georgia 30303-8960

Re: DeKalb County 2012 U.S. EPA Brownfields Assessment & Revolving Loan Fund Grants

Dear Mr. Vorsatz:

More than 50 years ago, the Tucker Business Association (TBA) was established by local corporations and independent professionals to promote and enhance the Tucker business community.

I wish to convey to you that TBA supports DeKalb County on its applications for the US Environmental Protection Agency Brownfield Assessment Grants and the Brownfields Revolving Loan Fund Grants. Securing funding for a program to identify, assess, and remediate brownfields within our community is critical to revitalizing our development corridors.

The Tucker Business Association realizes that the revitalization of the Tucker area requires a full toolkit of incentives and funding sources. Among those tools are brownfield programs to assess and finance remediation of sites to facilitate reuse of brownfields within the overlay district and throughout the county.

We give our support of DeKalb County's application for the 2012 US EPA Brownfield Assessment Grants and the Revolving Loan Fund Grants.

Sincerely,

Burke Brennan
President, Tucker Business Association



DeKalb County

Community Development Department

November 28, 2011

Mr. Philip Vorsatz
U.S. Environmental Protection Agency
Region 4
Atlanta Federal Center
61 Forsyth Street, S.W.
10th Floor
Atlanta, Georgia 30303-8960

Re: DeKalb County 2012 U.S. EPA Brownfields Assessment & Revolving Loan Fund Grants

Dear Mr. Vorsatz:

DeKalb Community Development is proud to support DeKalb County on its application for the US Environmental Protection Agency Brownfield Assessment Grants and the Brownfields Revolving Loan Fund Grant. Each grant will allow DeKalb County to make significant progress in completing the work necessary to identify, assess, and ultimately, eliminate brownfields. This effort is instrumental to improving the quality of life for DeKalb County residents.

The Department of Community Development is deeply engaged in revitalization of neighborhoods and commercial corridors throughout the County. The Memorial Drive, Candler Road and Buford Highway Corridors are our primary focus areas where we are placing a tremendous amount of effort. We are also working with the Cities of Clarkston, Doraville and Stone Mountain to assist them with capital improvement and economic development opportunities within their municipalities that will assist them in their revitalization efforts. Through our work with developers of single-family and multi-family properties and commercial property owners, Community Development works closely with companies and organizations that must overcome the economic challenge of environmental remediation. A funded brownfield program can be a catalyst for sparking redevelopment and job creation by removing financial obstacles to development and the stigma that contaminated land has in a neighborhood.

We would like to reiterate our full support of DeKalb County's application for the 2012 US EPA Brownfield Assessment Grants and the Revolving Loan Fund Grants. We look forward to this opportunity to strengthen our collaborative relationship with the Environmental Protection Agency.

Sincerely,

Chris H. Morris
Director
DeKalb County Community Development Department

CHM:rhr

WESLEY CHAPEL COMMUNITY OVERLAY COALITION

4183 Snapfinger Woods Dr. Decatur, GA 30035

November 28, 2011

Mr. Philip Vorsatz
U.S. Environmental Protection Agency
Region 4
Atlanta Federal Center
61 Forsyth Street, S.W.
10th Floor
Atlanta, Georgia 30303-8960

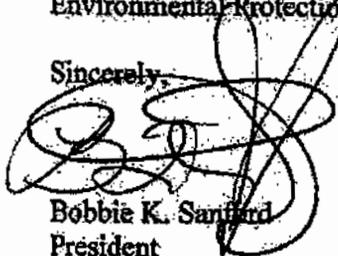
Re: DeKalb County 2012 U.S. EPA Brownfields Assessment & Revolving Loan Fund Grants

Dear Mr. Vorsatz:

The Wesley Chapel Community Overlay Coalition (WCCOC) was formed in 2006, after a group of business and community leaders in the Wesley Chapel area joined forces to address the "big box" closings and the overall decline of the commercial corridors in the area. The group formed a 501c3 in June 2008 and received a Livable Centers Initiative grant from the Atlanta Regional Commission in 2009. The WCCOC applauds DeKalb County on its application for the US Environmental Protection Agency Brownfield Assessment Grants and the Brownfields Revolving Loan Fund Grant. Access to a program of this type is necessary to identify, assess, and remediate brownfields within our neighborhood and the county.

The WCCOC realizes that the revitalization of the Wesley Chapel area requires a wide range of tools and methods including the successful remediation and reuse of brownfields within the overlay district and throughout the county. With this in mind, we give our full support of DeKalb County's application for the 2012 US EPA Brownfield Assessment Grants and the Revolving Loan Fund Grants. We look forward to this opportunity to collaborate with the US Environmental Protection Agency.

Sincerely,



Bobbie K. Sanford
President



November 28, 2011

Mr. Philip Vorsatz
U.S. Environmental Protection Agency
Region 4
Atlanta Federal Center
61 Forsyth Street, S.W.
10th Floor
Atlanta, Georgia 30303-8960

Re: DeKalb County 2012 U.S. EPA Brownfields Assessment & Revolving Loan Fund Grants

Dear Mr. Vorsatz:

The Stone Mountain CID is excited to support DeKalb County on its application for the US Environmental Protection Agency Brownfield Assessment Grants and the Brownfields Revolving Loan Fund Grant. The availability of a County managed brownfield program for assessments and clean-ups is an important addition to our economic development toolkit. The ability of the County to offer grants for assessment and low-interest loans to assist in cleaning up brownfield sites within our job centers is a significant gap funding source.

The Stone Mountain CID is committed to generating workable solutions that revitalize and revive the local economy, ultimately bringing businesses back to the area. The newly formed Stone Mountain Community Improvement District (CID) is implementing projects and plans aimed at boosting the area's curb appeal and economic strength. These programs are a needed means to identify, assess, and ultimately, eliminate brownfields.

