

**Macon-Bibb County
EPA Community Wide Brownfield Assessment Program**

Grant Closeout Report

(also serves as final Quarterly Report for Quarter Ending September 30, 2018)

EPA Cooperative Agreement: BF-00D32515-0

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1. Background

This report was completed as the Grant Closeout Report for Macon-Bibb County's FY2015 EPA Brownfield Assessment grant BF-00D32515-0, and also serves as the project's Quarterly Report for quarter Ending September 30, 2018.

EPA Cooperative Agreement: The City of Macon is located in central Georgia and has been the county seat of Bibb County since 1822. The City thrived due to its location on the Ocmulgee River, which influenced its economy by shipping products along the river. Cotton became the mainstay of Macon's early economy. In the twentieth century, Macon grew into a prospering town in Middle Georgia, serving as a transportation hub for the entire state. Macon is currently the retail, medical, financial, educational, and cultural center of a still predominantly rural section of middle Georgia. According to the 2010 U.S. census, the population of Macon was 91,351, which was a decrease from the 2000 population of 97,255. This decreasing trend could be from a variety of factors, one of which may be attributed to the increasing development in the Metro Atlanta areas that has influenced residents of Macon to relocate to an area with a greater earning potential and additional housing options.

Based on the condition of Macon's downtown, and specifically the industrial area centered around Seventh Street, in 2011 the City of Macon (prior to forming the consolidated county government) adopted an urban redevelopment plan to address areas that have been chronically plagued by vacancy, disinvestment, and blight. There are significant tracts in this area of the city which have been vacant and underutilized for decades. In response to Macon-Bibb County's Brownfield Assessment FY2015 which was prepared by the Middle Georgia Regional Commission in late 2014, Macon-Bibb County was awarded \$400,000 by the US Environmental Protection Agency (EPA) to conduct community-wide assessments of Brownfield sites potentially contaminated with petroleum and/or hazardous substances.

By quantifying the environmental conditions in this area of Macon-Bibb County, the intent of the Brownfield Grant was to identify assemblages/tracts of land which can be certified as "shovel-ready" for industrial or mixed-use redevelopment. The remediation and redevelopment of Brownfield sites in this area would allow for the development of new, quality manufacturing jobs within walking distance of downtown. The sites selected for assessment under the grant were located within the Second Street Tax Allocation District ("TAD"). The TAD area consists of approximately 78.12 acres with 258 individual parcels in the downtown area along primarily Second Street and within three identified development sub-areas.

2. Consultant Selection

In December of 2015, Macon-Bibb County retained Resolute Environmental & Water Resources Consulting, LLC (Resolute), and Resolute's Principal Engineer, Keith J. Ziobron was designated Project Manager. Mr. Ziobron had managed numerous EPA funded Brownfield projects in both Georgia and New York. In August of 2017, Mr. Keith J. Ziobron joined Cardno, however he remained as the Project Manger working with Resolute under a legally binding subcontractor agreement. Macon-Bibb County oversaw Resolute's work, and ensured that their efforts were in compliance with federal regulations.

3. Project Goals

The County submitted a Work Plan that detailed goals and milestones to be completed with the grant funds. As stated in previous quarterly reports, the primary purpose of this project was to complete Phase I and II Environmental Site Assessments (ESAs) throughout the study target area in downtown Macon-Bibb County with the intent of gathering the environmental data necessary to either:

- a.) Establish that focus properties do not require remediation, or
- b.) Determine the extent and degree of impact so that appropriate use-based corrective action plans may be developed.

The data gathered enabled the County and the development community to understand the environmental and financial liabilities associated with the properties discussed later in this submission.

In keeping with the requirements of the EPA Brownfield Program, the County also acknowledged that a portion of the funding will be used for community outreach and cleanup planning.

As stated in the County's work plan for this project, Macon-Bibb County's goal was to accomplish the following over the life of the grant:

- Develop a Brownfield Site Index (BSI) of eligible, developable Brownfield sites in the target area.
- Work with the community to identify and secure access to up to ten eligible sites or site assemblages.
- Develop one (1) Generic Quality Assurance Plan (QAPP).
- Develop a focused Community Involvement Plan (CIP) that will facilitate extensive public outreach & community involvement with area residents, businesses, and other stakeholders.
- Complete up to 10 Phase I Environmental Site Assessments (ESAs).
- Develop up to 10 Site-Specific QAPP modules.
- Complete up to 10 Phase II ESAs.

The purpose of the funding was to gather information on contaminated properties within downtown Macon-Bibb and prepare for the eventual cleanup and redevelopment of these sites, with a particular eye toward promoting sustainable development practices in these areas.

3.1. Community Involvement, Site Selection, & Programmatic Activities

Community involvement was a foremost consideration in the downtown revitalization and master planning efforts, and Macon-Bibb County was committed to engaging community stakeholders throughout all phases of the project. This included working with a variety of community organizations as well as using Macon-Bibb County's vast array of outlets to the traditional and social media to promote participation in the planning process. Prior to the award of the grant, as a consolidated government formed in 2015, Macon-Bibb updated its urban redevelopment plan in a process that included re-identification of areas of need, engagement of the public through multiple public hearings, and an update of the plan to improve areas of slum and blight.

To facilitate site selection, and in preparation for the January 26, 2016 community meeting, Resolute and Sixpitch, an urban planning firm headed up by Ryan Gravel, developer of Atlanta's Beltline concept, met with the County and visited the subject area of the community and produced a redevelopment Strategy memo which was issued on January 17, 2016. This memo presented four redevelopment strategies which have been utilized to drive site selection activities, and is included as Appendix A.

A major component of redevelopment in downtown Macon-Bibb County is the existing master plan for revitalization of the Second Street corridor. During an extensive citizen feedback process in 2012 and 2013, many residents of the City of Macon and Bibb County expressed their desire for a pedestrian and bicycle-friendly downtown area with ample trees and greenspace that would also preserve existing neighborhoods. Macon-Bibb County responded with a plan to make Second Street a complete street with large sidewalks, bicycle lanes and a new streetcar to aid in downtown transportation. An additional component of the plan was to develop Mid-City Square, a new park surrounded by mixed use development, where abandoned car dealership sites that are likely contaminated with petroleum persist.

In the FY2015 Brownfields Assessment Grant Application, the City highlighted the importance of public involvement. A Task Force was set and made up by representatives of the community and the project. The Macon-Bibb Brownfield Committee included Julie Moore, Regina Sweeny, Wanzina Jackson, Josh Rodgers Alex Morrison, and Marlon Baldwin (Macon-Bibb), Greg Boike (Middle Georgia Regional Commission), and Art Barry (commercial real estate broker), and Michael Kruger (business owner).

- The City developed a Community Engagement Plan to guide public participation and community involvement activities.
- The City conducted 8 Brownfield Task Force meetings on January 26, 2016, December 8, 2016, April 11, 2017, May 30, 2017, July 12, 2017, September 28, 2017, January 11, 2018, and April 3, 2018.
- The Mayor issued an outreach letter, on April 24, 2017 as included as Appendix B.

4. Q3 Progress Summary

During Q2 of 2018, the following action items were taken under the grant:

- Initiation and finalization of Phase I ESAs relative to the following properties:
 - Third-Pine & MLK Assemblage (ACRES ID Number: 237395)
 - 1217 Martin Luther King Jr. Boulevard, 1223 Martin Luther King Jr. Boulevard, and 1216 Third Street (ACRES ID Number: 236034)
- The Phase II ESA of the 1217 MLK, 1223 MLK, and 1216 3rd street sites found residual contamination in ground water, exceeded the standards. As a result, the exceedances were reported to GA EPD's HSRA program. Preliminary ranking indicates that the site will likely not be listed on the Hazardous sites inventory. The EPD is in the process of reviewing the matter. The Phase II ESA Report will be finalized upon issuance of the agencies ruling.

5. Site Inventory & Assessment

Following the first Community Information meetings, the Consultant focused its efforts on developing first a “broad brush” and finally a focused Brownfield Site Index (BSI), as included as Appendix C. These efforts were summarized on a memo to the county dated January 28, 2016, and were discussed in a meeting with Julie Moore, Clay Murphey, and Mayor Robert Reichert on February 5, 2016. The sites on the focused BSI were approved by the County and a formal eligibility determination document was prepared and submitted to EPA for formal Approval on March 14, 2016. Approval to proceed with the recommended Phase I work was obtained from EPA on March 21, 2016. Assessment activities for the sites are discussed further in the next section. The subject properties were selected for assessment at the request of the current owners following outreach by the County and Resolute.

5.1 Phase I Environmental Site Assessments

The County completed 13 Phase I ESAs (encompassing 27 parcels and approximately 28.6 acres) during the project period, as shown on Figure 1.

Former Transco Railcar Site

The Phase I was completed on November 11, 2016. This 2.25-acre property has no current use and is operationally vacant. It contains remnants of former buildings, a coal chute, and defunct remediation equipment. A corrective action program that is ongoing at the site, which includes monitored natural attenuation of a volatile organic compound (VOC) plume, and the manual removal of light non-aqueous phased liquid (LNAPL) plume. In addition, there are four areas on the property where lead contaminated soil remains above state cleanup criterial/risk reduction standards. Removal of this material was limited by the adjacent railroad properties or municipal roadways. Additionally, there is a roughly 1,000 gallons above ground storage on site where accumulated oil/LNAPL is stored. The tank is filled to roughly 75% capacity and is not provided with secondary containment. This property is one of the main target redevelopment sites for the County, however, it is currently listed in the Hazardous Site Inventory and therefore not eligible for further Phase II ESA using the grant funds. This property remains as one of the main focus areas for redevelopment in the future.



Former Bibb Mill Properties



The Phase I was completed on March 8, 2017. The Former Bibb Mill Properties are comprised of address 201 & 155 Coliseum Drive. 201 & 155 Coliseum each have a building located on the property. 201 Coliseum Drive is 3.75 acres in size and has a brick structure that is approximately 22,320 square feet and four floors. There is no process equipment remaining in the building. 155 Coliseum is 7.85 acres in size and has a building that is approximately 40,288 square feet. There is an area covered by a concrete pad where a building or portion of the existing building once stood. The properties are currently unused. The 155 Coliseum Drive is being used for the storage of wood and other miscellaneous items. 201 Coliseum Drive is occupied by the smaller but taller

of the two buildings. It is empty and is not currently being used for any purpose. In addition, standing water has accumulated with the building's basement. Additional information regarding this property is provided in the Phase II Environmental Site Assessment Section of this report.

Macon Telegraph Assemblage



The Phase I was completed for the Macon Telegraph Assemblage on January 20, 2017. The site includes four parcels, including: 120 Broadway, 139 Broadway, 415 Walnut Street, and 179 Fifth Street, totaling approximately 4 acres in size.

The 140,000± ft² three-story former Macon Telegraph newspaper office/distribution building with basement is the main site feature. The building was used to produce newspapers until April 2009, and was retained as office space for the Telegraph until 2011 when its remaining employees vacated and the property was incorporated as an asset of the company pension plan. The main building HVAC is a central, electric unit powered by Constellation Natural Gas.

A former fueling station used by Macon Telegraph in the Broadway parking lot at Walnut Street is another significant site feature. The eastern portion of the basement level of the main building (facing MLK Jr Blvd) is used by a contractor independent of the Telegraph as a distribution center for the newspaper. Macon Telegraph plans to retain the space as a distribution center until the building is sold. The fueling station in the Broadway parking lot at Walnut Street is formerly occupied and is surrounded by an abandoned vapor extraction/air sparge and groundwater treatment system.

Additional information regarding this property is provided in the Phase II Environmental Site Assessment Section Below.

306 Terminal Avenue



The Phase I was completed on July 5, 2017. 306 Terminal Avenue is an empty lot that is enclosed by a chain-link fence with barbed wire. The parcel is approximately 1.73 acres in size. Railroad tracks run to the West of Terminal Avenue. To the East of 6th Street is 137 Mulberry Street where an additional Manufactured Gas Plant was located. During the site visit, two barrels and 3 totes were in the Northeast corner of the property containing non-hazardous purge water. Behind the containers there is a small retention pond located outside of the chain-link fence that surrounds the property. The site is currently vacant but during the site visit it was being used as a parking area for the International Cherry Blossom

Festival. The site and adjacent parcels have undergone remediation. There are monitoring wells on adjacent properties and along the border of the subject property. The Macon-Bibb County Urban Development Authority is potentially interested in acquiring the subject parcel. It is recommended that the property be entered into the Georgia Brownfield Cleanup Program prior to purchasing the site.

