

Mayor
Gordon J. Gallott

City of Gautier

Gautier, Mississippi

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Ward 1 Johnny Jones
Ward 2 Hurley Ray Guillotte
Ward 3 Casey C. Vaughan
Ward 4 Charles "Rusty" Anderson
Ward 5 Adam D. Colledge



January 21, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

Dear Mr. West:

The City of Gautier, Mississippi is pleased to submit the enclosed application to the FY2014 Brownfields Program for a Community-wide Assessment Grant in the amount of \$400,000 (\$200,000 for Hazardous Substances and \$200,000 for Petroleum). This grant will support the City's efforts to assess and remediate industrial contamination throughout the City. Through these efforts, the City hopes to improve citizen health, the environment, and the economic vitality of our Gulf Coast city which has been impacted by both natural and man-made disasters over the past few years.

Required Information:	
a. Applicant Information:	City of Gautier 3330 Highway 90 Gautier, Mississippi 39553
b. Applicant DUNS #:	964447817
c. Funding Request:	i) Grant type: Assessment ii) Federal Funds Requested: \$400,000 iii) Contamination: Hazardous Substances (\$200,000) and Petroleum (\$200,000) iv) Type: Community-wide Assessment
d. Location	City of Gautier, Mississippi (in Jackson County)
e. Site Location:	Not applicable.
f. Contacts:	i) Project Director: Chandra Nicholson, P.E. Economic Dev. & Planning Director 3330 Highway 90 Gautier, Mississippi 39553 (228) 806-1285 cnicholson@gautier-ms.gov

"Nature's Playground!"

Contacts (cont.)	ii) Highest Ranking Elected Official: The Honorable Gordon Gollott Mayor, City of Gautier 3330 Highway 90 Gautier, Mississippi 39553 (228) 497-8000 mayor@gautier-ms.gov
g. Date Submitted:	January 22, 2014
h. Project Period:	Three years
i. Population:	18,572
j. Other Factors:	See attached.

The City of Gautier has experienced challenges over the last decade due to the devastation of Hurricane Katrina in 2005, the general downturn in the national economy, and the Deepwater Horizon Oil Spill impacts. These events did immeasurable damage to our homes, businesses, and ecological resources resulting in losses to our economy that could take years to overcome. However, we believe through hard work and dedication, we can develop plans to overcome these devastating impacts to our community. The Brownfields Program offers a critical pathway to identifying environmental issues so that we can restore the vitality of our city. Our restoration efforts began the morning after Hurricane Katrina. We in Gautier have worked together to embrace a path that will restore the confidence of our city in its economic, environmental, and ecological future. Gautier will leverage funds to achieve our recovery through efforts such as the 2010 HUD Sustainable Communities Planning Grant Program in which Gautier is one of fifteen local jurisdictions participating in the Gulf Coast Sustainable Communities Initiative. The December 2013 *Plan for Opportunity, Regional Sustainability Plan for the Mississippi Gulf Coast* includes some of Gautier’s existing plans and strategies and suggests “new initiatives to fill gaps and complete connections” for the entire region. Other efforts such as the collaborative work with the Mississippi Department of Environmental Quality and other nearby coastal communities to develop signature RESTORE Act projects is another example of the City’s revitalization work. Gautier will continue to gather the support of many local organizations and the general public in this community-wide effort to build a better future. This Brownfields Assessment Project is one of the keys to our economic recovery as well as protecting our environment. It is our hope that this application will give reviewers a chance to better understand the City of Gautier’s challenges, resources, and plans for the future.

Sincerely,

Gordon Gollott, Mayor

NARRATIVE PROPOSAL

1. Community Need (Total: 45 points)

a. Targeted Community & Brownfields

i) Targeted Community Description (5 points)

The City of Gautier, Mississippi is located along the Mississippi Sound of the Gulf of Mexico, at the mouth of the West Pascagoula River, known locally as the “Singing River”. The City covers approximately 32 square miles. It is located one hour west of Mobile and less than two hours east of New Orleans, in the center of Jackson County on the Mississippi Gulf Coast. Gautier is centrally located between Pascagoula, the largest industrial area of Mississippi and the Biloxi-Gulfport area with a high concentration of tourism related jobs, many in the gaming industry. Gautier is situated adjacent to a rich estuary that provides valuable habitat and a nursery for many species of marine life in the Mississippi Sound. The estuary and its bayous represent invaluable habitat for migratory birds and many endangered species. The Pascagoula River Audubon Center is located on the estuary (in the nearby city of Moss Point) to aid in the protection of these valuable species. Fishing and water activities are an integral part of Gautier life. On its northern fringes, Gautier encompasses a portion of the Mississippi Sandhill Crane National Wildlife Refuge, the last native population of this endangered bird. Gautier is a unique community with a State Park for campers from all regions, particularly during the winter months when snow birds escape severe temperatures up north. This diverse community is also home to the Jackson County Campus of the Mississippi Gulf Coast Community College.

Although only incorporated since 1986, the City has a long history. Gautier was first explored by Spain in 1541. Lumber and timber industries provided the basis for the area's growth through the earlier part of the twentieth century. The opening of the L&N Railroad Creosote Plant in 1874 was a major boost to the expansion of the settlement. Creosote is the portion of chemical products obtained by the distillation of a tar that remains heavier than water, notably useful for its anti-septic and preservative properties and was used in the lumber industry extensively. Fernando Gautier and Sons Sawmill was established in 1867 and operated for 39 years, employing more than twenty local citizens and producing more than 30,000 board feet of lumber per day at its peak. The sawmill was well situated with easy access to the river, railroad, plentiful forests, and the nearby creosote plant. Gautier closed the sawmill in 1906 after a hurricane severely damaged the plant and devastated the area's timber supply.

