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zoom

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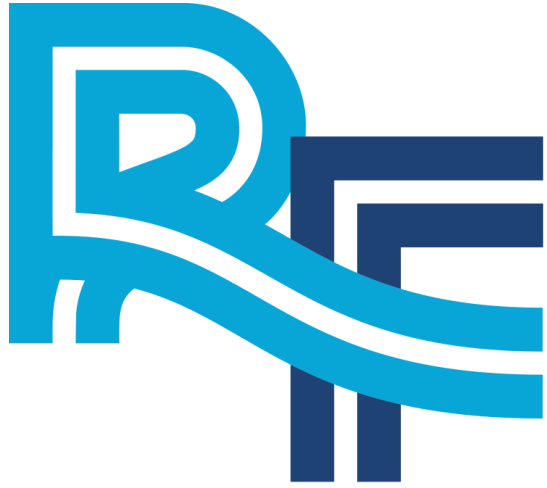
PUBLIC MEETING

Community-Wide Brownfield Assessment Grant

Wednesday, July 26, 2023

Para ver una versión en español de esta presentación, vaya al enlace en el chat.





**ROME FLOYD
DEVELOPMENT
AUTHORITY**

WELCOME

Our RFCDA Assessment Grant Team



Missy Kendrick

President/CEO
Rome Floyd Development Authority



Jessica Turner

Senior Project Manager
GEI Consultants, Inc.



Alisa Goren

Director of Planning and Grant
Manager
BRS, Inc.