427 Eighth Street

The Phase I was completed on January 10, 2017. This 0.55-acre parcel includes an office/warehouse building that is approximately 9,600 square feet. A portion of the site is currently rented by a battery distribution company. A decommissioned rail siding is located adjacent and west of the property. This property is one that encompasses the city block of Eight Street, Lower Poplar Street, Seventh Street, and Lower Cherry Street. This location is one of the top priorities for redevelopment for the City.



364 Hazel Street



The Phase I was completed on March 30, 2018. This 0.12-acre parcel is currently undeveloped and unoccupied. The site has historically been used as a residential property. Numerous Recognized Environmental Concerns (RECs) were observed on this property, most notably a historic dry cleaner adjacent and upgradient of the site. However, a Phase II ESA was not performed using the grant fund. The owner was notified of the RECs. This property is located on an undeveloped portion of Macon, and across the street from a property recently purchased by Macon Water Authority.

185 Lower Cherry Street

The Phase I was completed on January 20, 2017. This 0.36-acre parcel is currently unoccupied with no structures. A decommissioned rail road track bed is located adjacent and west of the property. This property is one that encompasses the city block of Eight Street, Lower Poplar Street, Seventh Street, and Lower Cherry Street. This location is one of the top priorities for redevelopment for the City.



190 Lower Bay Street



The Phase I was completed on September 1, 2017. This 0.94-acre parcel contains a 7,000-square foot warehouse building which previously operated as a wholesale and distribution of HVAC products. Mr. Art Barry, a member of the Macon-Bibb County Brownfield working group, purchased the site on October 13, 2017. Additional information regarding this property is provided in the Phase II Environmental Site Assessment Section Below.

112 & 1280 Lower Poplar Street

The Phase I was completed on March 30, 2018. This site is composed of two separate parcels, one 0.41-acre property (180 Lower Poplar Street), and one 2.61-acre property (112 Lower Poplar Street), totaling approximately 3.02 acres. There are no structures on the property. The subject property is located in downtown Macon, surrounded by current and former warehouses and the Conagra Flour Mill. The 112 Lower Poplar Street portion of the site was a previous junk dealer/salvage yard property between the years of 1951 and 1969. During the site reconnaissance, several small piles of minor scrap metal were observed on the ground surface in the central portions of the site. However, a Phase II ESA was not performed using the grant fund. The owner would not allow permission to conduct a Phase II ESA until there was a contract in place for the sale of the property to the County. These properties are part of the city block of Eight Street, Lower Poplar Street, Seventh Street, and Lower Cherry Street. This location is one of the top priorities for redevelopment for the City.



1047 Martin Luther King Jr. Boulevard

The Phase I was completed on August 31, 2017. This 0.41-acre site is a previous auto detailing and gasoline station property, which operated/utilized three (3) 3,000-gallon gasoline Underground Storage Tanks (USTs) from 1948 to 1991. There is one approximately 1,400 square foot building located on the property which consists of an auto detailing garage, and unoccupied offices, in addition to concrete parking. The office and former auto repair facility portions of the subject property are being used as storage for household items such as vacuums, work benches associated with the garage, and other non-environmentally hazardous materials. During the site visit, one un-marked drum was also found in outside of the building, with approximately 30 gallons of oil/water mixture inside. The property owner is interested in selling the property in the future. Additional information regarding this property is provided in the Phase II Environmental Site Assessment Section below.



1217 Martin Luther King Jr. Blvd, 1223 Martin Luther King Jr. Blvd, and 1216 Third Street



The Phase I was completed on May 29, 2018. The site is an assemblage of three properties including; 1217 Martin Luther King Jr. Blvd, 1223 Martin Luther King Jr. Blvd, and 1216 Third Street, totaling approximately 0.23 acres in size. There are no structures currently located on the properties. A concrete slab from the previous foundation of a structure remains on the 1217 Martin Luther King Jr. Blvd property. The 1223/1217 MLK parcels were used commercially since the 1950s as a grocery store, restaurant, and autobody shop until associated structures were demolished and abandoned in the 2000s. The 1216

Third Street parcel was residential until being vacated in the 1980s. There is a historic dry cleaner adjacent and side gradient of the site. The owner is interested in selling the properties as residential properties. Additional information regarding this property is provided in the Phase II Environmental Site Assessment Section Below.

513 Plum Street

The Phase I was completed on March 30, 2018. This 0.41-acre contains three connected structures, one 2,034 square-foot building and one 2,340 square-foot building both built in 1910, and a 7,996 square-foot building (bar or tavern) built in 1980, totaling 12,370 square-feet. a previous auto detailing and gasoline station property, which operated/utilized three (3) 3,000-gallon gasoline Underground Storage Tanks (USTs) from 1948 to 1991. The property is currently used as an event center or ballroom which hosts weddings and events, and prior to that, was most recently used as an auto repair facility.



There is a full, industrial-sized kitchen in the northern portion of the main ballroom, and men's and women's restrooms in the eastern portion, along with office space. Two of the buildings within the property are used as storage rooms, housing common house-hold items such as vacuums, office furniture, various boxes, and clay roofing tile. Numerous RECs were observed, including the historical use of the site as an auto repair facility and historic dry cleaners and filling stations in the surrounding areas, upgradient of the site. However, a Phase II ESA was not performed using the grant funds, due to the owner not allowing access to perform additional assessment outside of a Phase I ESA.

Third-Pine & Martin Luther King Jr. Boulevard Assemblage



The Phase I was completed on June 6, 2018. The site spans eight addresses, 724 Third Street, 454 Pine Street, 444 Pine Street, 745 Martin Luther King Jr. Blvd, 701 Martin Luther King Jr. Blvd, 455 Pine Street, 431 Pine Street, 753 Martin Luther King Jr. Blvd, totaling 2.98-acres in size. There are several structures on the property, which include a commercial bus garage and maintenance facility (Trailways and CH Bus Lines), radiator repair shop (Ben's Macon Radiator), a 5-story parking garage, a bus storage building, and a building which was historically a gasoline service station.

The Phase I was conducted at the request of a prospective purchaser and developer, Mr. Lee Alexander. The plans for future development at the property includes large scale mixed retail/residential space. This is a highly sought-after location in downtown Macon, which will revitalize the area and promote future growth. Numerous RECs were observed during the Phase I, including historic gasoline stations, historic dry cleaners, historic auto repair facilities, and a washing station in the radiator repair facility. Additional information regarding this property is provided in the Phase II Environmental Site Assessment Section Below.

5.2 Phase II Environmental Site Assessments

Prior to initiating Phase II ESAs, the County drafted a Generic Quality Assurance Project Plan (QAPP) dated March 2018. The Generic QAPP was approved by the EPA on. Prior to initiating Phase II ESA field activities, Site Specific QAPPs were generated for each property and approved by the EPA. The County completed six (6) Phase II ESAs at the following properties, as shown on Figure 1:

Bibb Mill

The Site, approximately twelve acres in size, has an industrial class code and is bounded by office buildings to the North, Coliseum Place and a railroad to the East, I-16 and the Ocmulgee River to the South, and Coliseum Drive/US-80 to the West. The 40,000 square foot single-story structure on the 155 Coliseum Drive parcel is currently being used for the storage of wood and other miscellaneous items is the main Site feature and is formerly part of the Bibb Manufacturing Company Mill. No process equipment remains in this structure. The same is true for the unoccupied 22,000 square foot four-story Site building on the 201 Coliseum Drive parcel,



which is also a remnant of the mill. It is believed that the mill last operated during the late 1970s or early 1980s.

Adjacent properties to the north include both the Office of Secretary of State Professional Licensing Boards Division and a medical office complex, Macon GYN/OB to the east, the Ocmulgee River to the south, and both the Macon Centreplex Coliseum and the Macon Marriott City Center hotel to the west. RECs identified in the Phase I ESA included a pile of broken fluorescent lightbulbs, at least five underground storage tanks abandoned in place, several historical automotive repair shops/filling stations and dry-cleaning operations located in the immediate vicinity of the site, and historical site operations located in the areas of the facility building where petroleum or chemicals were likely used. Field activities were completed at the property in July 2017. Field activities included installation and sampling of eleven (11) soil boring, and installation and sampling of six (6) permanent monitoring wells.

Results of the Phase II ESA revealed impacted soil at the site exceeding action levels, with benzene and 4-chloroaniline above the Georgia EPD Hazardous Site Response Act (HSRA) Notification Criteria (NC). Pursuant to Georgia Rule 391-3-19-.04, Resolute submitted a HSRA Notification Report on September 5, 2017 for the VOC and SVOC soil detections which were greater than their applicable HSRA NCs. EPD formally recommended to not list the Site on the Hazardous Site Inventory, as shown in Appendix D. Since the EPA Vapor Intrusion Screening Level (VISL) calculator does not use soil analytical data as an input parameter due to the inherent unpredictability of preferential vapor pathways through soil, Resolute recommended one (1) soil sample be collected from the same location as the exceedance, analyzed for Benzene. This recommendation applies only if the Owner or future purchaser of the Site plans to make use of the empty asphalt lot currently overlying the boring with a new building.

Additionally, elevated background levels of metals were detected in soil beneath the fluorescent lightbulb area. The crushed bulb materials and visibly impacted soils (glass present) should be excavated, characterized, containerized, and offered for disposal at a permitted disposal facility per state and federal rules and regulations. A future purchaser of the Site may want to consider applying for entry into the Georgia State Brownfield Program.

190 Lower Bay Street



190 Lower Bay Street is a vacant warehouse that was previously used for wholesale and distribution of HVAC products. The site consists of an approximately 0.94-acre property. There is one warehouse structure located on the property, 5,000 square-foot building constructed in 1967 with a 2,000 square-foot building addition built in 1997, totaling 7,000 square-feet. There are no additional structures on the subject property. The site also contains greenspace including trees, grass, and low-growing vegetation. Adjacent properties include: a Railroad line, and Boral Bricks farther to the northeast; a Railroad line, 11th Street

Landfill and Walker Swamp Road to the east; the American Wholesaler and Supply Warehouse building to the south; and Benton Global, Osan Petroleum, and City of Macon Vehicle Maintenance to the west. A REC was identified in the Phase I ESA which included a petroleum distribution company that has been operating since the 1950s until present day approximately 1,700 feet upgradient of the site. Field activities were completed at the property on September 22, 2017. Field activities included installation and sampling of two (2) soil borings, and installation and sampling of one (1) temporary groundwater well.

Results of the Phase II ESA revealed no detections in soil and groundwater above the action levels. Resolute recommended no further assessment with regards to the environmental condition of the site.

Macon Telegraph

The Site, approximately four acres in size, is commercially developed in Central Business District 1 (CBD-1) zoning classification and is bounded by Riverside Drive to the north, Martin Luther King Jr Boulevard to the east, Walnut Street to the South, and 3rd Street Lane to the west. The 140,000 square foot three-story former Macon Telegraph newspaper office, distribution, and printing building with basement is the main Site feature. The building was used to produce newspapers until April 2009, and was retained as office space for the Telegraph until 2011 when its remaining employees vacated and the property was incorporated as an asset of the company pension plan.



A former fueling station containing an abandoned soil vapor extraction (SVE), air sparge, and groundwater treatment system previously used by Macon Telegraph in the Broadway parking lot at Walnut Street is

another significant Site feature. Adjacent properties include Macon Machine Shop to the south of the main building, Marathon Gas to the east of the MLK Jr Blvd parking lot, former Saf-T-Oil filling station to the south of the MLK Jr Blvd parking lot, One Hour Valet dry cleaners to the south of the former fueling station, the Bibb County Tag Office to the west of the former fueling station, and Macon Occupational Medicine to the west of the Riverside Drive parking lot. RECs identified in the Phase I ESA included a former auto repair shop on the Riverside Drive parking lot, the site's former status as a freight station, and artifacts from the main building's historical use as a publishing company including black staining & concrete rubble in the press room and adjacent ink room, standing sump water, and the presence of chemicals associated with newspaper production. Field activities were conducted in May 2017. Field activities included installation and sampling of thirteen (13) soil borings, and installation and sampling of eight (8) permanent monitoring wells.

