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zoom

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We value a diverse and inclusive environment. Please be respectful and considerate when interacting with others during the meeting.

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PUBLIC MEETING

Community-Wide Brownfield Assessment Grant

Friday, October 4, 2024





**ROME FLOYD
DEVELOPMENT
AUTHORITY**

WELCOME



**ROME FLOYD
DEVELOPMENT
AUTHORITY**

AGENDA

Welcome

Project Updates

Bathey Business Complex

O'Neill Site

Evans Site

Brownfield Inventory

Next Steps

Our RFCDA Assessment Grant Team



Missy Kendrick

President/CEO
Rome Floyd County 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**



EPA ASSESSMENT GRANT

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

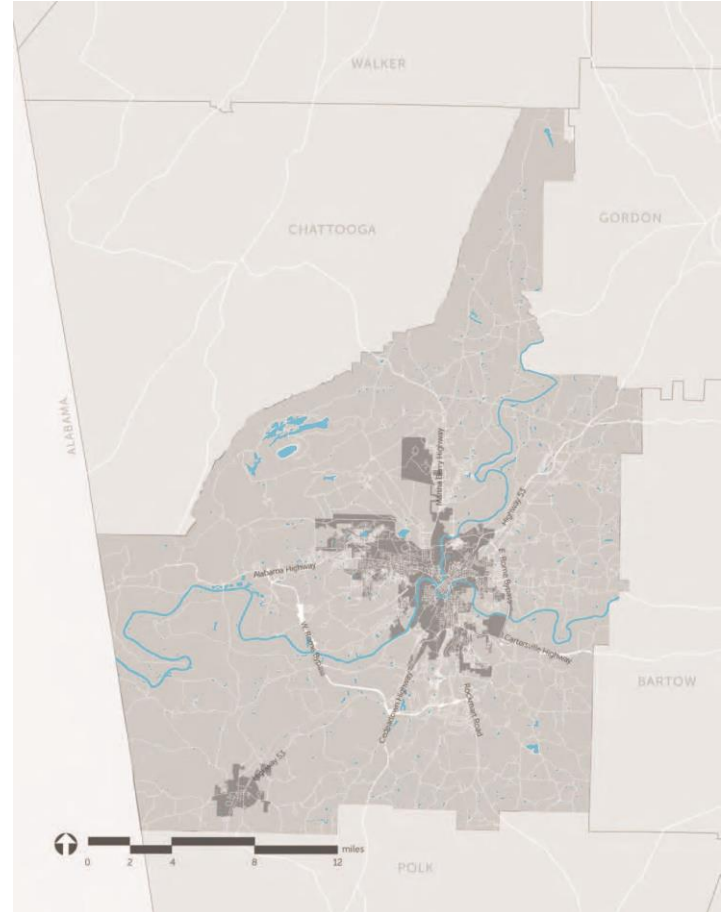
Develop inventory of brownfield sites.

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.



PROJECT UPDATES

Battey Business Complex
Former O'Neill Manufacturing
Evans Site

Batley Business Complex



Batley Business Complex



Batley Business Complex

April – September 2023: Initial soil and groundwater investigation and asbestos and lead-based paint survey

- Phase II Environmental Site Assessment of six areas of concern identified through review of site history and previous environmental reports
 - No soil impacts identified, except one area with shallow impacted soil surrounding six buildings constructed in 1940s from historic exterior lead-based paint.
 - Groundwater samples in areas investigated contained no impacts above regulatory levels.
 - Additional soil assessment to further evaluate lead impacts surrounding the six buildings with impacted soil.
- Asbestos and lead-based paint assessment to identify building materials that require abatement prior to demolition.