US EPA Brownfield Community-Wide Assessment Grant Partners



**ROME FLOYD
DEVELOPMENT
AUTHORITY**





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AGENDA

Welcome

Introduction to Brownfields

About the Project

Assessment of Priority Sites

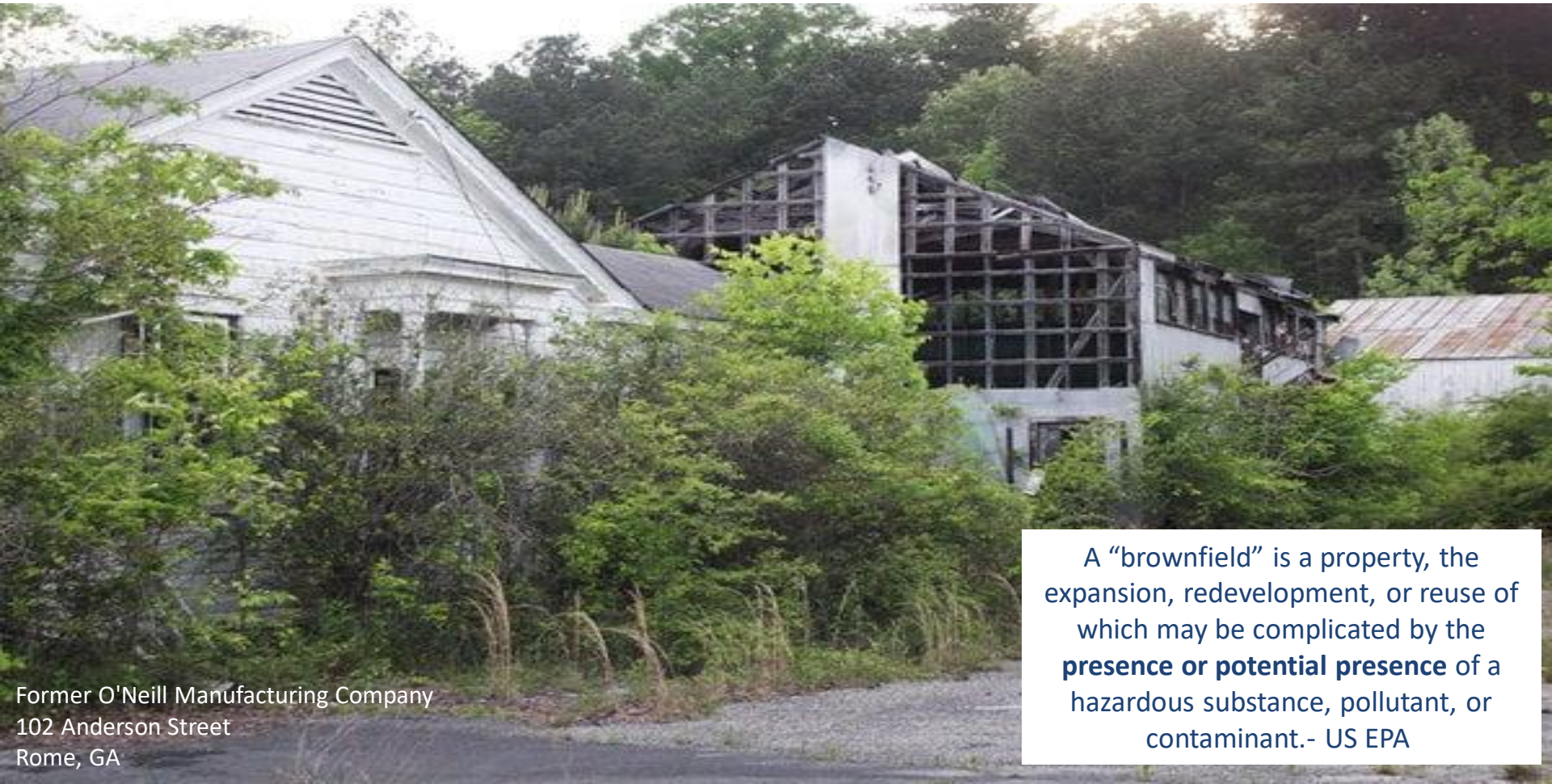
Planning for Redevelopment

Driving Tour of Battey Business Complex (optional)

BROWNFIELD SITES



What is a brownfield?



A “brownfield” is a property, the expansion, redevelopment, or reuse of which may be complicated by the **presence or potential presence** of a hazardous substance, pollutant, or contaminant.- US EPA

Former O'Neill Manufacturing Company
102 Anderson Street
Rome, GA

Examples of Brownfields



Current or former commercial businesses, such as gas stations, auto maintenance shops, or dry cleaners



Current or former manufacturing or materials processing facilities such as factories, mills, plants, etc.



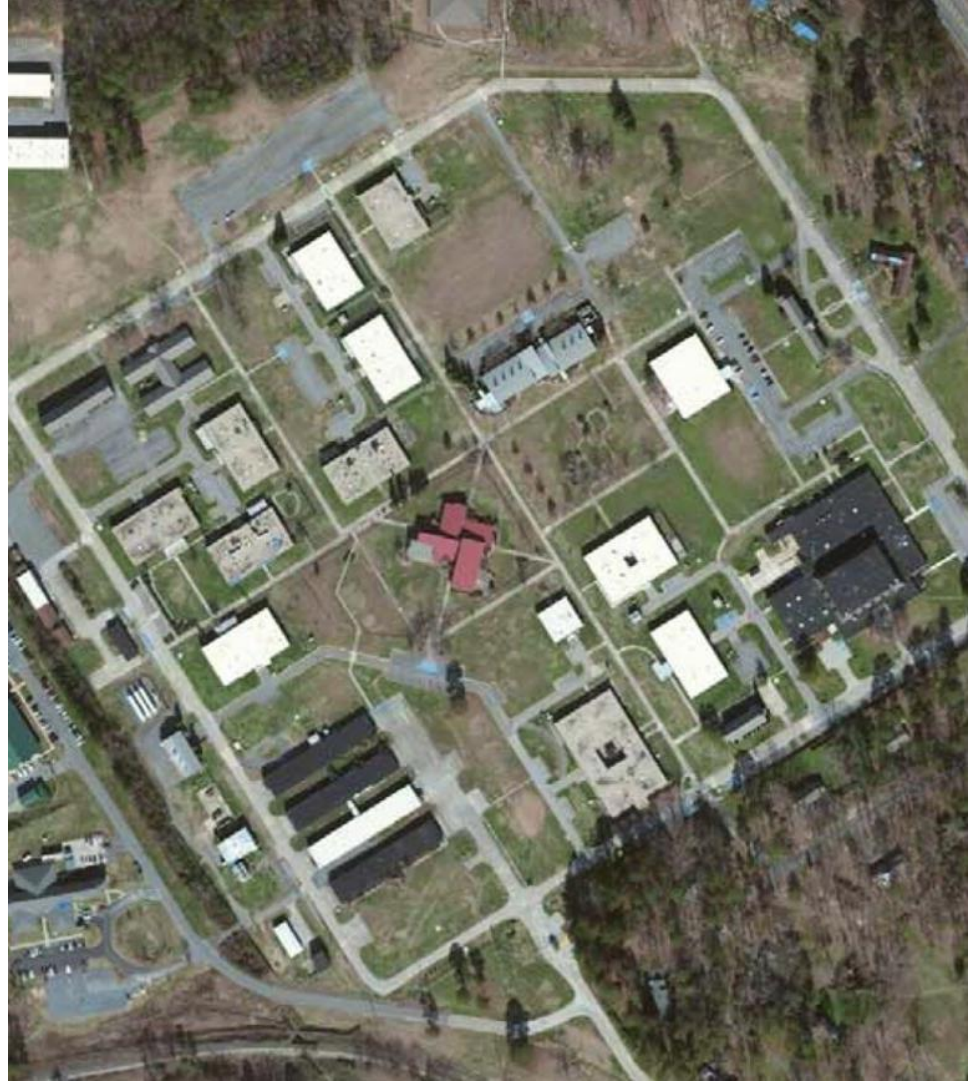
Other potentially impacted sites such as landfills, mines/quarries, former military bases, or agricultural sites