Results of the Phase II ESA revealed impacted groundwater at the site exceeding action levels, with 1,2-dibromo-3-chloropropane, tetrachloroethene, trichloroethene, and styrene above the Georgia EPD HSRA Type I Risk Reduction Standards (RRS). Pursuant to Georgia Rule 391-3-19-.04, Resolute submitted a HSRA Notification Report on June 22, 2017 for the VOC groundwater detections which were greater than their applicable HSRA RRSs. EPD formally recommended to not list the Site on the Hazardous Site Inventory, as shown in Appendix D. Based on the VOC groundwater analytical detections, there is an elevated vapor intrusion risk and Resolute recommend an additional Vapor Encroachment Screening (VES) in accordance with ASTM 2600 to further assess the presence of Vapor Encroachment Conditions (VEC). Additionally, the inventoried containerized materials should be characterized and offered for disposal at a permitted disposal facility, in accordance to state and federal rules and regulations. A future purchaser of the Site may want to consider applying for entry into the Georgia State Brownfield Program.

1047 Martin Luther King Jr. Boulevard



The Site, approximately 0.4 acres in size, is bounded to the north by Hawthorne Street, followed by three former businesses: a farmers' market, a dry cleaner, and a battery repair & oil warehouse. The site is also bound by Martin Luther King Jr. Blvd (also known as Broadway), followed by Macon-Bibb County Water Sewage facility to the east; a former garage and a former service station to the south; and residential properties to the west. The site currently includes one 1,400 square-foot building which consists of a former auto detailing garage and unoccupied offices, located on the property. The property was most recently used

as an auto detailing facility; however, according to the owner and current car wash tenant, the auto detailing business is no longer in operation. RECs identified in the Phase I ESA included the site previously operating as a gasoline service station and auto service station, which operated/utilized three 3,000-gallon gasoline Underground Storage Tanks (USTs) from 1948 to 1991, one 55-gallon drum with

approximately 30-gallons of oil/water mixture with adjacent oil staining, historic on site oil warehouse and battery repair shop, and historic auto repair facilities and dry cleaners in the adjacent areas. Field activities were completed at the property in November 2017. Field activities included installation and sampling of ten (10) soil borings, and installation and sampling of five (5) permanent monitoring wells.

Results of the Phase II ESA revealed no detections in soil and groundwater above the action levels under the EPS HSRA program. Detections were found in soil and groundwater for petroleum constituents such as benzene and naphthalene in groundwater, and gasoline range organics/diesel range organics in soil. However, these are related to the previous USTs and therefore would not be regulated under the HSRA program. Resolute recommended that a letter report be prepared and sent to the EPD USTMP requesting an NFA status be issued to the subject property in response to this release, due to the lower groundwater susceptibility area and low concentrations of petroleum constituents found in soil and groundwater. Additional Vapor Encroachment Screening (VES) in accordance with ASTM 2600 to further assess the presence of Vapor Encroachment Conditions (VEC) is also recommended.

1217 Martin Luther King Jr. Blvd, 1223 Martin Luther King Jr. Blvd, and 1216 Third Street

The Site, consisting of three (3) adjoining parcels totaling approximately 0.23 acre in size, is bounded by a church and ABC Liquor retail store to the north, Martin Luther King Jr. Blvd. and a commercial vacant land to the east, currently undeveloped properties to the south, and residential area to the west. There are no structures currently located on the properties. A concrete slab from the previous foundation of a structure remains on the 1217 Martin Luther King Jr. Blvd property. The property is currently vacant, and the parcels were used commercially around the 1950s as a grocery store, restaurant, and autobody shop until both locations were demolished and abandoned in the 2000s. RECs identified in the Phase I ESA included a historic dry cleaner and historic autostration adjacent and east of the site, which operated for nearly 55 years, and another historic dry cleaner southeast of the site. Field activities were conducted on July 31, 2018, and included installation and sampling of three (3) soil borings, and installation and sampling of three (3) temporary groundwater wells.



Results of the Phase II ESA revealed impacted groundwater at the site exceeding action levels, with tetrachloroethene, and trichloroethene above the Georgia EPD HSRA Type I RRSs. Pursuant to Georgia Rule 391-3-19-.04, Resolute submitted a HSRA Notification Report on September 14, 2018 for the VOC groundwater detections which were greater than their applicable HSRA RRSs. EPD formally recommended to not list the Site on the Hazardous Site Inventory, as shown in Appendix D.

Based on the VOC groundwater analytical detections, there is an elevated vapor intrusion risk and Resolute recommend an additional Vapor Encroachment Screening (VES) in accordance with ASTM 2600 to further assess the presence of Vapor Encroachment Conditions (VEC). This recommendation applies only if the Owner or future purchaser of the Site plans to develop a new building on any of the three parcels (1217 MLK, 1223 MLK, and 1216 Third Street). A future purchaser of the Site may want to consider applying for entry into the Georgia State Brownfield Program.

Third-Pine Assemblage

The Site, consisting of three separate and adjoining addresses, 724 Third Street, 455 Pine Street, and 431 Pine Street Macon, totaling approximately 1.16 acres in size, is bounded by an unoccupied former commercial property and auto repair shop to the north, remaining portions of the Third-Pine & MLK, and an unoccupied Bridgestone Auto property to the east, Macon-Bibb County Engineering and Transportation Departments to the south, and Trace Butler Air BnB and a machine shop to the west. There is a bus storage building (warehouse) on one of the parcels. The other two parcels are unoccupied except for bus parking and equipment storage.

The remaining Assemblage parcels were not assessed because they were not eligible for Phase II assessment funding under the conditions of the Grant.



RECs identified in the Phase I ESA for the addresses 724 Third Street, 455 Pine Street, and 431 Pine Street Macon included a historic automotive repair facility on the site, and numerous historic auto stations, historic dry cleaners, and a washing station in the surrounding areas of the subject property. Field activities were initiated on July 30, 2018. Field activities included installation and sampling of four (4) soil borings, and installation and sampling of four (4) temporary groundwater wells.

Results of the Phase II ESA revealed no detections in soil and groundwater above the action levels. Resolute recommended no further assessment with regards to the environmental condition of properties assessed, but notes that the status of the non-eligible assemblage parcels may warrant additional investigation.

6. Budget

In accordance with the EPA Cooperative Agreement, Budget Tables 1 and 2 provide summaries of the current budget status for the Hazardous Material site grant and the petroleum site grant, respectively.

Budget Table 1 Summary of Expenses by Category Hazardous Material Sites Grant December 01, 2015 – October 31, 2018 Period					
Budget Category	Approved Budget	Project Cost Through Q2 2018	Quarter Q3 2018 Expense	Cumulative Expense	Budget Balance
1. Personnel	\$3,000.00	\$3,000.00		\$3,000.00	\$0.00
2. Fringe Benefits	\$-	\$-		\$-	\$-
3. Travel	\$500.00	\$-		\$-	\$500.00
4. Equipment	\$-	\$-		\$-	\$-
5. Supplies	\$-	\$-		\$-	\$-
6. Contractual	\$196,500.00	\$196,709.85	\$0.00	\$196,709.85	-\$209.85
7. Other	\$-				\$-
8. Total Direct Charges	\$200,000.00	\$199,709.85	\$0.00	\$199,709.85	\$290.15
Total EPA Funds Awarded, Used and Remaining to Date	\$200,000.00			\$199,709.85	\$290.15

Budget Table 2 Summary of Expenses by Category Petroleum Sites Grant April 1, 2018 – June 31, 2018 Reporting Period					
Budget Category	Approved Budget	Project Cost Through Q2 2018	Quarter Q3 2018 Expense	Cumulative Expense	Budget Balance
1. Personnel	\$3,000.00	\$3,000.00		\$3,000.00	\$0.00
2. Fringe Benefits	\$-	\$-		\$-	\$-
3. Travel	\$500.00	\$166.70		\$166.70	\$333.30
4. Equipment	\$-	\$-		\$-	
5. Supplies	\$-	\$-		\$-	
6. Contractual	\$196,500.00	\$167,330.82	\$28,926.71	\$196,500.00	\$0
7. Other	\$-		\$-		\$-
8. Total Direct Charges	\$200,000.00	\$170,497.52	\$28,926.71	\$199,424.23	\$575.77
Total EPA Funds Awarded, Used and Remaining to Date	\$200,000.00			\$199,424.23	\$575.77

As indicated in the budget reallocation letter sent to EPA dated April 23, 2018, \$3,500 of the total original \$4,000 hazardous sites grant travel budget, and \$3,500 of the total original \$4,000 petroleum sites grant travel budget to the contractual budget. This reallocation funded recent assessment activities discussed earlier in this report

Disadvantaged business enterprises (DBE) were used during the project, when possible. Of the \$399,134.08 spent to complete the project, \$20,182.5 was spent supporting women-owned business enterprises (WBE), and \$13,633.25 was spent supporting minority business enterprises (MBE). In all, almost 8.5% of fees generated by this project were attributed to fees generated by DBE firms. This DBE contribution exceeds the programmatic goal of 5%.

Finally, Federal Financial Reports are included in Appendix E while USPEA MBE/WBE Utilization forms are included in Appendix F.

7. Project Benefits

The benefits derived from the FY2015 Brownfield Assessment Grant were significant, and include:

- The Bibb Mill property, consisting of approximately 11.6 acres of industrially zoned property, has been granted a Non-HSI status by the GA EPD. This property is located across the street from the Macon Centerplex, and adjacent to Interstate I-16. This is a flagship property in Macon, and

through its assessment and Non-HSI listing status, is ready for redevelopment by a prospective purchaser.

- The Macon Telegraph property, consisting of approximately 4 acres of industrially zoned property, has been granted a Non-HSI status by the GA EPD. This property is located in the northern portion of downtown Macon, and could be redeveloped into an industrial, commercial or mixed use facility providing hundreds of jobs and or expanded housing options for Macon-Bibb County. This is a flagship property in Macon, and through its assessment and Non-HSI listing status, is ready for redevelopment by a prospective purchaser.
- The majority of properties encompassing the city block bounded by Eight Street, Lower Poplar Street, Seventh Street, and Lower Cherry Street has been assessed under the Grant with the exception of two property. One property, 435 Eight Street, is currently operating as a plumbing company and was not eligible for assessment under the Grant fund. The other site, located at 455 Eight Street, was previously a petroleum distribution facility with an owner who was interested in performing a Phase I using the Grant fund. However, the County would not allow an assessment to be performed on this property due to the property being currently owned by a dissolved LLC.
- The properties at the Third-Pine & MLK Assemblage are located in the heart of downtown Macon, and encompass the majority of a city block. A local developer, Mr. Lee Alexander, is in the planning stages to develop these parcels into a large mixed-use retail/residential development. This would greatly improve the area and catalyze future development in the surrounding areas.

8. Lessons Learned and Next Steps

The Brownfield Committee was a large group of individuals with great ideas for targeting sites for assessment using the Grant funds. The challenges encountered were found in consistent attendance at committee meetings, and lack of awareness of the Grant within the residents of the County.

The majority of the sites that were assessed were nominated in response to a letter sent from the Mayor to property owners that were identified as abandoned or underutilized properties. In some instances, while eligible, property owners were did not authorize Phase II environmental Assessment work.

Copies of Phase I and II assessment reports will be included in information repositories at County offices and at the Macon County Public Library. Additionally, a concise listing of sites assessed under the FY2015 grant will be posted on the City's web site along with the summary maps of site locations. This information can and will be accessed by the development community.

The momentum generated by this existing grant application will be continued with a FY2019 Community-wide Assessment grant application to be submitted in early 2019.