Batley Business Complex

Georgia Environmental Protection Division (EPD) Voluntary Remediation Program (VRP)

- December 2023 - RFCDA submitted VRP application for regulatory oversight of the area of lead impacted soil - additional assessment and remediation, as needed.
- June 2024 - EPD accepted the site into the VRP, and requested additional soil delineation and groundwater assessment to evaluate for lead levels
- August 2024 - Groundwater assessment with installation of six monitoring wells and additional soil delineation borings; results found no groundwater impacts. Soil was further delineated.



Batley Next Steps

Remediation

- Soil Removal
- Asbestos Abatement
- Building Demolition

Funding

- EPA
- HUD



Batley Redevelopment Planning

- Site Reuse Planning-Conceptual Site Plan



NORTHWEST GEORGIA REGIONAL HOSPITAL
DOCUMENTARY

ECHOES OF HOPE

ECHOES OF HOPE

THE GREATEST FOOTAGE YOU NEVER KNEW

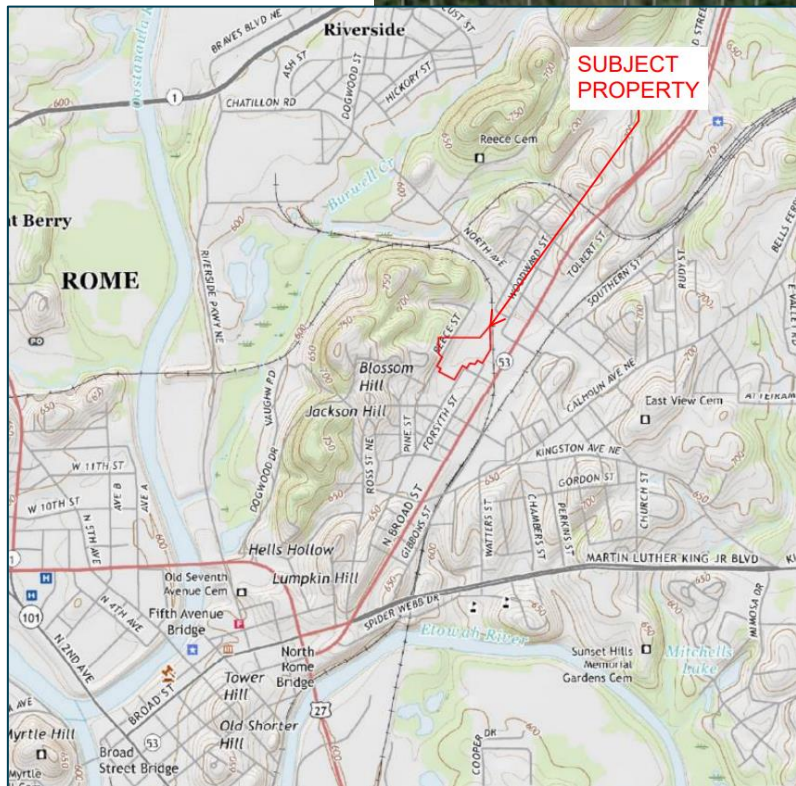
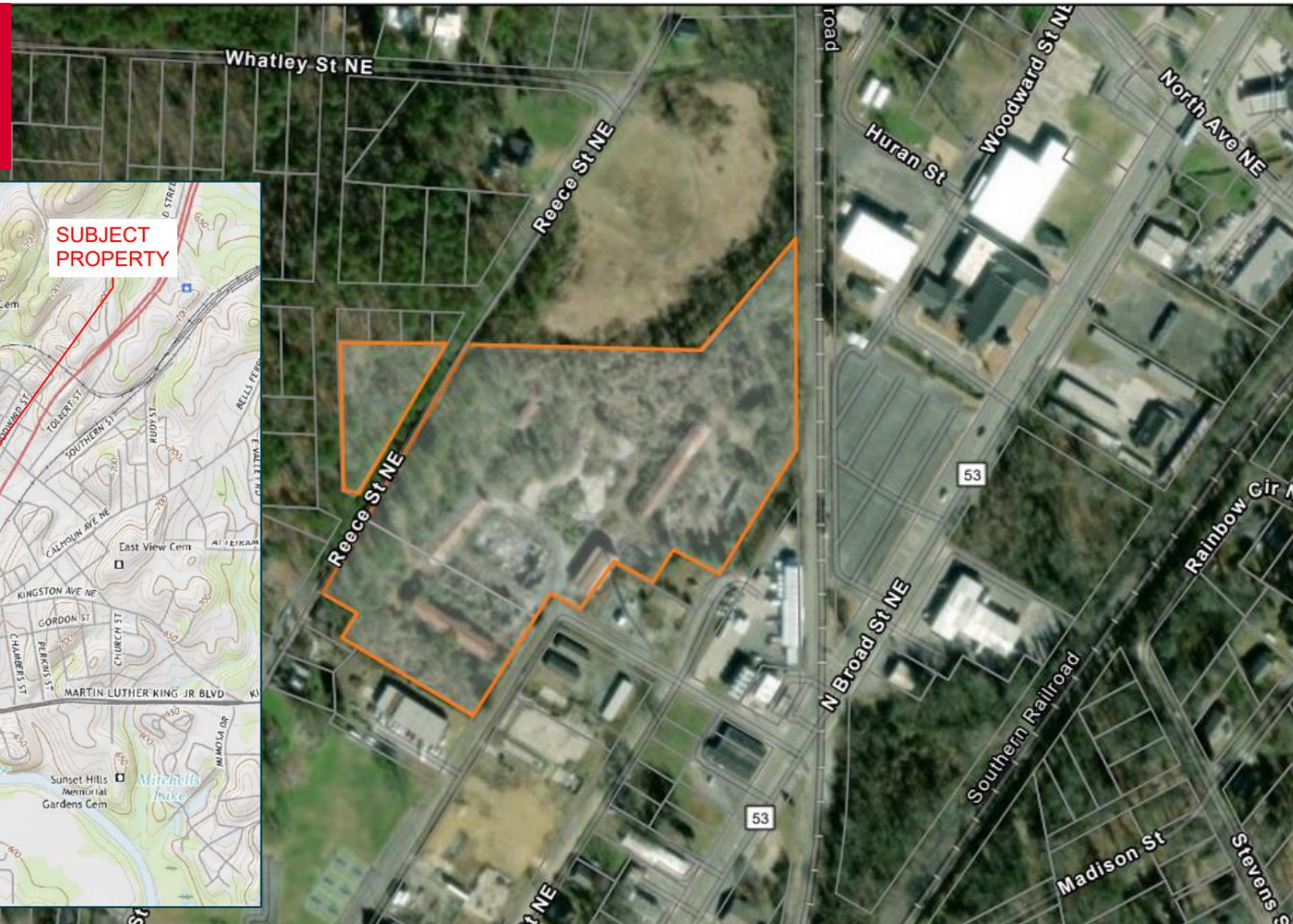


