

# EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION

## COMMUNITY-WIDE BROWNFIELD ASSESSMENT GRANT

The EARPDC was awarded an EPA Community-Wide Brownfield Assessment Grant in 2021. Grant funds were used to identify brownfield sites; conduct Phase I and II Environmental Site Assessments; prepare economic impact studies and site reuse plans; prepare cleanup plans, and remove underground storage tanks... all at no cost to the property owners or developers. Funds were used in many communities in the EARPDC footprint, and the success of the program led to award of a second brownfield grant in 2024. Funds are available now!



### HIGHLIGHTS



#### Former Sinclair Gas Station

Step back in time at the revitalized Sinclair Social, a charming 1950s-style gas station in downtown Anniston now transformed into a vibrant indoor/outdoor entertainment venue. Prior to redevelopment of the venue, Phase I and II Environmental Site Assessments (ESAs) funded by the EARPDC grant identified the presence of underground storage tanks and impacts to soil and groundwater. These conditions required mitigation for the redevelopment to proceed, and the EARPDC technical team went to work to facilitate the removal and disposal of the tanks and impacted soils.

With the USTs safely removed, the former gas station now stands as a beacon of renewal, poised to ignite the redevelopment of the entire area. Come experience the perfect blend of nostalgia and modernity at the new Sinclair Social!

**Grant Award Amount (2021):** \$600,000

**Grant Award Amount (2024):** \$1,500,000



#### Former Avondale Textile Mill

In 2021, the EARPDC technical team facilitated the preparation of a Phase II assessment of the former 30-acre Avondale Textile Mill, uncovering contaminants such as semi-volatile organic compounds (SVOCs), petroleum, arsenic, and cadmium in the soil and groundwater. Cleanup strategies were developed, and the data was used to assist the site owner in planning the remediation and redevelopment of the site. The first phase of cleanup has been completed, and redevelopment plans have been crafted for the East Alabama Rural Innovation Training Hub (EARTH) a visionary mixed-use project, with significant funding secured from various sources.

Poised to redefine the region's economic and educational landscape, this transformative project has garnered widespread excitement and community support!

#### Brownfield Grant Outputs/Outcomes

- 8 Phase I ESAs & 6 Phase II ESAs completed
- Cleanup Plans and cleanup provided
- 141 acres restored for productive use
- The success of the program resulted in EPA award of as additional \$1.5M



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