Shipbuilding is another major industry in the area, recorded as early as 1838 when Ebenezer Clark began constructing flat-bottomed schooners for coastal trade. This and other early shipyards were precursors of the state's largest existing employer, Northrop Grumman Shipbuilding (formerly Ingalls Shipbuilding and Litton Industries). Gautier retained its rural character until World War II when many shipyard workers moved to the area to build ships for the war effort at the shipyard that was run at that time by Bob Ingalls. Litton Industries bought and expanded the shipyard in the 1960s, which began another growth spurt in Gautier. These historic industries have utilized contaminants that have the potential to impact the environment.

Historic uses such as the rail lines that pass through the community, the local sawmill, creosote plant and shipbuilding industries that dot the City's landscape have left their environmental mark. Later commercial and industrial uses have also impacted the environmental health of the City, leaving Gautier with a broad range of potential brownfield sites in its boundaries. The rail lines have transported all manner of materials across the community to and from the waterfront to distant destinations. Spills have resulted along these lines over their long histories. More recent development

includes marinas with associated boat repairs and fueling, and the petroleum sites and drycleaners present at many commercial properties. Unfortunately much of Gautier’s industry was located along the coast where impact to the fisheries of the region is easiest. With the devastating storms and hurricanes that inundate these waterside industries, contaminants may be carried not only into waters near the industries but also much further away. Hurricane Katrina had a tidal influence eight miles upstream based on reports from Audubon officials. There are serious concerns about the impact of these industries upon valuable habitat and fisheries. Many of the Gautier neighborhoods most in need of economic revitalization are located near the declining commercial properties, railways, and waterfront.

ii. Demographic Information (5 points)

	Target Community/ Census Tract	City of Gautier (or Jackson County where applic.)	State Of Mississippi	Nation
Population:	N/A	18,572 ¹	2,967,297 ¹	308,745,538 ¹
Unemployment (Nov. ‘13) (Not Seasonally Adjusted)	N/A	8.3% ²	7.6% ²	6.6% ²
Poverty Rate:	N/A	21.1% ³	22.3% ³	14.9% ³
Percent Minority:	N/A	36.7% ¹	39.8% ¹	26.7% ¹
Median Household Income:	N/A	\$44,649 ³	\$38,882 ³	\$53,046 ³
Low-Birthweight Babies (2011 data):	N/A	9.9% ⁴	11.8% ⁴	8.1% ⁴
Infant Mortality:	N/A	9.4% ⁴	9.7% ⁴	6.5% ⁴

¹Data from the 2010 U.S. Census data and is available at <http://www.census.gov/> (City population and minority rate)

²Data from the MS Dept. of Employment Security at <http://www.mdes.ms.gov/> and represents rates not seasonally adjusted for Jackson Co., state of MS, and the nation

³Data from the 2008-2012 ACS 5-Year Estimates and is available at <http://factfinder2.census.gov/> (City poverty rates and income)

⁴Data from the Annie E. Casey Foundation <http://datacenter.kidscount.org/> for 2011 (most recent year available for low-birthweight US statistics) and 2006-2010 statistics for infant mortality are based on Jackson County, state of MS, and the nation.

It should be noted that while the above statistics for the City of Gautier (or Jackson County where noted) are more favorable than the State of Mississippi averages, Mississippi is unfortunately ranked last in most health and income categories. The City of Gautier compares negatively to each of the above categories when compared to the national statistics.

iii. Brownfields (5 points)

Potential Brownfields sites within the City that are of concern to the community and contained in the known inventory of sites that may be recommended include: dry cleaners, landfills, salvage yards, railroad facilities and lines, paint and body shops, automotive repair shops, marinas and fueling operations, car dealerships, wood product and lumberyards, creosote operations, boat supply and repair facilities, fuel facilities/petroleum sites, dental facilities, welding repair facilities, small engine repair facilities, and storage yards. Many community-based organizations, business owners, realtors, and other long-term residents have volunteered to assist with the identification of potentially contaminated sites. This is especially important since many of these properties may currently be abandoned and their past history not readily known or are uncertain.

iv. Cumulative Environmental Issues (5 points)

Gautier is challenged by environmental conditions that relate in part to its unique setting. As a coastal community, it is frequently inundated by the severe impacts of tropical storms and hurricanes. While highly destructive, these events can damage buildings and infrastructure and then transport the released contaminants long distances, impacting residential areas, commercial areas, water resources, the fishery, and critical habitats. The sands and silts along the coast are highly susceptible to contaminant migration. Groundwater is found close to the ground surface and few confining units exist to slow its migrations. The valuable resources of the estuary and Mississippi Sound provide a major contribution to marine habitats and commercial and recreational fishing that are so vital the Gulf Coast and Gautier economy. The low elevations of Gautier place both industry and residential communities at risk. The critical habitats preserved by the Mississippi Sandhill Crane Refuge in northern Gautier exemplifies the unique setting here where one of the most endangered birds of North America is protected in its last native setting.

b. Impacts on Targeted Community (15 points)

The groups most at risk for environmental exposures and health risks associated with Brownfields are the most sensitive groups in the human population. Minorities, children, women of childbearing age, low income persons and the elderly are some of the most sensitive populations in Gautier. Gautier has a much higher percentage of minorities and low income persons than the national average. Health studies of Mississippi residents have noted a high incident of low-birthweight babies and a high rate of infant mortality. Some of the contaminants expected to be present at Gautier brownfield sites are arsenic and lead. Arsenic and lead are frequently found at railway facilities and lines. Locally, testing by the Mississippi office of the U.S. Geological Survey National Water Quality Monitoring Program identified arsenic in groundwater in two deep wells in Jackson County from the aquifer typically utilized for the public water supply. Lead is commonly found in older petroleum products and many older paints for uses that include ship repair and construction. Arsenic is a known human carcinogen and is also a toxic compound. Large doses of inorganic arsenic that cause illness in pregnant females can also cause low birth weight, fetal malformations, and even fetal death. Arsenic can cross the placenta and has been found in fetal tissues. Arsenic is found at low levels in breast milk. Fetuses exposed to lead in the womb because of their mother's lead exposure may be born prematurely and have lower weights at birth. Exposure in the womb, in infancy, or in early childhood also may slow mental development and cause lower intelligence later in childhood.