Together with Brand RED Studios, Rome Floyd County
Development Authority presents the stories of the significant
impact of NWGRH on Rome, Ga.

PREMIERING SPRING OF 2025

O'Neill Property - 9.40 Acres

**Former O'Neill
Manufacturing**



Former O'Neill Manufacturing Site

Phase I Environmental Site Assessment

- June 2024 – Site visit
 - Subject property overgrown and buildings in various states of deterioration
- Regulatory file review: extensive previous investigation and cleanup activities conducted by US EPA and Georgia EPD



Former O'Neill Manufacturing Site

Phase I Environmental Site Assessment - Findings

- Recognized environmental conditions (RECs) identified:
 - One area of soil impacted with lead not previously addressed
 - Potential groundwater impacts from on-site and off-site fuel tanks
 - Historic use of coal as power plant fuel – potential for disposal on-site
- Controlled REC identified:
 - Soil and groundwater remediation addressed many of the previous impacts to commercial standards – much of property is ready for redevelopment (non-residential)
- Business Environmental Risks (BERs) identified:
 - Environmental lien
 - Property listed on Georgia Hazardous Site Inventory (HSI)
 - Potential monitoring wells and water wells still present
 - Potential historic septic tank



Former O'Neill Manufacturing Site

Next steps for redevelopment

- Explore property acquisition by RFCDA
 - Address and/or negotiate environmental lien
- Additional site assessment activities
 - Limited soil and groundwater sampling
- Potential remediation/excavation of lead-impacted soil



Evans Site, Rockmart Road

4024 Rockmart Rd SE



Evans Site, Rockmart Road

Phase I Environmental Site Assessment

October 2024 - Site visit

- Approximately 58-acres of primarily wooded land
- Approximately 11-acres was formerly used as automotive and scrap metal junk yard (overflow lot for adjoining Evans Auto & Truck Sales)
- Historical and regulatory review in progress