Appendices

Appendix A – Sixpitch Report

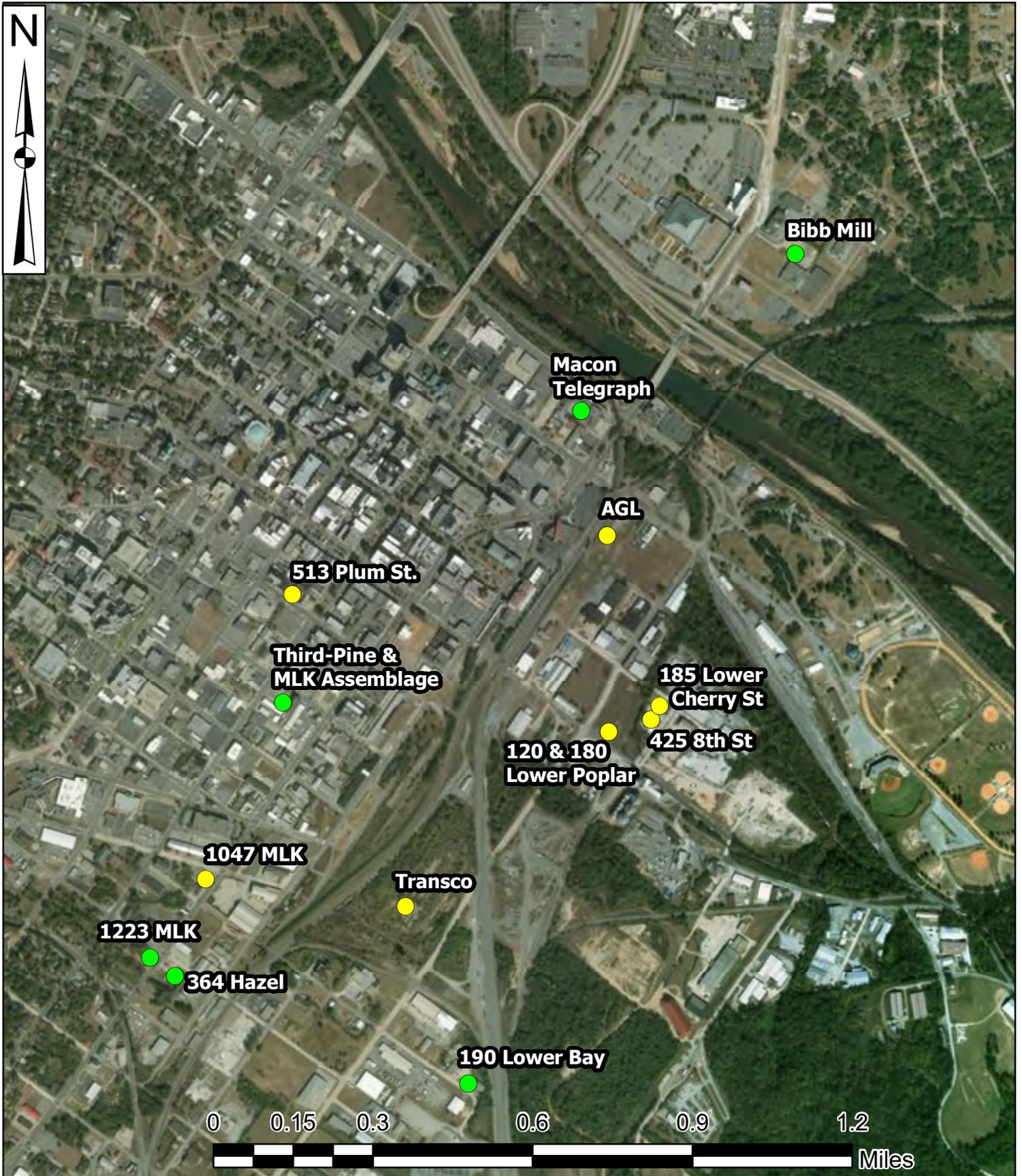
Appendix B – Mayor Outreach Letter

Appendix C - Brownfield Site Index (BSI)

Appendix D – GAEPD Non-HSI Listing Letters

Appendix E – Federal Financial Forms

Appendix F – MBE/WBE Utilization Forms



Legend ● Phase I ESA ● Phase I & II ESA			Macon-Bibb Assessment Grant Site Locations Macon, GA	Figure 1
	Woodstock, GA	October 2018		

Appendix A
Sixpitch Report

January 18, 2016

Ms. Julie Moore

and

Mr. Clay Murphey

Macon-Bibb County

700 Poplar Street

Macon, Georgia 31201

RE: Brownfield Site Selection and Development Strategies:

Dear Ms. Moore and Mr. Murphey:

As you are aware, Resolute Environmental & Water Resources Consulting (Resolute) has made a series of administrative gains with respect to the Macon-Bibb County Community-wide Assessment Project. Since the beginning of January, the Cooperative Agreement Work Plan has been approved by EPA, and The First Quarterly Report and Community Involvement Plan (CIP) have been submitted to the agency for review and approval.

The next major milestones will be the Community Information meeting planned for January 26, followed by Phase I and Phase II Environmental Assessment activities. As it is our intent to move forward with assessments that provide the most benefit to the County with respect to development potential, Resolute engaged our team member, Ryan Gravel of Sixpitch to help develop a redevelopment vision for the study area. As mentioned in our proposal, Ryan developed the concept for Atlanta's Beltline while a graduate student at Georgia Tech, and since then has worked with numerous communities to help develop programs that have effected change and spurred community and economic development initiatives.

On January 4, Mr. Gravel and Keith Ziobron visited Macon to first tour the areas that the grant proposal identified, and then revisit the area with Ms. Julie Moore and Marlon Baldwin of the County and the Macon-Bibb Industrial Authority, respectively, in order to understand the preliminary collective goals of the community with respect to the study area.

In the days since this visit, Mr. Gravel has developed a concise memorandum that summarizes his impression of the subject area and identifies four specific development themes or scenarios that focus on key features, including:

- Pine Street
- A Third Street Bikeway
- A Railroad Park
- An innovation campus

This memorandum is attached for your review. During your review, please note that the objective of the memorandum is not only to provide concepts from an experienced professional, but also to facilitate the exchange of ideas for redevelopment in Macon-Bibb. Prior to the January 26 Community Information meeting, we would like to discuss your thoughts regarding the memo and the scenarios highlighted therein, particularly with respect to which scenarios, or portions of scenarios, may have the greatest positive economic or social impact, or complement other plans or funding. Our intent is to then include some of these concepts in the presentation which will be the focus of the January 26 Community Information meeting.

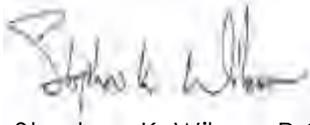
I will plan on reaching out to you on January 21 to discuss this submission and finalize the strategy for the January 26 meeting. If you have any questions regarding this submission, please do not hesitate to contact either of the undersigned.

Yours truly,

Resolute Environmental & Water Resources Consulting, LLC



Keith J. Ziobron, PE
Principal Engineer



Stephen K. Wilson, P.G.
Principal

Attachment: Site Selection and Redevelopment Scenario Memorandum



r y a n g r a v e l

MEMORANDUM

DATE: January 17, 2016

TO: Keith Ziobron, Resolute Environmental

FROM: Ryan Gravel

SUBJECT: Macon-Bibb County Brownfield Project

PURPOSE.

The purpose of this memo is to describe initial impressions and recommendations of site selection priority for the Macon-Bibb County Brownfield Project. It is provided by Ryan Gravel of Sixpitch to Resolute Environmental & Water Resources Consulting following review of planning documents provided and a site visit to Macon conducted on January 4, 2016.

A series of pictures and maps have been embedded into this document to illustrate current conditions, demonstrate improvements made in other communities, and illustrate potential improvements/modifications that Macon-Bibb County may want to consider moving forward. These graphics are referenced throughout the text of the memo by number in (parentheses).

The goal of this effort is to help Resolute identify a strategy or concept that the client can use to make and support decisions about which sites in the downtown area should be targets for environmental testing under this program. Remediation of these sites, ideally, will help local authorities accomplish goals beyond environmental stewardship, such as economic development and job creation. By unlocking barriers to the private sector, new investments in retail, housing, office, and entertainment can provide the assets that the market is currently looking for and contribute substantively to Macon's ongoing revitalization.

FINDINGS.

1. Downtown Macon has a great network of streets. There are numbered streets (including MLK Boulevard, which was formerly Fourth Street) running in a northeast-southwest direction and "tree streets" (streets named after trees) running in a northwest-southeast direction. Notable progress has been made upgrading this network with new streetscapes along several corridors – most prominently Second Street – and a general shift toward the creation of "complete streets" throughout the city.
2. The result is a collection of streets that form a strong downtown grid and offer a wide range of utility. MLK and Second Street, for example, serve as principal automobile corridors through downtown, while Seventh Street is planned, appropriately, as the city's primary truck route through the industrial area southeast of the railroad tracks. Cherry Street has a nice streetscape with restaurants and shopping while Poplar and Mulberry Streets offer wide median-greenways.
3. Because of these differences, the streets vary in the quality of their experience. Historic buildings along Cherry (2a) and Poplar, for example, remain relatively intact, providing a near-ideal urban environment. Meanwhile, streets like Plum (2b) and Hemlock have been largely relegated to abandoned lots, surface parking, and through-ways. Over time, each street has developed a distinct role; with varying success, each moves people through the city, provides social space, or encourages vibrant

economic activity.

4. In today's changing market conditions, the role and experience of each street affects its opportunity to achieve maximum land values. Following both local and national trends, the best conditions can be characterized by visual density and variety, walkability, public space, and adaptable existing buildings that express an identifiable sense of place. To improve the value of land and the public's experience along underperforming streets, Macon could articulate these identity concepts for each street and make related strategic investments.
5. Interrupting the street grid, the railroad creates a significant barrier through downtown, dividing one side from the other with few connections between. The industrial districts of downtown, where the potential for impacted soil is a logical concern, follow on either side of the railroad tracks and are largely underutilized. On the northwest side of the tracks along Fifth Street, they are contained within walkable blocks that are part of the downtown grid. On the southeast side of the tracks along Sixth and Seventh Streets, there are larger parcels with fewer cross-streets and their connections to downtown are more limited.
6. Several redevelopment projects are taking place downtown. In the block bound by Fifth, Poplar, MLK, and Plum, a significant project is planned that will include renovation of the historic Capricorn recording studio, (3a). If realized, this site will likely catalyze redevelopment of adjacent sites and a logical trajectory for this growth is southwest along Fifth and MLK. These blocks follow the downtown side of the railroad tracks and offer similar collections of historic small buildings that can provide character and identity, interspersed among larger open parcels that offer scale for significant new construction.
7. Students from Mercer University are reportedly a significant driver of this growth and the city's larger economic opportunity for additional housing, entertainment, and retail within the downtown area. This is consistent with trends nationwide. Improved connections between campus and downtown, therefore, are both desired and underway. In particular, this includes the extension of Little Richard Penniman Boulevard into Second Street at the south/west end of downtown.
8. Regarding public space, there are several small median parks along Poplar, Mulberry, and Third

Streets, a modest plaza near the train station and museums, and a small greenspace across from City Hall. Otherwise, the larger parks that serve downtown (Tattnall and Central City) are not actually downtown and are not connected physically or even conceptually to the emerging vibrancy of downtown. Therefore, downtown has no significant public gathering place. (It should be noted that the configuration of the proposed park at Second and Pine does not easily lend itself to large public gatherings).

9. Connections between downtown and the riverfront have either been implemented or are planned, and related to this, civic leaders are working on improved access to the Ocmulgee Heritage Trail, Amerson River Park (upstream) and the National Monument (downstream). Unfortunately, because the railroad turns and follows north along the downtown-side, the primary opportunity for public access to the river is on the far bank. Given that, improved access will require new bike/ped bridges over the river.

2a. View southeast along Cherry.



2b. View northwest along Plum.



3a. The historic Capricorn recording studio on MLK.



3b. Historic building on Poplar.



3c. Old warehouse on Seventh.



3d. Industrial site south of Seventh.



3e. Uniroyal site on Third at Pine.



3f. View southwest along the railroad near Fifth.



4a. The condition and experience of “tree streets” varies considerably from one to the next.



TREE STREETS

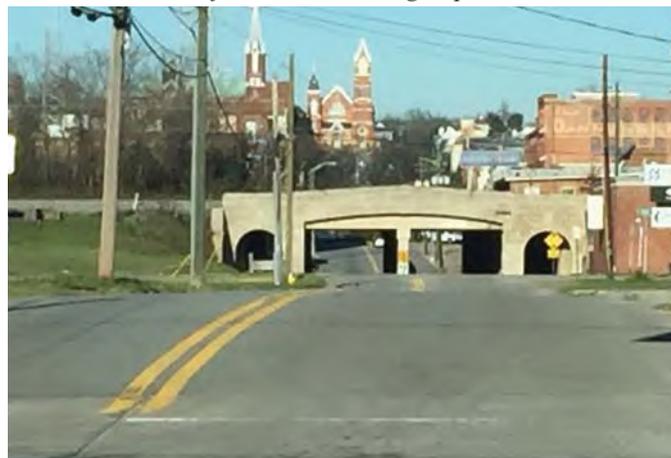
The streets that run northwest-southeast are mostly named for trees. The streets closer to the river connect the denser part of downtown into a walkable grid. The streets farther from the river frame underutilized land and generally represent opportunities for growth. Each street has taken on, or could take on, a distinct identity. If that is positive, the street can drive investment by defining a sense of place.