Why focus on brownfields?

Brownfields impact us in a variety of ways.

- Contaminants found on brownfield sites can pollute soil, air, and water resources on- and off-site.
- Abandoned or dilapidated buildings on brownfield sites signal neglect in an otherwise well-maintained neighborhood.
- Abandoned brownfield sites are a breeding ground for illegal activities, such as dumping and loitering.
- Underutilized and abandoned properties are a drain on the local economy and impact community morale.

Source: American Planning Association, "Creating Community-Based Brownfield Redevelopment Strategies." 2010.



How are brownfields redeveloped?

1. Assessment

Phase I ESA: Site visit, research property history, evaluate regulatory considerations

Phase II ESA: If a potential release occurred, determine nature and extent of impacts

Asbestos and lead-based paint surveys in buildings

If impacts are found, evaluate cleanup options

2. Cleanup

Secure funding for cleanup / environmental restoration

Select cleanup contractor

Remediate contamination

3. Redevelopment

Consider public and economic improvements in reuse options

Solicit public input

Review proposed redevelopment designs

Redevelopment construction

Opportunities

Redeveloping brownfields can provide important public benefits:

- Provide jobs close to where workers live;
- Increase local tax revenues;
- Improve community image and appeal;
- Provide new spaces for residential, commercial, and industrial development;
- Utilize existing infrastructure; and
- Reduce health risks to communities by cleaning up contaminated sites.

Source: University of Wisconsin–Madison/Extension and Wisconsin Department of Natural Resources



PROJECT SCOPE

US EPA Community-Wide Assessment Grant

Project Overview

The Rome Floyd County Development Authority (RFCDA) was awarded a Brownfields Assessment Grant, also known as the Cooperative Agreement, from the U.S. Environmental Protection Agency (EPA). The grant provides funds for environmental assessments of potentially impacted properties to prepare them for redevelopment, and funds for development planning. Grant activities include:

Task 1: Grant Management

Manage grant activities and reporting according to EPA requirements.