Brownfield Inventory



Former auto maintenance / gas station



Vacant former commercial lot in desirable location

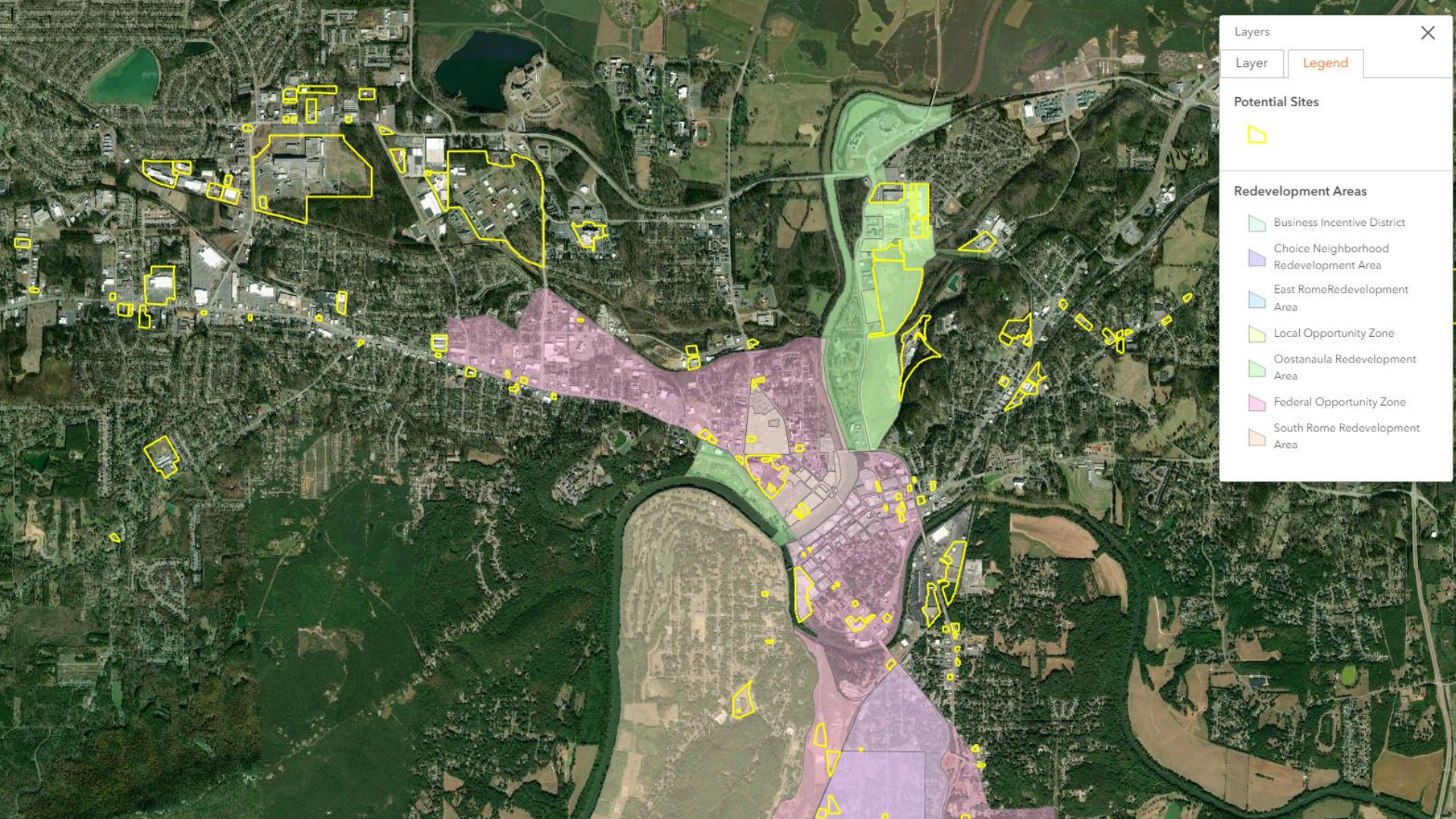


Vacant commercial buildings

Brownfield Inventory

- Use publicly available environmental records and tax data to identify sites that have the potential to be brownfields
- Mapping Data Included:
 - Tax Parcels
 - Watersheds
 - Development Zones
 - Flood Zones, etc.
- Publicly Available Environmental Records Included:
 - EPA Records – Facilities and Petroleum Tank Lists, Cleanups in My Community List
 - GA EPD – Hazardous Site Inventory, Brownfields Sites List, Voluntary Remediation Sites List, UST Corrective Actions List
- Create Database/Maps
- Prioritize Sites


☐	MF	Proposed Site Name	# P...	Site Total Acreage...	Parcels - Spat...	Zoning Name (from P...	Facility IDs	Open UST...	Closed UST ...
1		Bathey Business Complex	1	133.93	I13X015	Heavy Industrial			
2		O'Neill Manufacturing, Inc.	2	9.00	J13I241 J13I242	Light Industrial Light Indust	10002764	0	1
3		Evans Site	3	58.00	J16Z032	Heavy Industrial			
4		MURPHY USA #7041	999	1.00	K15X266A	Community Commercial	10000599	3	0
5		RYDER TRANSPORTATION SERVICES #0	999	4.20	I13Z006	Light Industrial	570006	0	6