- **RIVERSIDE.** Fast-moving; greenway; railroad; river;
- **WALNUT.** Transitional; mix of buildings and scales;
- **MULBERRY.** Carries a wide median; mix of historic structures, empty lots, and parking;
- **CHERRY.** Incredibly intact; framed by historic buildings with active uses; most vibrant street in downtown;
- **POPLAR.** Carries a wide landscaped and programmed median; well-framed by intact historic structures;
- **PLUM.** Small structures, empty lots, and parking;
- **PINE.** Similar to Plum; new park underway at the intersection with Second; connects to Medical Center;
- **HEMLOCK.** Similar to Plum; connects Medical Ctr.;
- **ARCH.** Small structures, empty lots, and parking;
- **OGLETHORPE/HAWTHORNE.** Similar; at oblique angle; connects directly to Mercer campus;
- **BAY/HAZEL.** Small buildings, empty lots, & parking;

4b. Pedestrian greenway along Poplar.



4c. View northwest from Seventh along Poplar.



5a. The experience of numbered streets changes as you head southwest, away from the River.



NUMBER STREETS

The numbered streets that run northeast-southwest connect from the river inland, running parallel to the downtown section of the railroad. First through Fifth are northwest of the railroad and define the historic commercial downtown. Sixth and Seventh serve the industrial side of the tracks. The experience of each street varies significantly along its length, so more than character, each is defined by its utility.

- **FIRST.** Major vehicular corridor; downtown; Medical Center;
- **SECOND.** Major vehicular corridor; downtown; Mercer; I-16;
- **THIRD.** Minor street; median greenway between Plum and Walnut;
- **MARTIN LUTHER KING, JR.** Formerly Fourth Street; major vehicular corridor; downtown; Eisenhower Parkway; I-16
- **FIFTH.** Local street; industrial uses; bus terminal; railroad frontage;
- **SIXTH.** Broken minor street; not continuous;
- **SEVENTH.** Major (proposed) truck route; large parcels; industrial uses;

RECOMMENDATIONS.

The intent of these recommendations is not to suggest the most important investments in the city, but simply to identify sites that would benefit uniquely from environmental testing and potentially, from remediation and by doing so, play an impactful role in the city's larger revitalization.

One approach to developing priority recommendations is to focus efforts directly to sites that can then be redeveloped by the private sector. This might include, for example, an old gas station with underground tanks. Once cleaned up, it might make a great restaurant.

Another approach is to prioritize the remediation of sites that can be used for a public purpose like parks or greenways. These projects make adjacent properties more valuable and thereby incentivize the private market to engage in redevelopment activities nearby – including the private-sector remediation of those sites if needed. This approach often catalyzes larger change.

Based on our Findings, both strategies can and should be employed in this project. They can help shape several strategic moves to catalyze growth in downtown. In this vein, we have defined four scenarios for site selection in

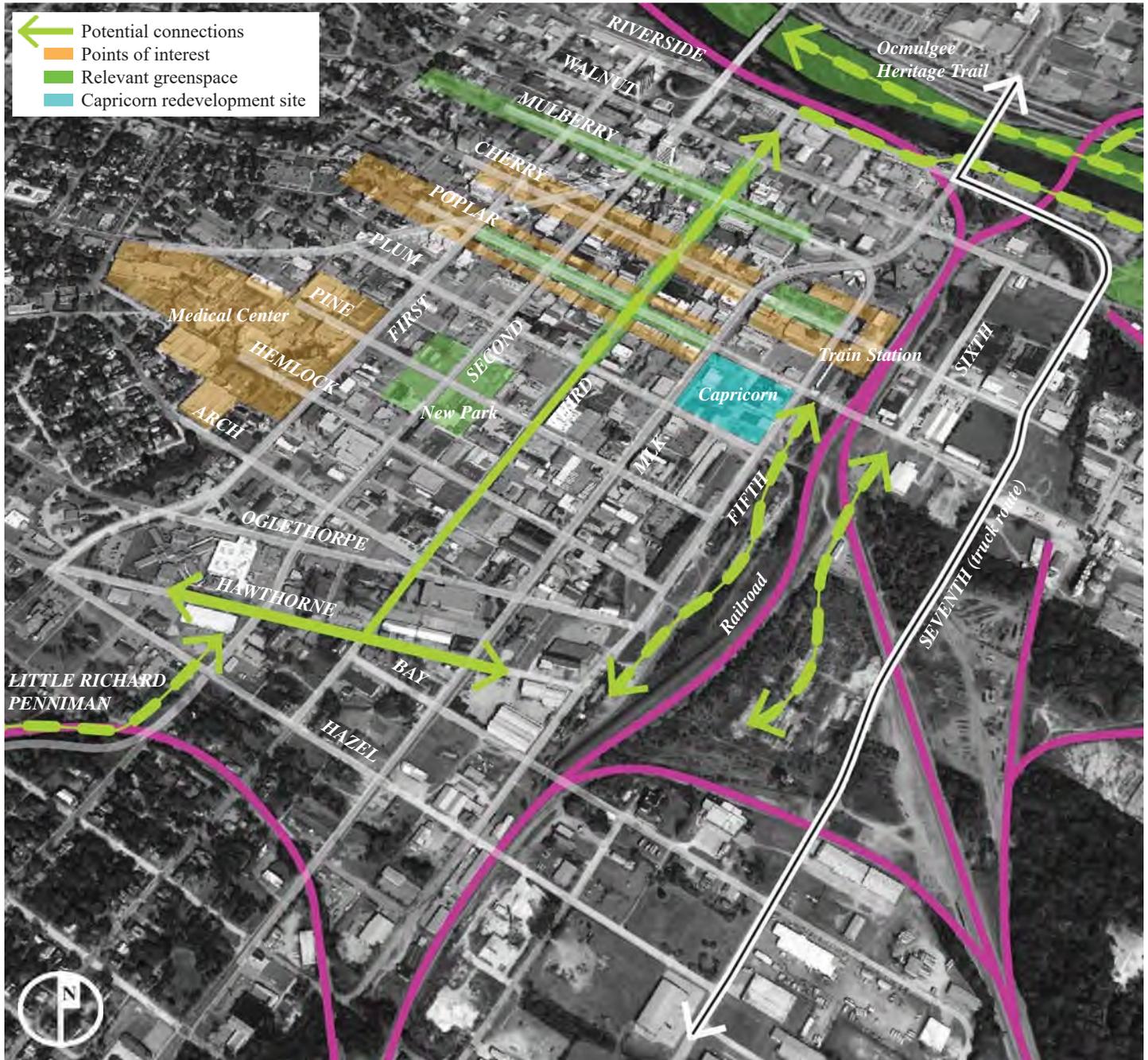
the Brownfield Project.

The first two strategic moves help better connect the Mercer Campus to downtown and the river with non-motorized transportation – walking and biking. The distance is only a little over one mile, but the experience is less than desirable. By improving the experience, Macon can better tap into the lifestyle that many college students and young faculty are looking for. One proposal follows Third Street as an on-street bikeway and another creates a new greenway between the railroad and Fifth Street.

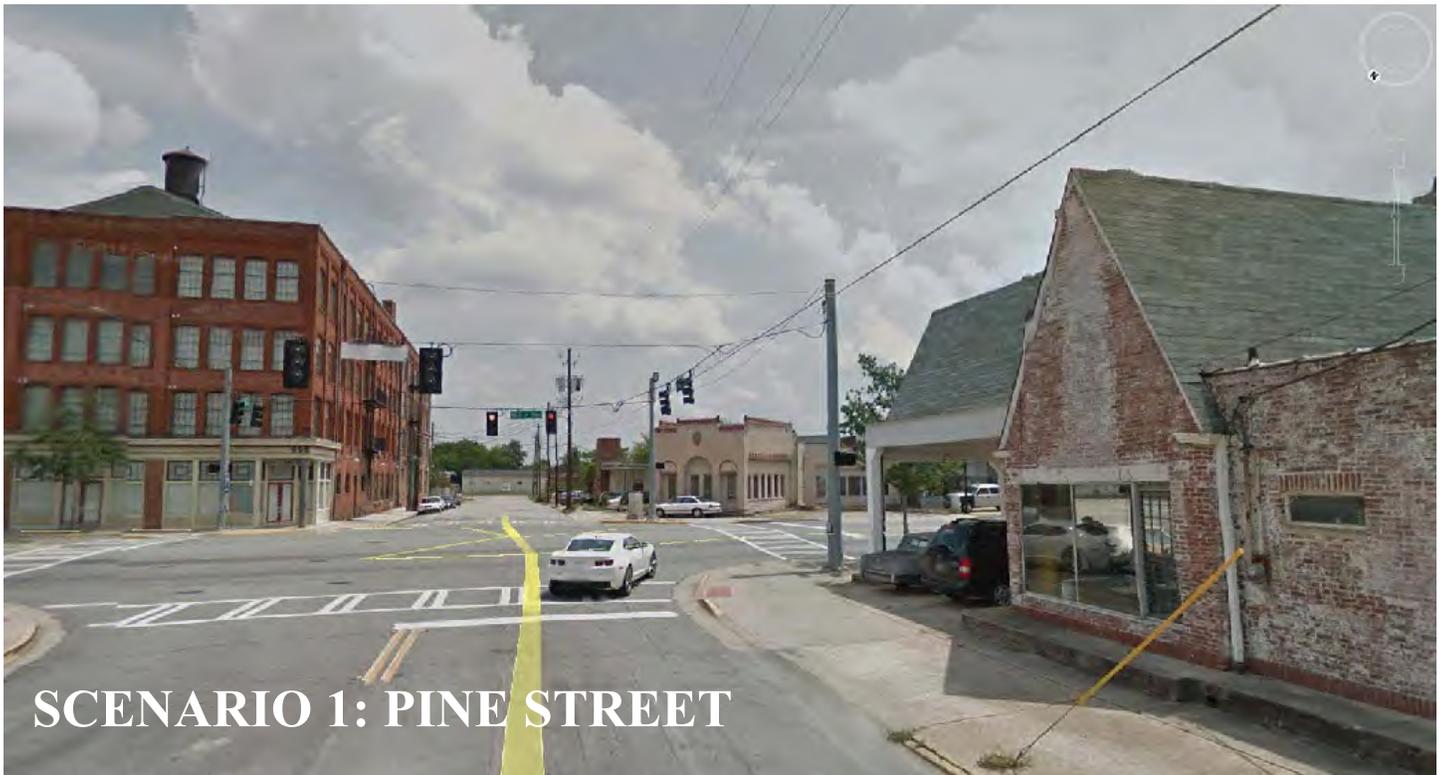
The second of the two strategic moves shift attention to the barrier of the railroad and the opportunity for development on the large industrial tracts opposite from downtown. By rethinking this district as a connected place, the latent opportunity of land and historic industrial buildings becomes more compelling for private investment. One proposal is for a large new park, and another hopes for an academic or industrial campus.

The four scenarios are presented in order of our recommendation to Resolute for the site selection process in the Macon-Bibb County Brownfield Project.

6a. General concepts for Study Area.



7a. Intersection of Pine and MLK looking toward the railroad greenway.



The leading recommendations from Sixpitch for priority testing are organized around Pine Street (8c). They build primarily off the city's investment in land for the new park at Pine and Second, proposing Pine as an intentionally-distinctive cross street in the city. Following the success of Cherry and Poplar, Pine can offer a distinctly different, more current and experimental experience, providing an additional corridor for redevelopment that is southwest from the Capricorn site.

This strategy, backed by other investments and policies, would tap into the Medical Center as the incredible anchor and asset that it is, unlock small sites at MLK for quick and visible successes, and connect to at least one big idea for downtown. By targeting parcels on Pine, the Macon-Bibb County Brownfield Project can help incentivize private sector investments to expand the city's revitalization southwest beyond Poplar Street.

- **UNIROYAL.** As described during the site visit, the Uniroyal parcel at Pine and Third (9a) may provide Macon the ability to complete land acquisition for the new park at Second through a land swap. Completion of the park would significantly assist revitalization efforts, but even if that does not work, the Uniroyal site still offers a visible and viable opportunity for redevelopment.
- **GAS STATIONS.** Two historic gas stations stand on opposite corners of Pine and MLK (south corner 10a and west corner 10b). They are small, high-visibility,

easily-adaptable properties that can achieve a high impact with modest investment.