Generally, edible fish and seafood captured from creosote-contaminated areas have been found to contain increased concentrations of PAHs and PAH metabolites. Consumers of fish and shellfish kept in creosoted cages or caught in contaminated waters can take up the accumulated creosote components or creosote metabolites via diet. Aquatic invertebrates and fish bioaccumulate creosote components, as has been demonstrated mainly for PAHs by field monitoring studies at creosote-contaminated sites, relocation experiments, and laboratory or microcosm studies. Generally, PAH profiles in insects and crayfish were close to that found in sediments, whereas fish had greatly altered ratios for low/high-molecular-weight PAHs. Bioconcentration factors (BCFs) in connection with creosote exposure have rarely been reported. However, BCFs for PAH components from creosote-contaminated sediments have been estimated to range from 0.3 to 73,000. Creosote is a genotoxic carcinogen. Protecting the waters and sediments of the Pascagoula River and Mississippi is vital to protecting the human food chain from contaminants that can impact health across all segments of the community.

Diabetes, obesity and heart disease are also health issues for Mississippi since Mississippi is currently ranked 49th in the nation for diabetes and 50th for overall health outcomes (Source: *Americas Health Rankings 2013*). The lack of financial resources to promote active recreational activities contributes to low activity rates and obesity, contributing to diabetes and heart disease. The brownfield situation and resulting downturn in economic situations contribute to these conditions. The City's Comprehensive Plan 2030 and Strategic Plan 2013-2018 include strategies for increased walkability via multi-use pathways, re-use of abandoned strip shopping centers, increase in the number of walking trails and bike paths, as well as other expanded parks and recreation facilities. These plans also include expanding the existing greenway/walking corridor. A new 32-acre Town Green adjacent to the commercial district that is currently in development will provide additional opportunities for active recreation that focuses on preserving the wetland environments. Improving some of the local perceptions concerning the safety of fishing and water activities will increase these activities and be a positive outcome of the Gautier Brownfields project.

c. Financial Need

i. Economic Conditions (5 points)

The City of Gautier is struggling to redevelop itself. While once a bedroom community with thriving commercial and service-related industries, the City has unfortunately lost many of these businesses following Hurricane Katrina, the BP Oil Spill, and the general downturn in the economy. Several of the strip shopping centers along Highway 90 are without tenants. Since 2008, City sales tax revenues have fallen from \$2.7 million to \$2.1 million. The sales tax revenue projections for the next two to three years are also low due to the scheduled demolition of the City's 600,000 square foot Singing River Mall located on Highway 90 in the center of town. While ultimately sales tax revenue will rebound after a \$90 million private sector investment in the mall's redevelopment; this will impact the city's budget in the short run and its ability to provide needed services and projects. The City's annual budget has decreased 15.7% since FY2011 from \$11,335,846 to \$9,559,213 in FY2013. The presence of potential brownfield sites has greatly reduced Gautier's ability to provide the resources needed to spur economic redevelopment. The historically industrial pasts of properties such as abandoned service stations and former dry cleaners and the potential for environmental liability have proven to be serious impediments to redevelopment. Many abandoned retail centers are located along Highway 90 in the center of the City's current business district. The decline of these retail centers has had a serious impact on the city's tax base and represents many lost jobs. They are also adjacent to residential neighborhoods that lie to the south which places residents in close proximity to these possibly contaminated sites. The failure to reestablish viable business in these areas contributes to the further decline of property values in these areas. The lack of environmental information concerning some of the closed drycleaners and service stations here has hampered efforts to attract new businesses and provide jobs for community members. This corridor is a special focal point for the City in its efforts to revitalize the area through grant funding, establishment of a TIF district, and private investment. One of the City's goals is to provide jobs for the lower income neighborhoods nearby where the declining economy has contributed heavily to unemployment. Other brownfield sites are scattered across the community. Since 33% of Brownfields Assessment Grant sites have been found to be ready for use without cleanup needed, it is projected that businesses could be established in as many as four to eight of the 25 sites to be assessed in Gautier, and as many as 60 jobs could be created. City sales tax and property tax revenues could also be increased (depending on the type of use created).

An additional area of concern is located along the waterfront. The waterfront locations are of added concern because of the potential for contaminants from these sites to have a heightened impact on marine resources. The Pascagoula River and Singing River estuary are critical in providing the habitat for the rich fisheries of the estuary and Mississippi Sound. These areas are critical to the food chain. The health of this resource is vital to not only the fishery but also to the economic health of Gautier and the Gulf Coast's commercial and recreational fishing. Gautier's sensitive coastline was impacted by two disasters of epic proportion; Hurricane Katrina and the BP Deep Horizon Oil Spill. On August 29, 2005, Gautier was one of many cities devastated by Hurricane Katrina. Homes and businesses were either destroyed, damaged, or flooded. Even to this day, many businesses have not rebuilt or reopened and are entirely lost to the economic vitality of the community. The BP Deepwater Horizon Oil Spill, the largest accidental marine oil spill in the history of the petroleum industry, flowed for three months in 2010. The spill caused extensive damage to marine and wildlife habitats and to the Gulf's fishing and tourism industries. During the BP Oil Spill investigations, a tremendous level of concern (greater than 60% of Mississippi coastal residents) has been reported regarding the safety of fish consumption and water activity in general. In 2008, prior to the BP Oil Spill, Mississippi's commercial fishing was worth \$43.6 million dollars. In 2010, the year of the spill, the economic worth was only \$21.9 million dollars. Local fishermen also provide a significant contribution to local sustenance diets in economically challenged homes. The economic impact of recreational fishing is tremendous although it is largely unquantified. Successful outreach activities can establish a dialogue and help restore some confidence in these activities.