6		KMART 7348	999	17.25	H13X252	Community Commercial	570077	0	1
7		J SUPPLY CO/MORGAN & HUNT OIL CO	999	5.00	H12Z706	Light Industrial	570093	0	1
8		DULANEYS MAGIC TOUCH CAR WASH IN	999	0.68	I13K238	Community Commercial	9057024	0	4
9		U-HAUL CENTER #77675	999	0.69	H13X312	Community Commercial	570087	0	1
10		FAVORITE MARKET #203	999	0.88	J14F156	Community Commercial	570257	0	4
11		CITY OF ROME MATHIS RD LANDFILL	999	0.20			570209	0	1
12		DIXIE STATION #909	999	0.66	K13Y231	Community Commercial	570240	0	4
13		FLOYD COUNTY PUBLIC WORKS	999	64.73	I15X009	Office Institutional	570176 570175	1, 1	5, 1
14		COOSA VALLEY TECHNICAL INSTITUTE	999	7.61	J15X235	Light Industrial	9057069	0	1
15		SMITH-EVANS LUMBER CO	999	1.00	J14M172A	Light Industrial			
16		FORMER GULF STATION	999	1.00	J15X141	Community Commercial	9057120	0	6
17		DEMPSEY TRUCKING CO	999	0.50	J13Y308	General Heavy Commercial	570067	0	3
18		GA DNR GAME MGMT/REG I	999	0.00			570088	0	2
19		ROME PEPSI COLA	999	7.20	L11W101	Heavy Industrial	9057090	0	2
20		CIRCLE K #2723522	999	1.00	J16X099	Community Commercial	570030	4	0
21		HANDY STORES (MARATHON)	999	1.00	H14X100	Community Commercial	10001901	2	0