- **RAILROAD GREENWAY.** This property runs between the railroad track and Fifth Street (9b) providing a unique opportunity for a big idea - a new greenway (8a) leading into the heart of downtown. In a more ambitious scenario, it could even become the first phase of a future downtown park that bridges the railroad tracks, (see Scenario 3). Testing would focus on parcels southeast of Fifth Street that would become part of the public greenway.
- **OTHER PARCELS.** Several other parcels along Pine, especially those between Third and Fifth, appear to be possible candidates for testing, (10c, d, e).

Even with these changes, Pine Street will still lack coherence without basic streetscape improvements and private sector development. The city should look for other opportunities to focus additional investments here, complete the park, and generally improve the vitality of the area.

8a. Example railroad greenway in Minneapolis.



8b. Example gas station converted to restaurant.



8c. Scenario 1: Pine Street.



9a. Uniroyal site at Pine and Third.



9b. Site of proposed railroad greenway along Fifth Street.



10a. Old gas station at south corner of Pine and MLK.



10b. Old gas station at west corner of Pine and MLK.



10c. Old building on Pine Street near MLK.



10d. Industrial building on Pine Street at Fifth.



10e. Industrial building on Pine Street near Fifth.



11a. Third Street looking northeast.



A similar set of recommendations for priority testing are organized around Third Street. They build from an idea we heard about that would make Third into a bicycle-friendly corridor. It would connect the new greenway at Little Richard Penniman Boulevard at Second and Hawthorne all the way to the river and the Ocmulgee Heritage Trail (12c).

If it is true that Mercer students and faculty are fueling new energy, business, and housing downtown, this strategy provides a safe and clear path to support their lifestyle and additional growth. By targeting parcels on Third, the Brownfield Project can help incentivize private sector investments throughout the downtown area.

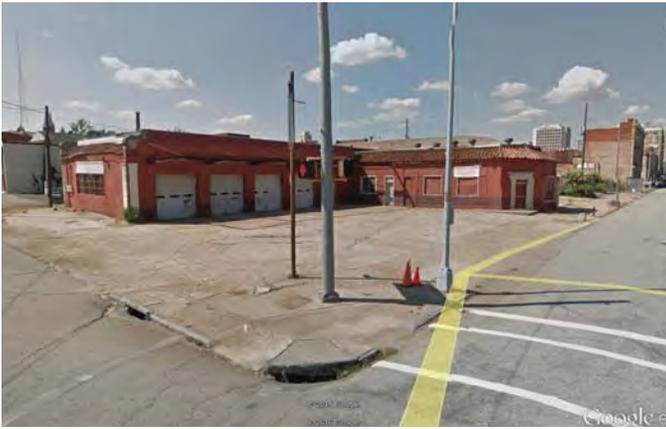
In this idea, on-street bike lanes would be required to connect campus to Third via Second and Hawthorne. Alternately, with additional right-of-way along the railroad, the trail part of the greenway could continue beyond Second to Third. On Third between Hawthorne and Plum, the bikeway could be configured as a center-running buffered lane similar to Pennsylvania Avenue in Washington D.C., (13a, but smaller). Between Plum and Walnut, it could follow the existing median similar to Allen Street in New York City (13b). By running in the center of the street, the inherent conflict between bikes and car parking is reduced. Beyond Walnut, the median strategy would be extended one block to Riverside and the river.

- **UNIROYAL.** As stated in Scenario 1, this site offers a visible and viable opportunity for redevelopment.
- **THIRD AND PLUM.** This historic structure (12a) is perfect for adaptation to a bike-friendly restaurant.
- **THIRD AND HAWTHORNE.** This interesting industrial complex (12b) could be redeveloped to anchor the western end of the bikeway.
- **OTHER PARCELS.** Several other parcels along Third, especially those west of Plum, appear to be possible candidates for testing.

11b. Branded city bikeway - Atlanta Beltline.



12a. Old building at Third and Plum.



12b. Industrial complex at Third and Hawthorne.



12c. Scenario 2: Third Street Bikeway.



13a. Street center buffered bikeway - Pennsylvania Avenue, Washington, D.C.



13b. Median-running bikeway - Allen Steet, New York City.



14a. View northeast between Fifth Street and the railroad.



Parks not only improve quality-of-life, they drive development and growth. Well-designed and well-located parks can become catalysts for significant transformation. Based on the lack of greenspaces within the downtown district that are capable of accommodating large crowds and events, this scenario taps the tracts of formerly-industrial land along Seventh Street as a major new civic park (15c).

The park could be built in phases. The sliver of land between Fifth and the railroad might be implemented first as a greenway. The second phase, on the other side of the railroad, would be made primarily of the 22-acre Transco site. Initial testing could target land for the park, but anticipating redevelopment along the park frontage, any suspect parcel in the area bound by MLK, Cherry, Seventh, and Hazel could be included.

An extraordinary and quite relevant example for the design of the park itself is Birmingham's Railroad Park, which opened in 2010.

14b. Birmingham's Railroad Park.



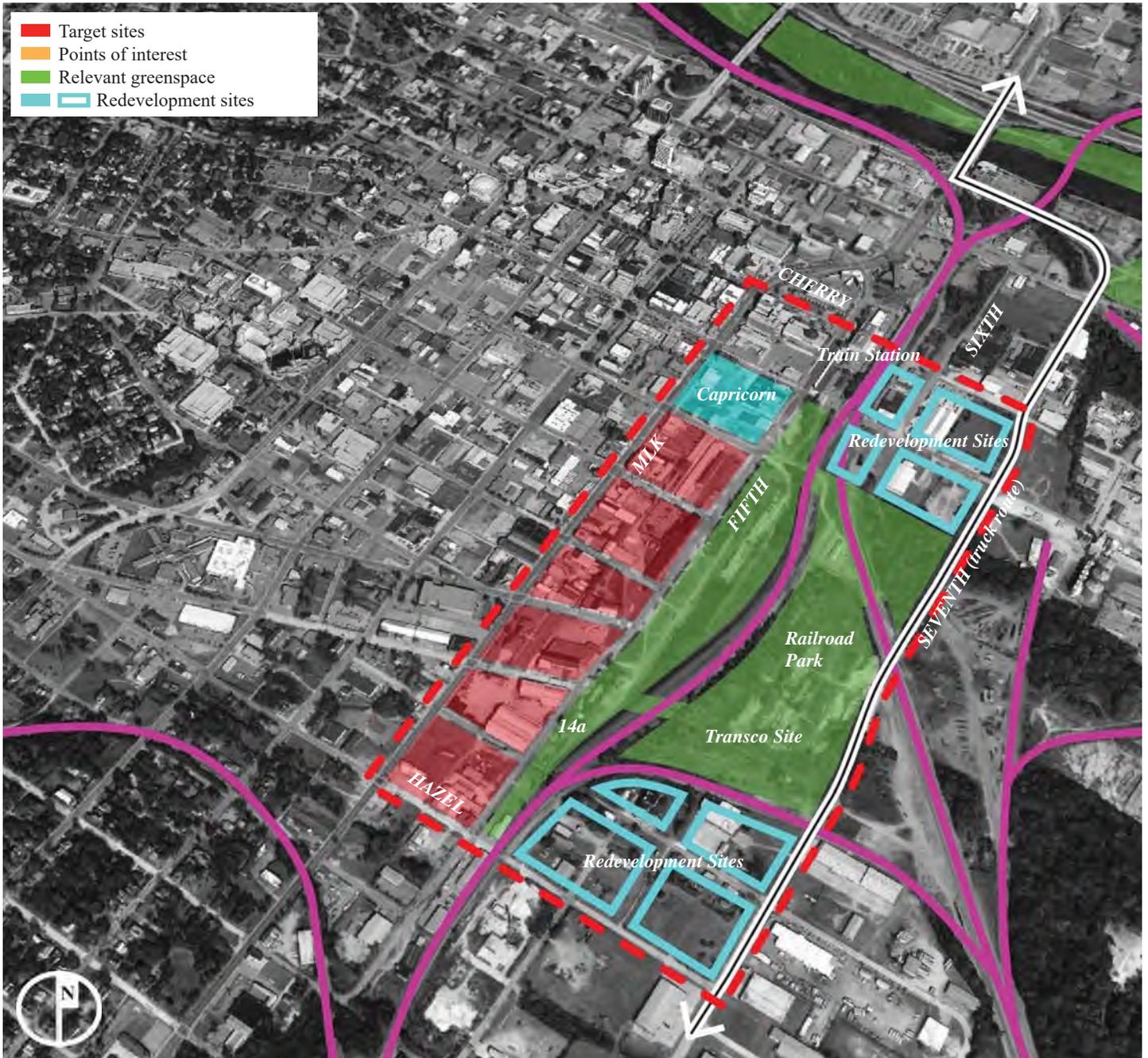
15a. Convertible buildings in Birmingham's Railroad Park.



15b. Shade structures in Birmingham's Railroad Park.



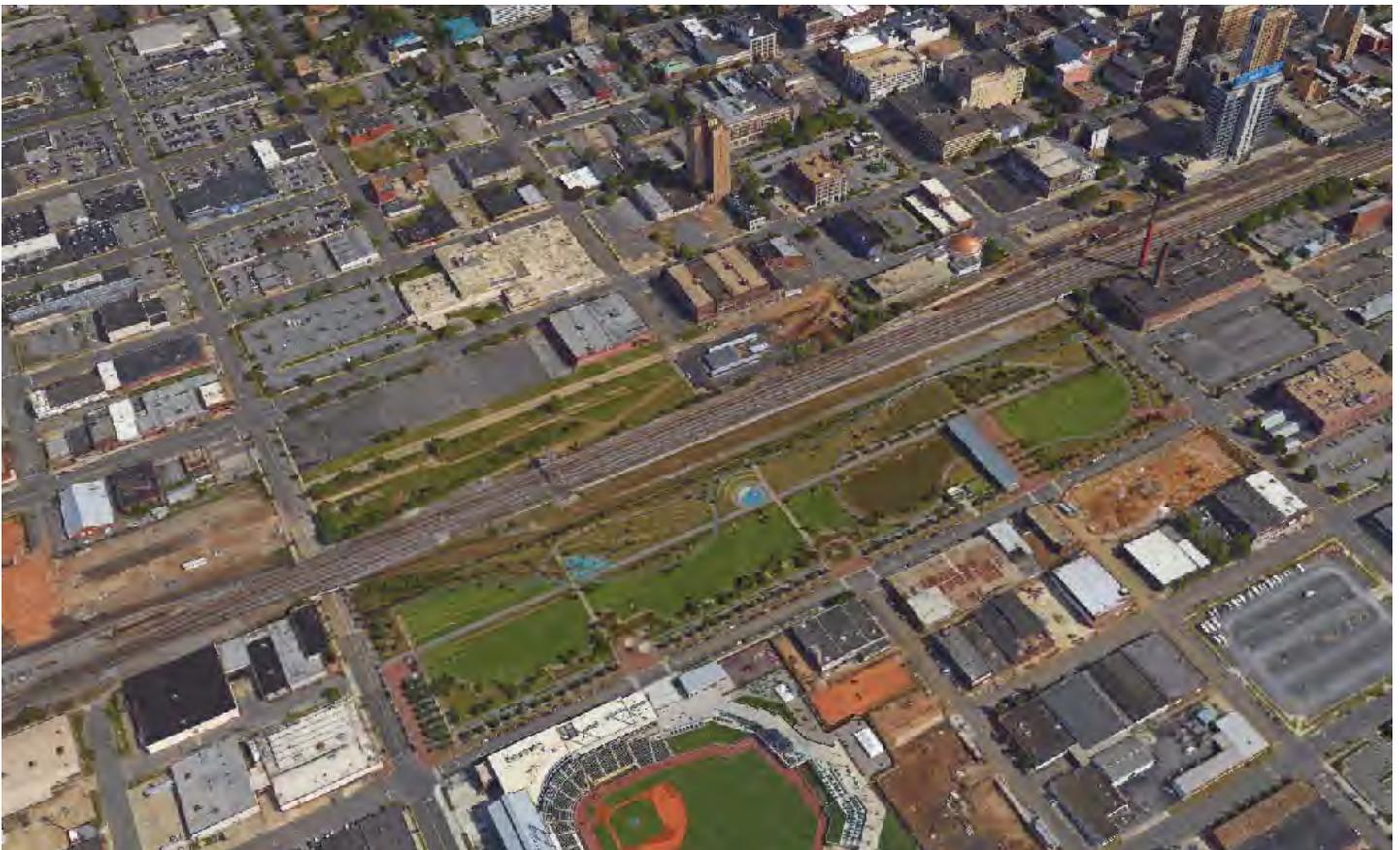
15c. Scenario 3: Railroad Park.