ii. Economic Effects of Brownfields (5 points)

Brownfield properties have an economic effect on the community in many ways. Abandoned buildings do not give the perception of a thriving community to potential developers and residents. The "first impression" obstacle is difficult to overcome. For developers who can see past the abandoned buildings in the area, the next obstacle for developers of brownfield properties is the expense of the cleanup effort. The cleanup effort of brownfield sites is usually a deterrent by itself but in a coastal community where soaring flood insurance and wind insurance rates have not leveled off since 2005, developers cannot take on these challenges using sound business practices. Most of the brownfield sites are located in close proximity to the coast within the flood zone. For structures that do not meet the current flood zone elevation requirements, refurbishment of these brownfield sites is limited to 50% of the Pre-Hurricane Katrina structure value. In addition, since these structures do not meet the current elevation requirements, the flood insurance rates are high and are expected to soar even higher when the National Flood Insurance Program removes the subsidies in the program. The areas around a brownfield site have lower property values due to the proximity to unattractive abandoned buildings with potential unknown hazards. Many developers and residents err on the side of caution and do not investigate the situation before making their decision. They just steer clear of the area. The brownfield sites also have an effect on developers who are developing properties near the location of the brownfield sites since most lending institutions require developers to perform an Environmental Site Assessment (ESA) as a part of the property purchase. The ESA shows any known hazardous sites within a certain radius. The known hazards could scare off developers and lending institutions from investing in the area.

2. Project Description and Feasibility of Success (Total 50 points)

a. Project Description

i. Project Alignment with Land Use and Revitalization Plans (10 points)

The City of Gautier is requesting \$400,000 in assessment funding to provide support to the City's efforts to perform community-wide hazardous substance and petroleum assessments on multiple brownfields within its community. This project will provide the data essential to achieving the revitalization envisioned for the traffic corridor along Highway 90. The comprehensive evaluation and development of a "Ready for Reuse" listing of 25 sites will aid the Economic Development Department in recruiting private developers interested in investing in the area. The vital look of the area will complement the City of Gautier's Comprehensive Plan 2030 that landed CDBG Downtown Revitalization funds for streetscape improvements and multi-use pathways, and intersection improvements to increase alternative transportation and transform this corridor. This effort also ties into the CIAP and Tidelands funded Town Green Project that includes the \$1 million acquisition of property adjacent to the commercial district for green space, gathering space, boardwalks, and preservation of tributaries and wetlands. These concepts tie into the Livability Principles included in the Mississippi Gulf Coast's *Plan for Opportunity- December 2013* funded by a Partnership for Sustainable Communities Grant. The City of Gautier is one of the twelve municipalities included in the plan. (See Attachment E.) The goals of this plan include lowering transportation and housing costs by creating better connections where people live and work; creating development that values the natural environment; improving air quality; creating a broad range of employment and business opportunities; and improving regional health by ensuring access to fresh food, safe recreation, open space, medical care, and clean air and water.

With assessment activities and the investments in these two projects, the City anticipates that private developers will add to the economic health of this commercial corridor. The renewed energy will increase property values in declining neighborhoods nearby and increase the potential that valuable infrastructure will be utilized to fully service this portion of the community without adding to urban sprawl.

ii. Project Management Approach (5 points)

The Gautier Brownfields project is underway. Outreach activity has been ongoing since a presentation was given at a City Council meeting in August 2013 to begin educating the community about brownfields. (Attachment C-Threshold Criteria include copies of initial outreach activity.) If a grant award is received, the City proposes a three year time frame in which to complete the assessment portion of its brownfields program. As identified in the Programmatic Capability section of this application, the City has well-qualified staff in place that will manage the project's programmatic and administrative responsibilities. A project timeline will be established, and outputs and outcomes will be monitored. Within two months of receiving a grant award, Gautier will formally select a qualified professional to assist in completing this work (following a fully and openly competed process and complying with all state and federal procurement policies). New site recommendations will be collected as the public outreach process proceeds. Measures of success for this project will include the number of assessments completed, community outreach activities accomplished, connections made with stakeholders, and the development of property listings for "Ready for Reuse" sites.

iii. Site Selection (10 points)

A series of goals will be set for site selection with 1/2 of all sites identified, access acquired if necessary, and assessments initiated within the first 12 to 15 months. Since participation in the

process with access provided is not required from a regulatory perspective, Phase II assessments must have access agreements to be performed. Only willing participants will have phase II assessments. The last 12 sites for assessment will be initiated during the second year. Most activities for evaluating cleanup alternatives will be completed and findings provided during the last year of the project. Information transfers to stakeholders however will be made on at least a six month schedule so that site considerations can be made by the stakeholders, community, and potential developers.

b. Task Description and Budget Table

i. Task Description (15 points)

This project will consist of six tasks as listed below. The City plans to accomplish the following over the three year time period of this award:

- A complete inventory of regulatory sites
- 25 Phase I Assessments and 1 generic Quality Assurance Plan (QAPP),
- 4 site specific QAPPS
- 8 Phase II Assessments
- 4 Analysis of Brownfield Cleanup Alternatives (ABCA's)
- Public Health Initiative

In addition, the City plans to conduct extensive public outreach and community involvement to engage area residents, businesses, and other stakeholders. The City also plans to develop a public health initiative for Gautier in coordination with the Jackson County Health Department. A detailed budget and breakdown of the costs associated with each task is provided below.

Task 1- Inventory of Regulatory Listed Sites: Environmental database searches of potential hazardous substance and petroleum products sites will be conducted for the entire City. These database searches will consist of research of all regulatory lists and will be consistent with database research conducted as a part of the normal ASTM Designation E1527-05 Phase I Environmental Site Assessment. The purpose of this research is to establish the number and type of potential hazardous substance and petroleum product brownfield sites within the City. This task will also assist all stakeholders in determining which properties within these areas should be targeted for Phase I, Phase II and additional site assessment activities. The inventory will set a baseline of hazardous substance and petroleum product sites within Gautier that can be measured. This task is a critical part of the community involvement and outreach/education program to be developed under this grant; additionally, the City will seek input from the public and community-based organizations on other potential brownfields. The estimated cost for this activity is **\$10,000** (50% for hazardous substances and 50% for petroleum products).