Task 2: Community Engagement

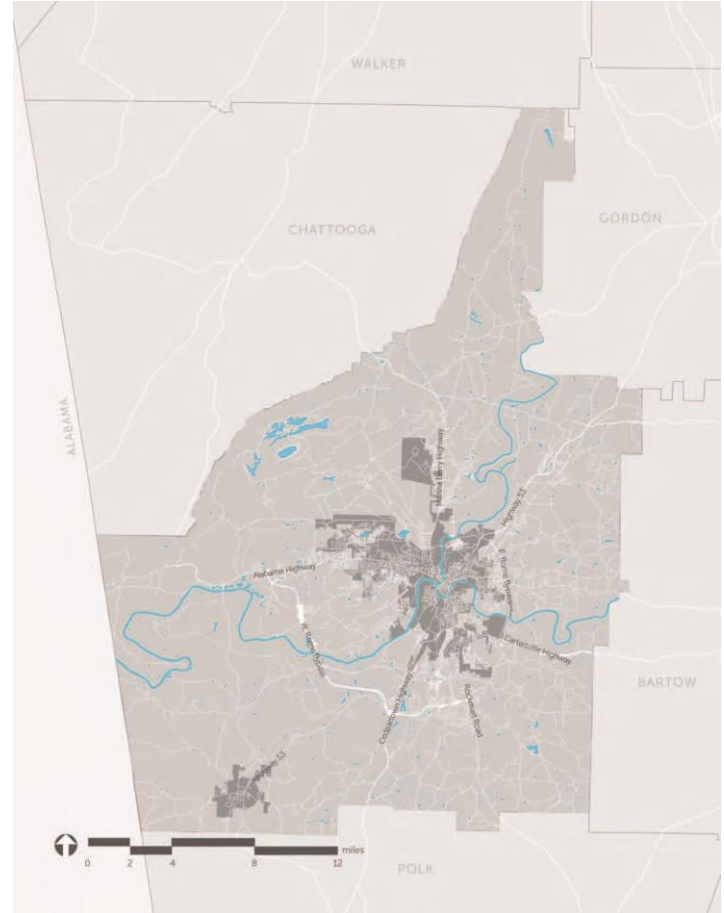
Have meetings to engage and solicit input with area residents and stakeholders regarding assessment and redevelopment projects.

Task 3: Environmental Site Assessments

Develop inventory of brownfield sites.
Conduct environmental assessments of selected brownfield sites in preparation for redevelopment.

Task 4: Cleanup & Reuse Planning

Develop cleanup plans for sites where impacts were identified.
Evaluate property redevelopment options.



EPA Brownfield Assessment Grant Tasks



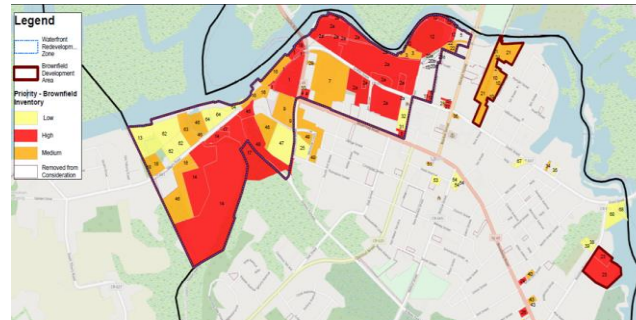
Community Engagement

Encourage community input and participation in grant process



Environmental Assessments

Phase I and II Environmental Site Assessments (ESA)
Develop Brownfield Site Inventory



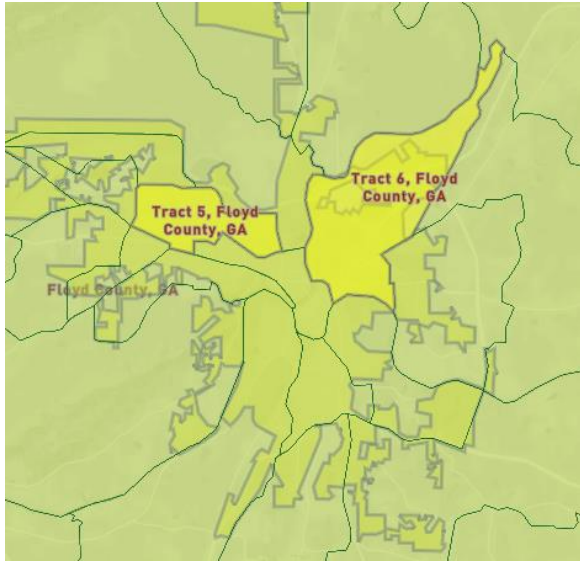
Cleanup and Redevelopment Planning

Evaluate site cleanup steps
Plan for best reuse options

RFCDA PRIORITY SITES



RFCDA Brownfield Grant Target Area



North Rome

- Floyd County Census Tracts 5 and 6
- Approximately 8 square miles
- Historically African American Five Points business district and Blossom Hill neighborhood
- Bisected by the Norfolk Southern Railroad and the Oostanula River