16a. Birmingham's Railroad Park.



16b. Birmingham's Railroad Park (Google Earth).



17a. This iconic tower remains on the Transco site near Seventh Street.



A competing concept for the Transco site is a major new corporate, academic, or industrial campus organized around Sixth Street (18c). The parcels southeast of the railroad offer sufficient land to define such a campus that is still integrated with a larger urban environment.

Around the country, innovation districts are being built jointly by universities and downtowns just like this. They require special attention to the organization and spatial standards of state-of-the-art research facilities, the physical environmental attributes desired by the people who occupy them, and shared governance structures that can build, manage, maintain, and program the district over time. The “social collision” that results can be powerful, fueling research, real estate development, and new businesses.

Districts can be built with universities around different kinds of disciplines, including healthcare, bioscience, or certain industries. Case studies in technology include University Park at MIT, Mission Bay in San Francisco, Pittsburgh Technology Center in Pittsburgh, Innovation Square in Gainesville, Florida, Technology Square in Atlanta, and Innovate ABQ in Albuquerque.

Recommendations for priority testing in this scenario would be similar to Scenario #3.

17b. Integration of research, art, and social space.



18a. Social structures in public space encourage interaction.



18b. Architecture supports movement and creativity.



18c. Scenario 4: Innovation Campus.



Appendix B
Mayor Outreach Letter

April __, 2017

RE: Funding Available for Environmental Assessment Work Through Macon-Bibb County's FY 2015 EPA Community-wide Brownfield Assessment Grant

Dear _____:

As you may be aware, Macon-Bibb County was awarded an EPA Community-wide Assessment Grant in late 2015. The County's Assessment grant provides funding for the County to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites. 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.

In short, we believe that the stigma of the perceived environmental impact may be preventing developers from focusing their efforts between Second Street and Seventh Street in Macon's urban core. The County's goal is to use this grant funding to begin to determine the environmental status of key sites in the referenced area by gathering current verified environmental site characterization data that can be provided to lending institutions and/or Developers interested in catalyst industrial, commercial, or mix-use projects.

During the time since October 2015 award, the County and its consultant have accomplished a number of project related tasks ranging in scope from programmatic planning and reporting, community outreach, the completion of six Phase I Environmental Site Assessments, and the initiation of two Phase II Environmental Site Assessments of catalyst sites.

In order to move the program forward and position the community for both strategic redevelopment and additional EPA Brownfield funding, Macon-Bibb County would like you to consider participating in the program. Program participation would entail entering into an access agreement which would allow County consultants to complete Phase I, and possibly Phase II Environmental Site Assessments (ESAs), of property that you have interest in selling or redeveloping. There is no cost to you to participate, and the reports and associated deliverables generated by the work will be valued at \$3,000 - \$4,000 for the Phase I ESA and upwards of \$45,000 for a Phase II ESA.

If you are interested in learning more about the program and the valuable services that can be provided at no cost to you, please contact Regina Sweeney at (478) 751-7252, or by email at RSweeney@MaconBibb.us and she will either schedule a conference call or meeting with our consultant to discuss next steps.

Thank you for your time.

Yours truly

Mayor Robert Reichert
Macon-Bibb County

Appendix C
Brownfield Site Index (BSI)



Preliminary Brownfield Study Area Mapping & Brownfield Site Index

Macon-Bibb County
Community-wide
Brownfield Assessment
Program

Client:

Macon-Bibb County Procurement
Department
700 Poplar Street, Suite 308
Macon, Georgia 31201
Telephone: (478) 803-0550



Consultant:

Resolute
Environmental & Water Resources Consulting

1001 Weatherstone Parkway
Suite 410
Woodstock, Georgia 30188
Keith.Ziobron@ResoluteEnv.com
678-787-9576

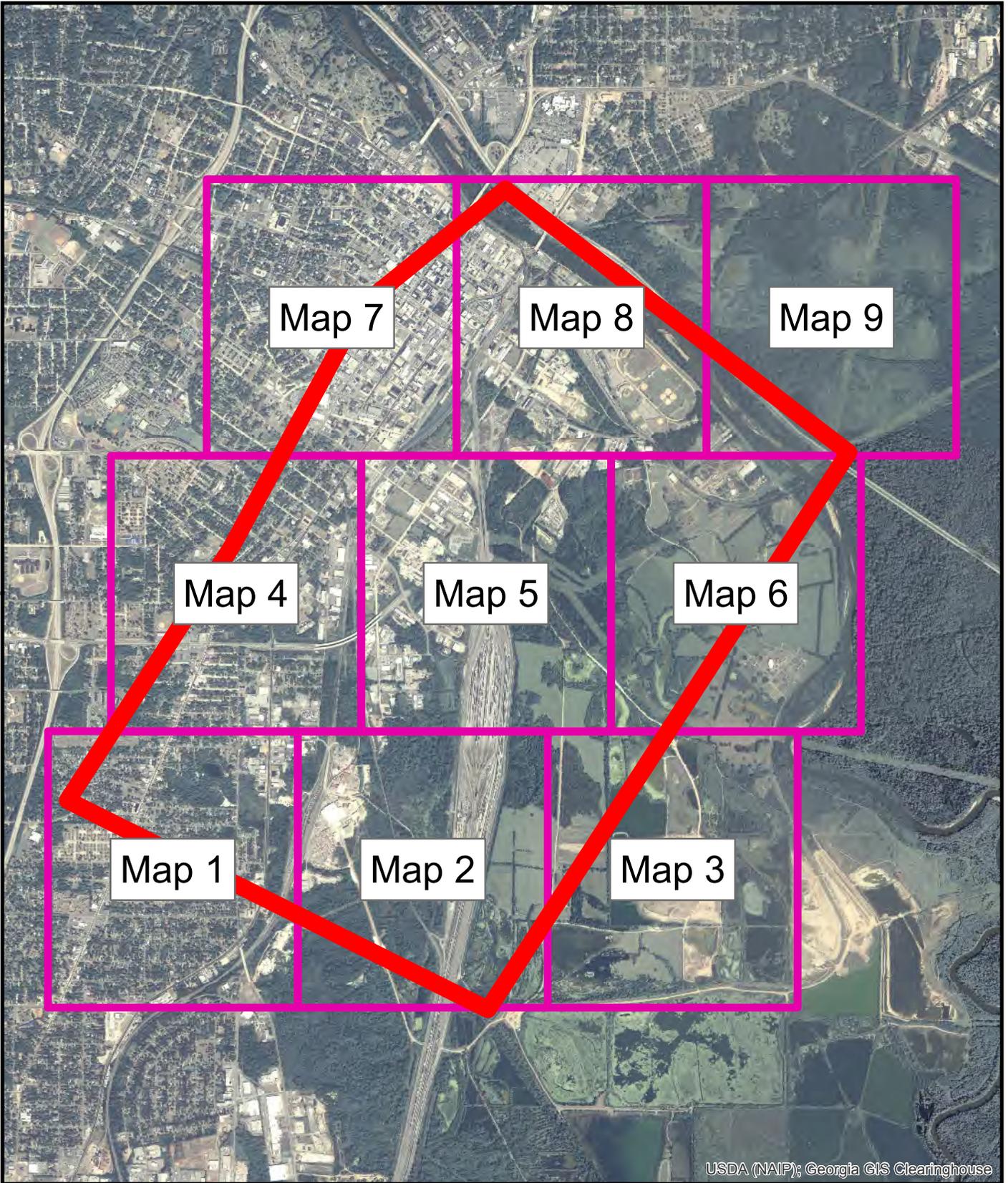


December 29, 2015

Preliminary Brownfield Study Area Mapping & Brownfield Site Index

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- **Grid Index Map**
- **Maps 1-9**
- **Preliminary Brownfield Site Index (BSI)**



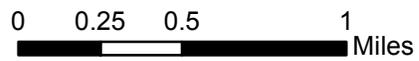
USDA (NAIP); Georgia GIS Clearinghouse

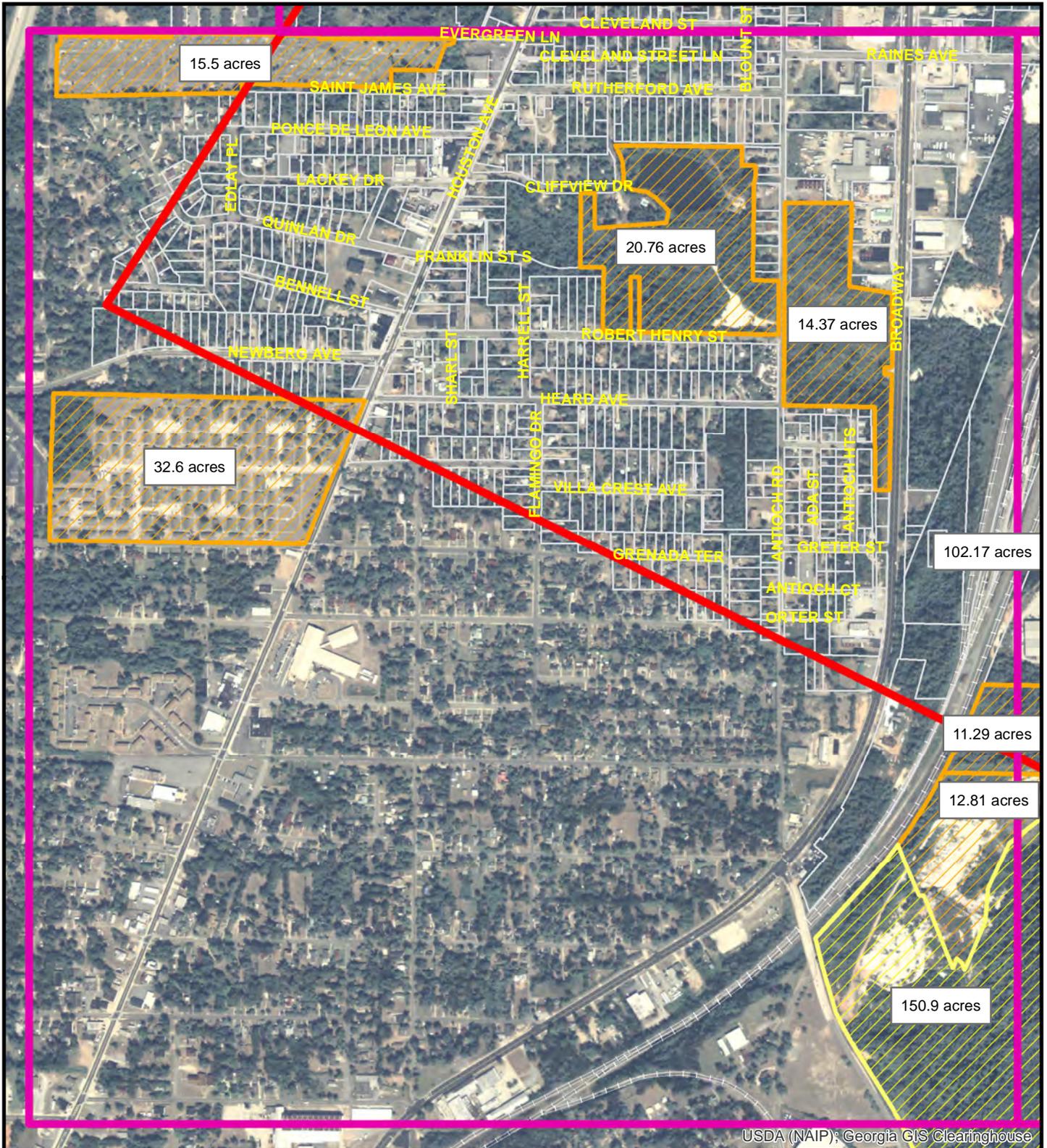
**Macon Brownfields
Bibb County, Georgia**