Layers ✕

Layer Legend

Potential Sites

-  Potential Sites

Redevelopment Areas

-  Business Incentive District
-  Choice Neighborhood Redevelopment Area
-  East Rome Redevelopment Area
-  Local Opportunity Zone
-  Oostanaula Redevelopment Area
-  Federal Opportunity Zone
-  South Rome Redevelopment Area

WHAT'S NEXT?

- **Inventory Prioritization**
- **US EPA Community Assessment Grant Application FY25**




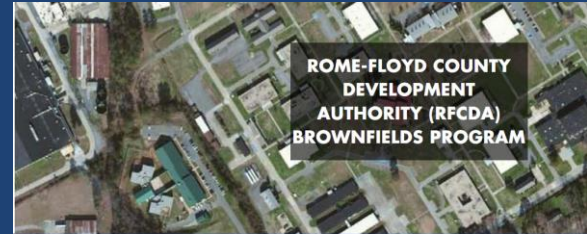
Q & A

Contact us at:

Missy Kendrick- Ph. 706-413-4213 or
missykendrick@developromefloyd.com

Jessica Turner – Ph. 470-890-3583 or
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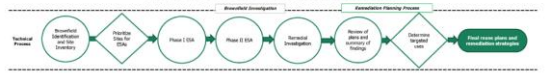


ROME FLOYD DEVELOPMENT AUTHORITY

Rome Floyd County Development Authority (RFCDA) in partnership with the City of Rome and Floyd County was awarded a grant from the 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?



```
graph LR; A[Traditional Property] --> B[Resource Identification and Site Characterization]; B --> C[Preparation Plans for EPA]; C --> D[Phase I ESA]; D --> E[Phase II ESA]; E --> F[Remedial Investigation]; F --> G[Remedial Action and Planning]; G --> H[Final Remedial Action]; I[Final Remedial Action and Construction Approval];
```

The flowchart illustrates the process of redeveloping brownfield sites. It starts with 'Traditional Property' leading to 'Resource Identification and Site Characterization', then 'Preparation Plans for EPA', 'Phase I ESA', 'Phase II ESA', 'Remedial Investigation', 'Remedial Action and Planning', and 'Final Remedial Action'. A separate path labeled 'Remedial Action and Planning' leads to 'Final Remedial Action and Construction Approval'.

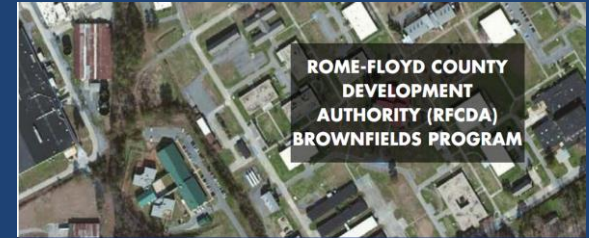
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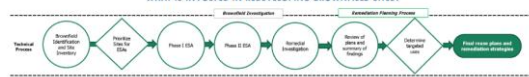


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The flowchart illustrates the process of redeveloping brownfield sites. It starts with 'Identify potential brownfield locations' (a circle), followed by 'Initiate Site for EIS' (a diamond), 'Phase I EIS' (a circle), 'Phase II EIS' (a circle), 'Brownfield Investigation' (a circle), 'Review of data and development of remedial plan' (a circle), 'Site owner negotiates terms' (a circle), and finally 'Final remedial plan and construction agreement' (a rounded rectangle). The first four steps are grouped under 'Brownfield Investigation', and the last three steps are grouped under 'Remediation Planning Process'. A 'Technical Process' label is on the left, and a 'Final remedial plan and construction agreement' label is on the right.