Priority Site 1: Battey Business Complex, formerly NW GA Regional Hospital Campus

- Vacant 132.5-acre campus, located approx. 2 miles northwest of downtown.
- Consists of 66 structures including a main hospital, ancillary medical and administrative offices, housing.
- Closing in 2011 led to a loss of approx. 700 jobs



Priority Site 2: Former O'Neill Manufacturing Company

- 9-acre tract off Anderson Street in North Rome
- Treated and manufactured custom wood products until it closed in 2000
- 6,242 residents live within a mile; school and park nearby

Batley Business Complex

- Originally developed by US Army during WWII as a tuberculosis hospital. Property was transferred to the state of Georgia in 1946 to continue TB treatment, and in later years as a general regional hospital. In the 1970s, it was redeveloped as a mental health treatment facility.
- Potential environmental concerns from historical operations included asbestos-containing building materials, lead-based paint, gasoline and diesel use and storage, auto maintenance activities, and small amounts of hazardous materials used during operations.
- Assessments completed to date include:
 - Regulatory and historical document review
 - Asbestos and lead-based paint surveys
 - Soil and groundwater assessments in targeted areas
- Findings include:
 - Minimal areas of impacted soil
 - No impacted groundwater
 - Asbestos and lead paint that will require abatement/removal before building demolition or renovation



Batley Business Complex Redevelopment

- Funding for initial redevelopment activities provided by HUD grant
- Abate/remove asbestos and lead-based paint inside buildings
- Evaluate clean-up options for minor areas of soil impacts
- Demolish and/or renovate existing buildings for redevelopment



Former O'Neill Manufacturing Company

Priority Site #2 for RFCDA Assessment Grant

- Previous environmental assessments identified soil and groundwater impacts from facility's historical wood products manufacturing operations
- Grant funding allows for additional assessment to evaluate the current extent of impacts
- Grant funding also allows for evaluation of cleanup options, approaches, and costs
- Assessments in fall 2023 through winter 2024



WHAT'S NEXT?

A steel truss bridge spans across a river. The background is filled with trees showing autumn foliage in shades of yellow, orange, and red. The sky is a pale, hazy blue. The bridge's structure is dark, and its reflection is visible in the water below.

- Finish assessment activities at Battey Business Complex
- Conduct assessment activities at former O'Neill property
- Compile a brownfield inventory
 - Prioritize brownfield sites
 - Conduct additional Phase I and Phase II environmental assessments
- Continue public engagement activities through grant period

Brownfield Inventory Examples



Former auto maintenance /
gas station



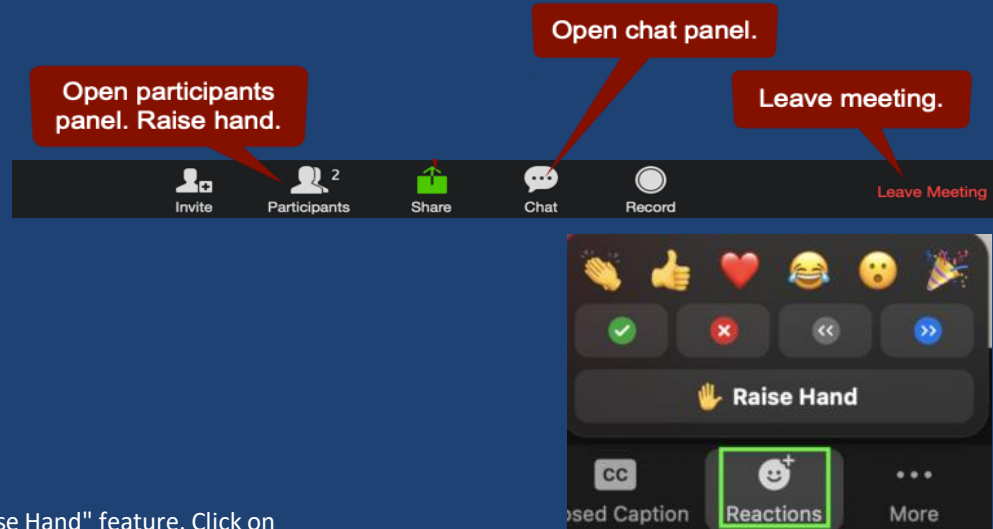
Vacant former commercial lot
in desirable location



Vacant commercial buildings

Do you know of any potential brownfield sites you can share with us?
Email location information to Missy or Jessica.