Task 2- Phase I & II Assessments: Gautier will conduct environmental site assessment activities at selected sites within the City: 25 Phase Is @ \$3,440 each for a total of \$86,000; (1) generic Quality Assurance Project Plan (QAPP) @ \$4,000 and (4) site-specific QAPPS @ \$1,500 each for a total of \$6,000; 8 Phase IIs @ \$25,000 each for a total of \$200,000. The total budgeted in this category is **\$296,000** (50% for hazardous substances and 50% for petroleum).

Task 3- Remediation & Reuse Planning: Development of site appropriate remediation and/or reuse plans to reduce risks to health and environment for selected sites. Working with the community, the City will establish a community vision and set goals to be considered in reuse planning. Four (4) Analyses for Brownfields Cleanup Alternatives (ABCAs) are planned at a cost of \$7,000 each for a total of **\$28,000** (50% for hazardous substances and 50% for petroleum products).

Task 4- Outreach: Development of strategic partnerships and community involvement; dissemination of information and comments to/from the community and stakeholders, as well as community meetings and printed materials, \$3,000 in travel funds is budgeted since attendance

at national and regional brownfields-related training conferences/workshops is anticipated; \$14,000 is budgeted for the work of City staff for outreach coordination, planning, and development of materials. Additionally, \$7,000 is budgeted for printing/reproduction of materials that will be used in outreach efforts- for a total of **\$24,000** (50% for hazardous substances and 50% for petroleum products).

Task 5- Programmatic Support: Contract for program support activities is \$22,000 with an additional \$10,000 budgeted for supplies (Total **\$32,000** in this category: \$16,000 for hazardous substances and \$16,000 for petroleum contamination.) Programmatic support includes assistance in completing EPA quarterly reports, MBE/WBE forms, and EPA ACRES database. Other activities include completion of EPA work plans and other programmatic support necessary to maintain compliance with EPA cooperative agreement terms and conditions.

Task 6- Public Health Initiative: Develop a public health initiative for identifying priority health issues that may be related to Brownfield sites and then following up with review of these assessments to determine which sites have the greatest concern from health perspectives. The City has included **\$10,000** budgeted in this category (\$5,000 for hazardous substances and \$5,000 for petroleum product contamination). The City will coordinate with the Jackson County Health Department/State Health Department to evaluate and provide input to site selection and identify health issues that may be site related. This work is envisioned as evaluating assessment results from a health perspective and evaluating which sites may be of higher priority for cleanup from a health perspective.

ii. Budget Table (5 points)

Categories	Project Tasks						
	Task I Inventory	Task II Phase I/II Assessments	Task III Remediation / Reuse Planning	Task IV Outreach	Task V Programmatic Support	Task VI Public Health Initiative	Total
Hazardous Substances:							
Travel	\$0	\$0	\$0	\$1,500	\$0	\$0	\$1,500
Supplies	\$0	\$0	\$0	\$3,500	\$5,000	\$0	\$8,500
Contractual	\$5,000	\$148,000	\$14,000	\$0	\$11,000	\$5,000	\$183,000
City staff work	\$0	\$0	\$0	\$7,000	\$0	\$0	\$7,000
Total- Haz. Mat.	\$5,000	\$148,000	\$14,000	\$12,000	\$16,000	\$5,000	\$200,000

Categories	Project Tasks						
	Task I Inventory	Task II Phase I/II Assessments	Task III Remediation / Reuse Planning	Task IV Outreach	Task V Programmatic Support	Task VI Public Health Initiative	Total
Petroleum Products:							
Travel	\$0	\$0	\$0	\$1,500	\$0	\$0	\$1,500
Supplies	\$0	\$0	\$0	\$3,500	\$5,000	\$0	\$8,500
Contractual	\$5,000	\$148,000	\$14,000	\$0	\$11,000	\$5,000	\$183,000.0
City staff work	\$0	\$0	\$0	\$7,000	\$0	\$0	\$7,000
Total- Petroleum	\$5,000	\$148,000	\$14,000	\$12,000	\$16,000	\$5,000	\$200,000
Combined TOTAL	\$10,000	\$296,000	\$28,000	\$24,000	\$32,000	\$10,000	\$400,000

c. Ability to Leverage (5 points)

The City's recent CDBG funded streetscape project brought together volunteers and civic groups to completely revitalize and transform the downtown area. Grant funds were maximized to bring to the downtown 1 1/2 miles of multi-use pathway, landscaping, decorative rest shelters, decorative lighting, streetscape amenities, a traffic roundabout with a thirty-five foot statue/fountain, a Veterans Tribute Tower, and a gateway sign. The project brought the community together throughout the planning process, and the city has received awards for this outstanding project from both the Mississippi Municipal League and the Mississippi Economic Development Council. The streetscape project also ties into the adjacent Town Green Project funded with CIAP and Tidelands dollars. Singing River Mall is also located in the middle of this area and is scheduled to be rebuilt with \$90 million in private investment. This investment by both the City and the private sector is expected to spur further economic development.

3. Community Engagements and Partnerships (Total 35 points)**a. Plan for Involving Community & Stakeholders; Communicating Progress (15 pts)**

The City of Gautier has initiated a dialogue with the community to ensure the participation of both residents and organized stakeholders. The City of Gautier has chosen a path of community involvement that began with a PowerPoint presentation at a City Council meeting to inform the community of the City's intention to seek EPA assistance through a Brownfields Assessment Grant and to begin the engagement process. This presentation was covered in a local newspaper (See Appendix C-Threshold Criteria for Community Involvement documentation.) The City of Gautier also posted a Brownfields Fact Sheet on its social media site, and the Mayor filmed a TV news interview at a closed service station. These announcements are intended to encourage the public to participate in the process by providing comments and identifying concerns for the community. Active participation by the local community is essential to restoring public confidence in the safety of the local environment since many residents have lost confidence in the safety of local seafood and the coastal environment. An outreach plan will include a website that will enable public participation for anyone with computer access. The City Council meetings will continue to be another source of public interaction. Newsletters, fact sheets, web postings, e-mail distribution list updates, and media announcements will also be part of the outreach plan.