We strongly support DeKalb County's application for the 2012 US EPA Brownfield Assessment Grants and the Revolving Loan Fund Grants.

Sincerely,

A handwritten signature in cursive script that reads "Emory Morsberger".

Emory Morsberger
President

Other Attachment File(s)

* Mandatory Other Attachment Filename:

To add more "Other Attachment" attachments, please use the attachment buttons below.

Project Narrative File(s)

* Mandatory Project Narrative File Filename:

[Add Mandatory Project Narrative File](#)

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To add more Project Narrative File attachments, please use the attachment buttons below.

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Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
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* 3. Date Received: 11/28/2011	4. Applicant Identifier: _____
--	--

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____
--	---

State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
---	---

8. APPLICANT INFORMATION:

* a. Legal Name: DeKalb County, Georgia
--

* b. Employer/Taxpayer Identification Number (EIN/TIN): 58-6000814	* c. Organizational DUNS: 0614205350000
--	---

d. Address:

* Street1: 330 West Ponce de Leon Avenue
Street2: 6th Floor
* City: Decatur
County/Parish: _____
* State: GA: Georgia
Province: _____
* Country: USA: UNITED STATES
* Zip / Postal Code: 30030-2439

e. Organizational Unit:

Department Name: Office of Economic Development	Division Name: _____
---	--------------------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: _____	* First Name: Charles
Middle Name: _____	
* Last Name: Whatley	
Suffix: _____	

Title: Director, Jobs and Growth Group

Organizational Affiliation: _____

* Telephone Number: 404-687-2742	Fax Number: _____
---	--------------------------

* Email: crwhatley@dekalbcountyga.gov
--

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-11-06

* Title:

Proposal Guidelines for Brownfields Revolving Loan Fund Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

DeKalb County, Georgia Brownfields Revolving Loan Fund Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,000,000.00"/>
* b. Applicant	<input type="text" value="200,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,200,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

BUDGET INFORMATION - Non-Construction Programs

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Community Involvement and Outreach	66.818	\$ 21,000.00	\$ 24,000.00	\$	\$	\$ 45,000.00
2. Fund Management	66.818	89,000.00	27,300.00			116,300.00
3. Site Cleanup and Oversight	66.818	870,000.00	148,700.00			1,018,700.00
4. Project Reporting	66.818	20,000.00	0.00			20,000.00
5. Totals		\$ 1,000,000.00	\$ 200,000.00	\$	\$	\$ 1,200,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1) Community Involvement and Outreach	(2) Fund Management	(3) Site Cleanup and Oversight	(4) Project Reporting	
a. Personnel	\$	\$	\$	\$	\$
b. Fringe Benefits					
c. Travel	4,000.00	4,000.00	4,000.00		12,000.00
d. Equipment	3,000.00				3,000.00
e. Supplies	5,000.00	6,000.00			13,000.00
f. Contractual	9,000.00	77,000.00	46,000.00	20,000.00	152,000.00
g. Construction					
h. Other			820,000.00		820,000.00
i. Total Direct Charges (sum of 6a-6h)	21,000.00	89,000.00	870,000.00	20,000.00	1,000,000.00
j. Indirect Charges					
k. TOTALS (sum of 6i and 6j)	\$ 21,000.00	\$ 89,000.00	\$ 870,000.00	\$ 20,000.00	\$ 1,000,000.00
7. Program Income	\$	\$	\$	\$	\$

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SECTION C - NON-FEDERAL RESOURCES					
(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS	
8. Community Involvement and Outreach	\$ 24,000.00	\$	\$	\$	24,000.00
9. Fund Management	27,300.00				27,300.00
10. Site Cleanup and Oversight	148,700.00				148,700.00
11. Project Reporting					
12. TOTAL (sum of lines 8-11)	\$ 200,000.00	\$	\$	\$	200,000.00

SECTION D - FORECASTED CASH NEEDS				
Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ 250,000.00	\$ 62,500.00	\$ 62,500.00	\$ 62,500.00
14. Non-Federal	\$ 50,000.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00
15. TOTAL (sum of lines 13 and 14)	\$ 300,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT				
(a) Grant Program	FUTURE FUNDING PERIODS (YEARS)			
	(b) First	(c) Second	(d) Third	(e) Fourth
16. Community Involvement and Outreach	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00
17. Fund Management	22,250.00	22,250.00	22,250.00	22,250.00
18. Site Cleanup and Oversight	217,500.00	217,500.00	217,500.00	217,500.00
19. Project Reporting	5,000.00	5,000.00	5,000.00	5,000.00
20. TOTAL (sum of lines 16 - 19)	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00

SECTION F - OTHER BUDGET INFORMATION	
21. Direct Charges:	
22. Indirect Charges:	
23. Remarks:	

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manifest.txt
Manifest for Grant Application # GRANT11012344

Grant Application XML file (total 1):

1. GrantApplication.xml. (size 17092 bytes)

Forms Included in Zip File(total 4):

1. Form SF424_2_1-V2.1.pdf (size 39789 bytes)
2. Form SF424A-V1.0.pdf (size 38126 bytes)
3. Form Other-V1.1.pdf (size 25682 bytes)
4. Form Project-V1.1.pdf (size 26080 bytes)

Attachments Included in Zip File (total 2):

1. OtherNarrativeAttachments OtherNarrativeAttachments-Attachments-1234-EPA RLF Grant Appendices.pdf application/pdf (size 370287 bytes)
2. ProjectNarrativeAttachments ProjectNarrativeAttachments-Attachments-1235-EPA RLF Grant App.pdf application/pdf (size 122986 bytes)