Q & A



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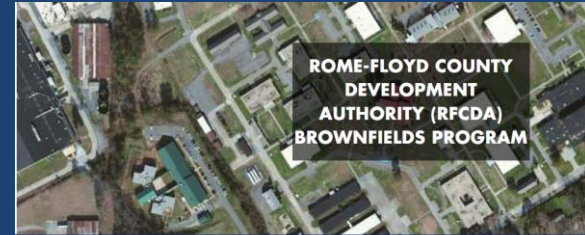
Q & A

Contact us at:

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missykendrick@developromefloyd.com

Jessica Turner – Ph. 470-890-3583 or
jturner@geiconsultants.com

Project Web Page:
<https://brsinc.com/romefloyd/>



Rome Floyd County Development Authority (RFCDA) in partnership with the City of Rome and Floyd County was awarded a grant from the USEPA to perform Brownfield Community Wide Assessment in the community. The RFCDA, with over 75 years of experience in economic development, will lead the project team and do its best to ensure success, creating jobs and improving environmental conditions for our community. The goal of these efforts is to maximize sustainable redevelopment of priority brownfield sites, bring jobs, and increase tax revenues.

WHAT IS A BROWNFIELD?

REAL PROPERTY, THE EXPANSION, REDEVELOPMENT, OR REUSE OF WHICH MAY BE COMPLICATED BY THE PRESENCE OR POTENTIAL PRESENCE OF A HAZARDOUS SUBSTANCE, POLLUTANT, OR CONTAMINANT. CLEANING UP AND REINVESTING IN THESE PROPERTIES PROTECTS THE ENVIRONMENT, REDUCES BLIGHT, AND TAKES DEVELOPMENT PRESSURES OFF GREENSPACES AND WORKING LANDS. (US EPA DEFINITION)

WHAT IS INVOLVED IN REDEVELOPING BROWNFIELD SITES?



THANK YOU

Contact us at:

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or missykendrick@developromefloyd.com

Jessica Turner – Ph. 470-890-3583 or

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ROME-FLOYD COUNTY DEVELOPMENT AUTHORITY (RFCDA) BROWNFIELDS PROGRAM

ROME-FLOYD DEVELOPMENT AUTHORITY

Rome-Floyd County Development Authority (RFCDA) in partnership with the City of Rome and Floyd County was awarded a grant from the US EPA to perform **Brownfield Cleanup, Risk Assessment** in the community. The RFCDA, with over 70 years of experience in economic development, will lead the project team and also is here to ensure success, creating jobs and improving environmental conditions for our community. The goal of these efforts is to facilitate sustainable redevelopment of priority brownfield sites, bring jobs, and increase tax revenues.

WHAT IS A BROWNFIELD?
REAL PROPERTY, THE EXPANSION, REDEVELOPMENT, OR REUSE OF WHICH MAY BE COMPLICATED BY THE PRESENCE OR POTENTIAL PRESENCE OF A HAZARDOUS SUBSTANCE, POLLUTANT, OR CONTAMINANT. CLEANING UP AND REDEVELOPING IN THESE PROPERTIES PROTECTS THE ENVIRONMENT, REDUCES BLIGHT, AND TAKES DEVELOPMENT PRESSURES OFF GREENSPACES AND WORKING LANDS. (US EPA DEFINITION)

WHAT IS INVOLVED IN REDEVELOPING BROWNFIELD SITES?

Revolving Fundamentals



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graph LR; A[Phase I ESA] --> B[Phase II ESA]; B --> C[Remedial Investigation]; C --> D[Remedial Action Plan]; D --> E[Remedial Action];
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Final Remedial Action Plan and Remedial Action