English is the primary language in the region; however, due to a sizeable population of Hispanic residents, the City will ensure they are included in all discussions and bilingual printed materials will be available. In addition, the City will ensure that it makes full use of bilingual City staff and consultants to ensure that Spanish-speaking residents are informed and involved throughout the process of brownfields redevelopment. The City's brownfields program will implement environmental justice (fair treatment and meaningful involvement of all people regardless of race/color/national origin/income). A primary outcome of the City's brownfields program will be to implement environmental justice through the brownfields redevelopment in historically underserved low-income areas. The brownfields program will identify redevelopment opportunities in these areas to provide direct benefits to residents and business owners. The City's brownfields program will support community-based and community-driven brownfields redevelopment projects.

In addition, the City of Gautier plans to create an Advisory Board to help ensure that public concerns are addressed. Several community-based organizations, businesses, and residents have already volunteered to serve in this capacity. (See Attachment D for detailed letters of support.) Contact was made during the summer with representatives of the Mississippi Sandhill Crane National Wildlife Refuge in Gautier, the nearby Pascagoula River Audubon Center, Jackson

County Economic Development Foundation, the Mississippi Department of Environmental Quality, and other important organized stakeholders to ensure that community involvement is effective and achieves the best results for the City of Gautier. The City also hopes to include a student intern from the MS Gulf Coast Community College (or other local college) to assist in outreach activities. This could help increase participation from the community's youth. Once the Advisory Board has been established and an outreach plan created; a timeline for the technical work, quarterly reporting, and stakeholder interactions/communications will be developed. This plan will also include action steps and deadlines for identifying sites, assessing sites and completing other project tasks such as working with the Health Dept. and developers after results are obtained.

The broad support of these organizations will be vital to recognizing challenges for the city. Gautier has received encouragement from many facets of the community and can count on the continued support of these organizations. The interest that has been shown across the community in revitalizing Gautier as a more walkable, environmentally-conscious community has been demonstrated by the investment in the development of a new Town Center and Town Green. The first steps toward this transformation included a recently completed \$5 million central streetscape project with Community Disaster Revitalization funds and the \$1 million purchase of property for a Town Green. The community support and approval of these projects is an indication of the wide support and dedication for revitalization and economic development. The community is engaged and their continued support will be led by numerous outreach activities, public interchanges, and stakeholder participation.

b. Partnerships with Government Agencies

i. State and local Environmental and Health Agencies (5 points)

Mississippi Department of Environmental Quality (MDEQ): The City has an established working relationship with the MS Dept. of Environmental Quality. MDEQ will provide technical support associated with regulatory and procedural issues, interpretations of Mississippi's environmental statutes, oversight of environmental investigations and cleanups and additional funding sources related to brownfields cleanup and redevelopment opportunities. The City plans to enroll brownfields sites in the Voluntary Cleanup Program including the establishment of a Site Rehabilitation Agreement, to proceed with MDEQ oversight to ultimately receive a "No Further Action" decision for the targeted sites. This approach will greatly enhance the status of these redevelopment opportunities.

State of Mississippi and Jackson County Health Departments: The City will work with state and local health officials to provide assistance and communication with health-related issues. The input of these agencies is important in identifying risks and interpreting the impact of the site under study.

ii. Other Local, State and Federal Agencies (5 points)

The City will partner with other local, state and federal agencies as needed, including governmental and non-profit organizations. Examples of these partners include:

- Technical assistance and input will be obtained from expert organizations. Experienced and knowledgeable technical staff members of the Mississippi Sandhill Crane National Wildlife Refuge and the Pascagoula River Audubon Center have volunteered their assistance and knowledge regarding the natural environment. They have already provided valuable insight on this unique coastal environment and important issues faced.
- The Gautier Historic Preservation Commission and civic organizations such as Gautier Pride have volunteered to serve on the Advisory Board, help identify potential sites, and help with the educational and outreach campaign.

- MS Gulf Coast Community College is an important partner in the center of the redevelopment area. Gautier hopes to involve an intern in guiding this project. This will have the advantage of reaching young people that often get overlooked in this type of project.
- The Jackson County Economic Development Foundation will provide assistance in identifying brownfields sites and with redevelopment opportunities.
- The City will continue to participate with the Gulf Regional Planning Commission’s Partnership for Sustainable Communities Initiative per the *Plan for Opportunity (Dec. 2013)*.

c. Partnerships with Community Based Organizations (10 points)

The City of Gautier is fortunate to have the support of its community members in applying for this grant. The City has received numerous pledges of assistance from community based organizations, businesses, and civic organizations. The following have pledged supportive roles in the City's initiative and have provided written letters of support. (See Attachment D.) The various types of support roles are categorized below and are part of the City’s overall plan for community involvement. The City has also received support from U.S. Senator Roger Wicker and Congressman Steven Palazzo.

Community Based Organization	Contact Person	Support Role Pledged				
		Outreach	Identify Sites	Advisory Comm.	Mtg. Space	Tech. Assist./ Gen. Support
Jackson County Chamber of Commerce	Carla Todd, President	X	X	X		
Pascagoula River Audubon Center	Mark LaSalle, Exec. Dir.	X	X			X
Coldwell Banker United, Realtors	Kenneth Smith, Broker	X	X	X	X	
Gautier Pride- civic group	Susan Parol, President	X		X		
Jason Lauban Construction and Sea2Swamp (2 businesses)	Jason Lauban, Owner	X	X	X		
Eco-Tours of South MS, LLC	Capt. Kathy Wilkinson	X				X
Coastal Rivers (non-profit)	Jeff Wilkinson, President/CEO	X				X
Gautier Historic Preservation Commission	Bill Bray, Chair	X	X	X		
Mississippi Sandhill Crane National Wildlife Refuge	Jereme Phillips, Mgr.					X
Mary Walker Marina	Sylvia Waldsmith, Mgr.					X

4. Project Benefits (Total 30 points)

In Gautier, the presence of brownfields is undermining the economic competitiveness of the community by damaging its image particularly along Highway 90, making it less attractive to redevelopment. Gautier's successful revitalization efforts include the demolition of the existing mall and replacement with revitalized construction. The brownfields project will ensure that other declining properties along this corridor will also be successful. This effort will ensure that the city center will not decay and increase commuting distances. By reuse of these valuable properties, valuable farmland and undeveloped space that provide essential habitat for species like the Mississippi Sandhill Crane will not be lost. One benefit of this success will be that existing infrastructure will be utilized and maintained, reducing deterioration and inadequate maintenance. Expansion of new infrastructure will not be required and countless investments in the community will be preserved for both commercial and residential properties. These efforts will allow for continued investments in these areas for walking trails and other public investments.

a. Health and/or Welfare and Environment (10 points)

Gautier and the whole Mississippi coast have strong ties to their marine resources. Protecting these resources is essential to both economic and public health. With high rates of local fishing, fish consumption is higher for coastal residents. Subsistence fishermen follow this course out of necessity and the impact of any contamination in fish is tremendously important to resolve. The benefit of this brownfields project will be to further identify sites that may have negative impacts on water and sediment quality and in turn protect this environment. Any reduction in contaminants will provide benefits across all segments of the population. Since arsenic and lead are two constituents for the Gautier project, reducing contaminant sites will reduce any public exposures resulting from direct contact with sites or with the consumption of contaminated fish. Ultimately, local health officials would like to see a reduction in the number of low-birthweight babies and the infant mortality rate if these contaminants are reduced.

It is easier to imagine the impacts of walking trails and recreational opportunities with increased exercise resulting from these amenities. Lower obesity rates, reduced diabetes rates, and reduced rates of cardiovascular disease will surely result from some the planned expansions of Gautier's Brownfield initiatives. The impact on public health where Mississippi is at the top of these health problems is very important.

The costs and risks associated with the reuse of Brownfield sites often make them uncompetitive with "greenfield" development. The City believes that with the right tools, brownfield redevelopment can be rewarding for all, providing environmental, social and public health benefits to the community.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (10 points)

i. The City of Gautier understands the challenges of redeveloping aging shopping centers and other infill development in urbanized areas. The City of Gautier has a Unified Development Ordinance (UDO) that includes special provisions to encourage Infill Development such as expedited permitting and administrative variances. The City of Gautier also encompasses sustainability practices within the operation of the City. The City has just hired a firm to do a full energy audit of all city facilities and equipment. We are currently looking at options for reducing our inflow and infiltration in our sewer system to avoid expansion of our sewer system and sewer plant. When it was time to expand the city facilities, the City bought an outdated appliance store, rehabbed it, and created a Police Department instead of building a new building and leaving a vacant building in the city. The Singing River

Mall is currently being redeveloped and the city has requested the mall's old signage that was slated for the junkyard. The City plans to refurbish the sign for the Town Center.

ii. The City of Gautier incorporates the Partnership for Sustainable Communities' Livability Principles into its development strategies. One example of the city's valuing of communities and neighborhoods by investing in healthy, safe, and walkable neighborhoods is the plan for a riverwalk. The city has been working with the CSX Railroad to obtain a piece of property the railroad owns. The property is contaminated by creosote and is currently being mitigated. The city would like to turn the property into a park/riverwalk once the ground water levels are at an acceptable level. This remediation project won a Phoenix Award for Excellence at the 2013 Brownfield Conference. According to MDEQ, "since 1992, CSX Transportation has spent nearly \$20 million on the environmental investigation and cleanup of the former Gautier Oil Site. The project is a model for low impact, community friendly remediation/restoration of a former wood treating facility that would typically include abundant engineered structures, systems, and ongoing remediation."

Reuse of the sites along Highway 90 provides a means of creating jobs, restoring the local tax base, and preventing urban decay near vital investments such as the MS Gulf Coast Community College campus, residential neighborhoods, Gautier City Hall and the recently acquired 32-acre property for the City's Town Green. By identifying the true risk resulting from Gautier's Brownfield properties, these sites can be addressed. This will result in benefits to the valuable estuaries, critical habitats for endangered species, and the fisheries that lead to the Mississippi Sound. The community and coastal fishermen will have a better understanding of the safety of local fish consumption and water sports. All consumers will benefit.

c. Economic Benefits- Long term (10 points)

i. The economic development interests will benefit from having an inventory of "ready for reuse" properties. Assessment of waterside properties where marine industries and wood treatment has operated alongside the nurseries for invaluable fisheries will allow appropriate cleanup to move forward and help protect these resources.

Redevelopment can help reduce local government budgets and taxes since the public sector costs of building and maintaining sewer, water, and transportation infrastructure are lower within areas that were previously developed. Redevelopment also helps to reduce negative neighborhood effects. Abandoned sites can become locations for drug-related or other undesirable activities. Moreover, businesses and residents close to brownfields often suffer lost revenues and declining property values due to the stigma associated with pollution.

Gautier's brownfields program will take a proactive approach to replace the negative stigma and fear (associated with environmentally impaired priorities) with positive redevelopment opportunities resulting in a multitude of project benefits; economic, environmental, social and public health. Outcomes of this project will include sites that are redeveloped, jobs restored, tax base increased, environmental contamination reduced, improved health effects achieved, acres of land renewed, and community confidence restored.

ii. The City of Gautier will make an effort to hire local by promoting opportunities on the City website and through local media channels. The City will work with the Workforce Investment Network of Mississippi (WIN) to link members of the community to potential opportunities in brownfield assessment, cleanup and redevelopment. The WIN Job Center provides job placement assistance, job and skill training, priority services for veterans, career counseling, and referrals.

5. Programmatic Capability and Past Performance (40 points)**a) Programmatic Capability (24 points)**

The City's Brownfield Assessment Grant Program will be managed under the direction of Ms. Chandra Nicholson, P.E., Gautier's Director of Economic Development & Planning. As Project Director ("Director"), she will oversee all grant activities. Ms. Nicholson has a bachelor's degree in Civil Engineering and a Masters of Business Administration. Ms. Nicholson is a Professional Civil Engineer and is registered in the State of Mississippi. With over 18 years of experience in engineering and project management, Ms. Nicholson has managed all aspects of federally funded projects including, project activation, site assessment, environmental phase, design/programming, implementation/construction, and close-out. The projects managed by Ms. Nicholson include site development, demolition, utilities, roadways, streetscape, and other miscellaneous civil projects. Projects have ranged from multi-million dollar projects down to a few thousand dollars. She is familiar with grant funding paperwork and federal/state permitting and regulations regarding construction and demolition. While working in the public sector, Ms. Nicholson has been directly employed by a state agency, government contractors on a federal facility, and municipalities. While working in the private sector as a consulting engineer/project manager, Ms. Nicholson's clients have included municipalities, county governments, and commercial developers.

The City of Gautier fosters exceptional stewardship of the public trust through rigorous adherence to ethical and professional standards associated with grant activities. Grant funds received by the City of Gautier support important programs and services which the City provides such as economic development, public safety, recreation, and infrastructure improvement. Because these funds allow the city to leverage resources, the impact of grant funding upon the community is significant, with the process of grants administration and management being a very important function. The financial reporting requirements of the Gautier's Brownfields Assessment Grant will be managed by Ms. Patty Huffman, the City's Grants and Projects Manager. Ms. Huffman reports directly to the Economic Development & Planning Director listed above. Ms. Huffman has a Masters Degree in Public Health Administration and has over 15 years combined experience in non-profit management as a Program Evaluator, Community Outreach Coordinator, and Executive Director, and in municipal government as the City of Gautier's Grants and Projects Manager. She has handled all aspects of grants management including grant writing, sub-contractor grant monitoring and evaluation, pay requests, and financial and programmatic reporting. Ms. Huffman has effectively managed federal, state and local funds for a range of projects including city streetscape projects, trail and park improvements, public safety programs, and early childhood and other human services initiatives. Both Ms. Nicholson and Ms. Huffman have experience working with the public on community outreach activities and will together be responsible for the community outreach and community involvement requirements of this project. If the City's Economic Development & Planning Department experiences turnover in either of these positions, there is sufficient overlap in City staffing to assume the grant-related programmatic and financial responsibilities of the project.

In order to ensure the highest level of expertise, the City of Gautier intends to contract with a qualified environmental engineering firm to perform its brownfields work. The selected firm will have extensive experience in successful brownfields programs throughout EPA's Region IV. Professional services will be fully and openly competed. The consultants will be procured in full compliance with both the state of Mississippi and federal procurement procedures.

b. Audit Findings (2 points)

The City of Gautier has not experienced any adverse audit findings with the majority of its grant funded activities. While an audit by the Office of the Inspector General (OIG) for 2005 Hurricane

Katrina disaster recovery efforts initially questioned some of the city’s costs based on procurement procedures, FEMA determined that the costs were reasonable for the work performed and OIG accepted FEMA’s analysis. OIG considered the matter resolved and closed their recommendations to recover the funds. Only a small amount of funding was de-obligated due to ineligible or unsupported costs. Both FEMA and the City submitted a corrective action plan to the Office of Inspector General regarding procurement practices and claim submittal that was accepted by that office. The City’s most recent Independent Auditor’s Report (for the year ended 09-3-11) found no audit findings relative to the city’s major federal award programs. The only finding was related to updates needed to the city’s fixed asset inventory which has been corrected by the Purchasing Department.

c. Past Performance and Accomplishments

ii) Has Not Received an EPA Brownfields Grant but Has Received Other Grants

The City of Gautier has successfully managed many federal and non-federal grants over the years and has been compliant with grant requirements, submitted acceptable technical and financial reports, and achieved projected results. A summary of 5 recent grants is listed below:

1. Purpose & Accomplishments (7 pts.) 2. Compliance with Grant Requirements (7 pts.)

Awarding Agency	Amount of Funding	Purpose of Grant	Progress toward Achieving Results	Compliance with Grant Requirements
MS Development Authority (CDBG funds)	\$5.9 million	Disaster Revitalization	Project Completed Dec. ‘13. Included streetscape improvements, Veterans Tribute Tower, Gateway Sculpture, multi-use pathway, bench shelters, landscaping, and lighting.	Fully Compliant (MDA Monitoring Visits Completed-No Issues Found)
US Fish & Wildlife Services (CIAP funds)	\$777,000	Land Conservation Project	Acquisition of property in May ‘13 for new Town Green.	Fully Compliant
MS Div. of Marine Resources (Tidelands Trust Fund)	\$405,000 Current project funding available	Preservation of wetlands, public access	\$240,000 in funding was used for acquisition of property for new Town Green in May ‘13. Amenities portion of project is currently ongoing.	Fully compliant
FEMA (Assistance to Firefighters)	\$100,487	Equipment Upgrade	Digital radio equipment upgrade for the Fire Dept. Project completed Dec. ‘13.	Fully compliant
MS Development Authority (CDBG funds)	\$470,000	Comprehensive Planning	20 year Comprehensive Plan, Standardized Ordinances, Subdivision Regulations adopted 2009.	Fully compliant