Grid Index Map



Brownfield Study Area





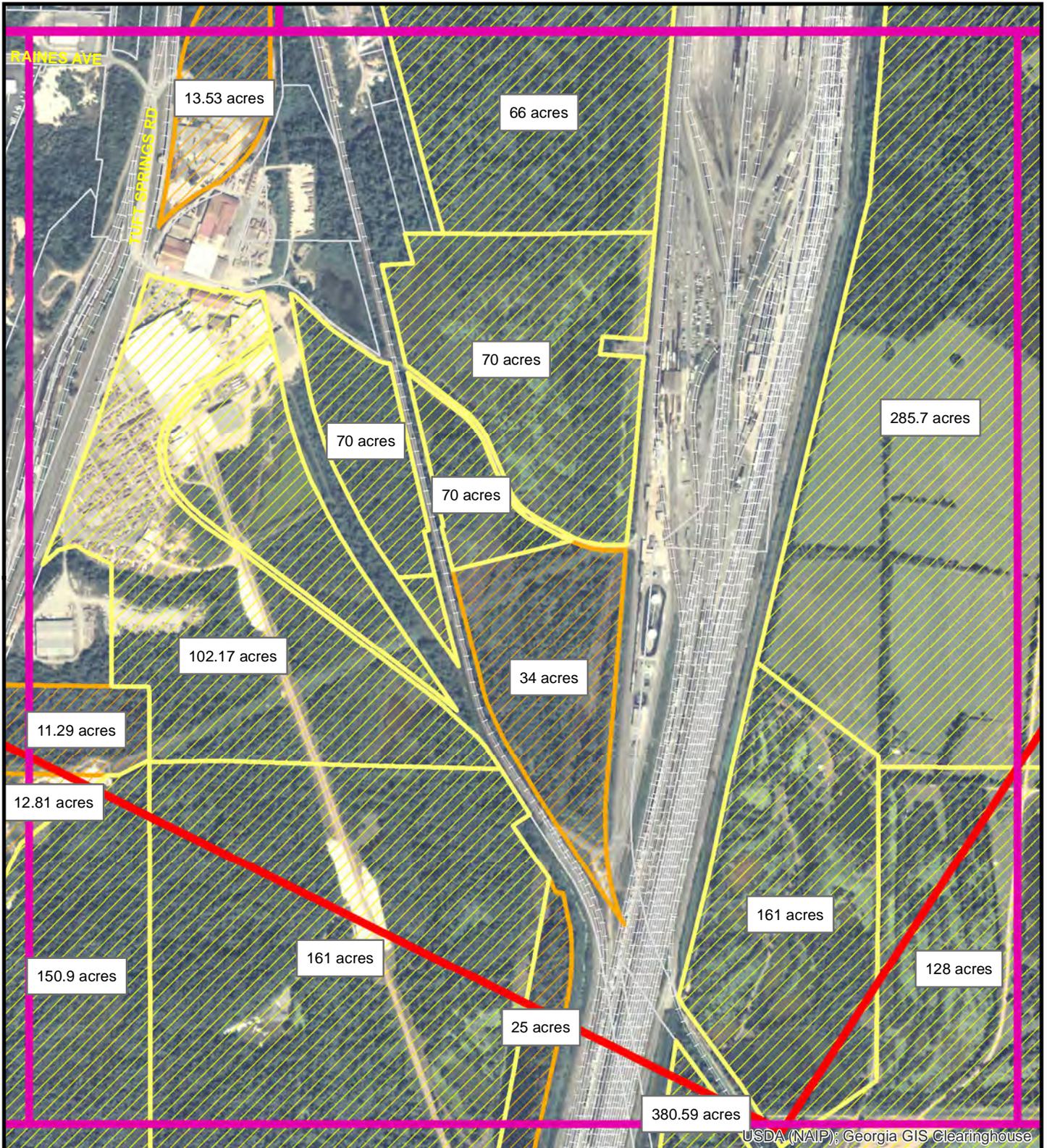
**Macon Brownfields
Bibb County, Georgia**

Map 1 of 9



- Properties 5-50 acres
- Railroad
- Brownfield Study Area
- Properties greater than 50 acres





USDA (NAIP); Georgia GIS Clearinghouse

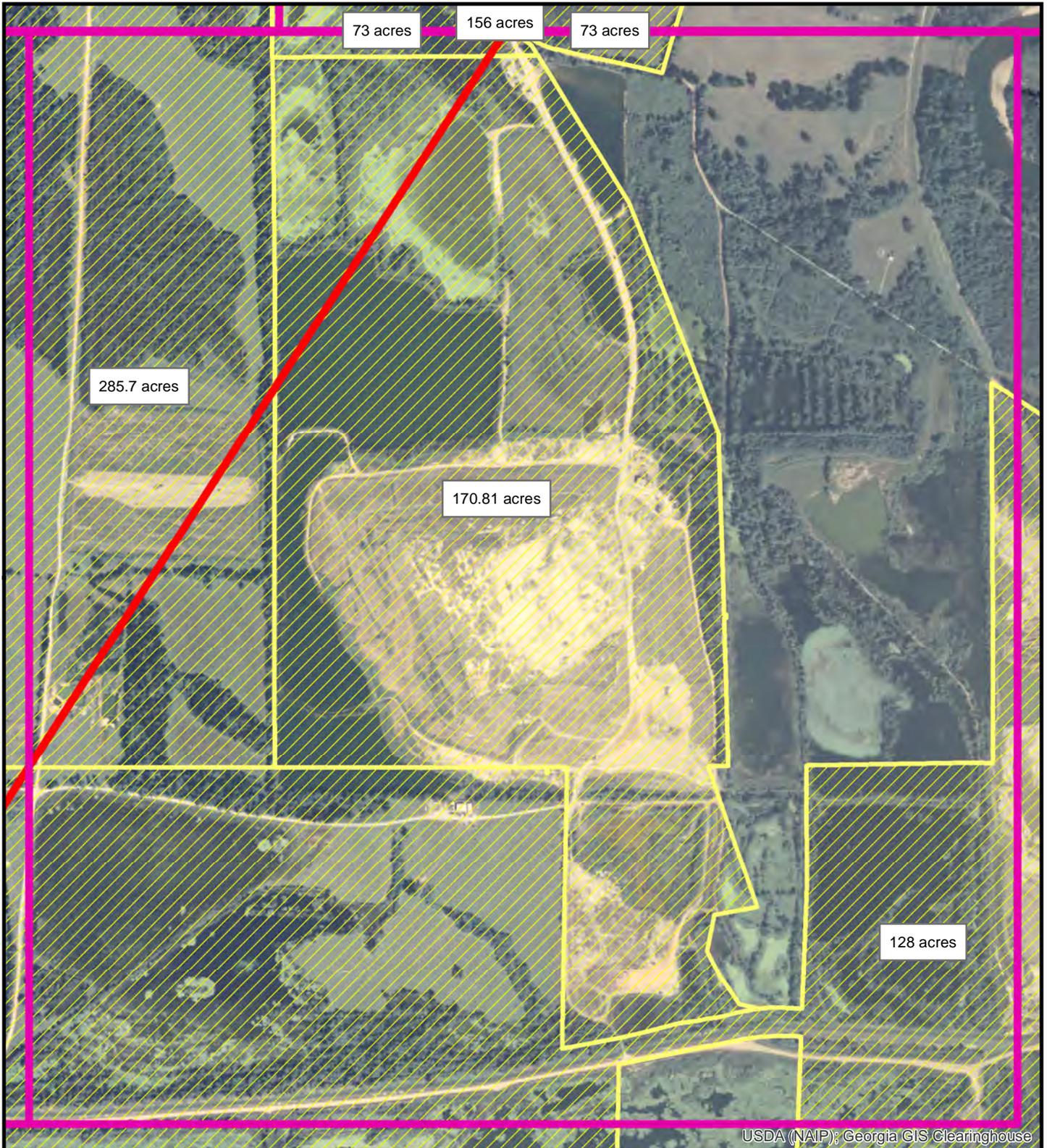
Macon Brownfields Bibb County, Georgia

Map 2 of 9



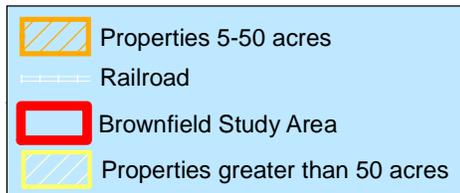
- Properties 5-50 acres
- Railroad
- Brownfield Study Area
- Properties greater than 50 acres





Macon Brownfields Bibb County, Georgia

Map 3 of 9





USDA (NAIP); Georgia GIS Clearinghouse

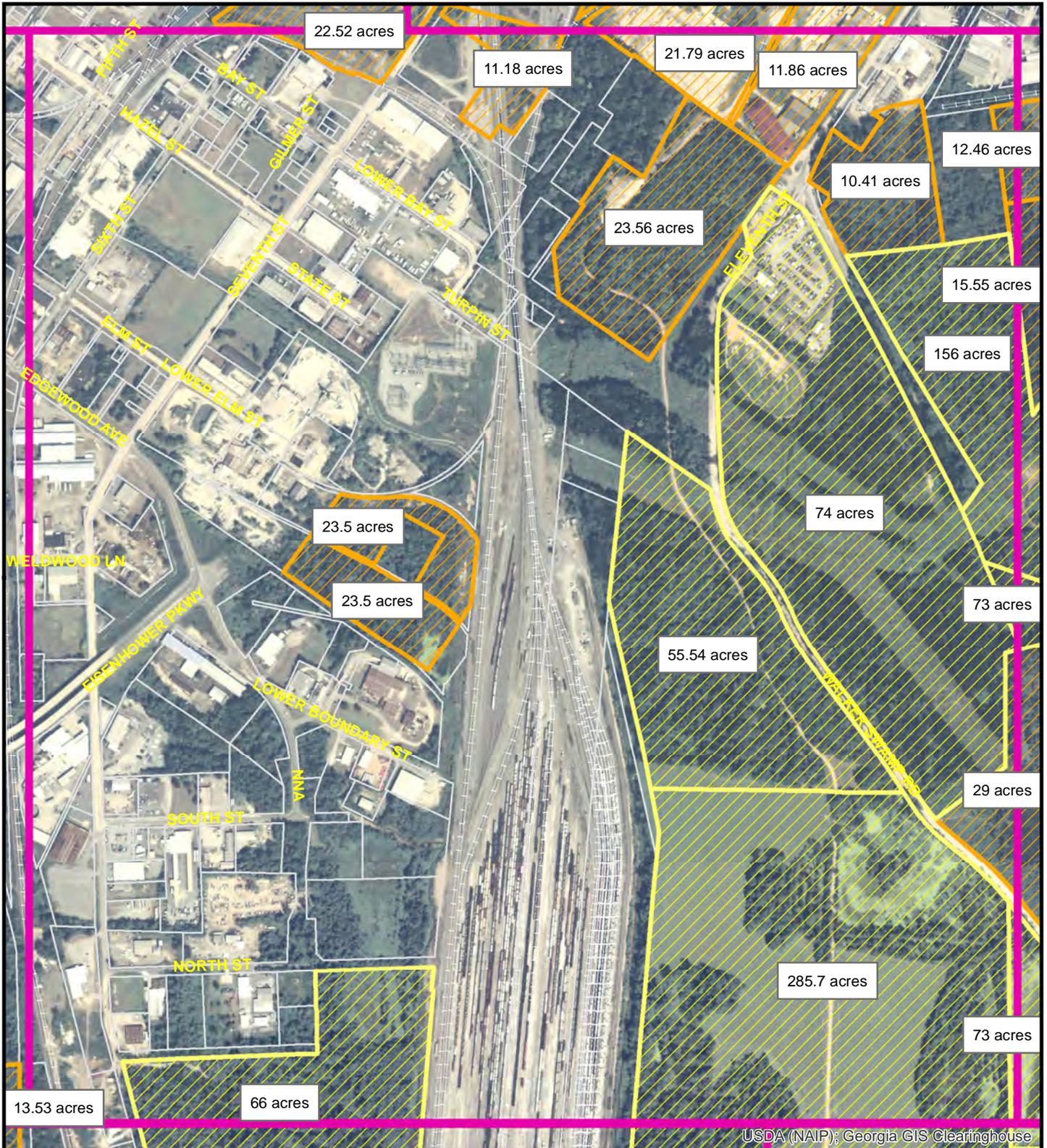
Macon Brownfields Bibb County, Georgia

Map 4 of 9



- Properties 5-50 acres
- Railroad
- Brownfield Study Area
- Properties greater than 50 acres





Macon Brownfields Bibb County, Georgia

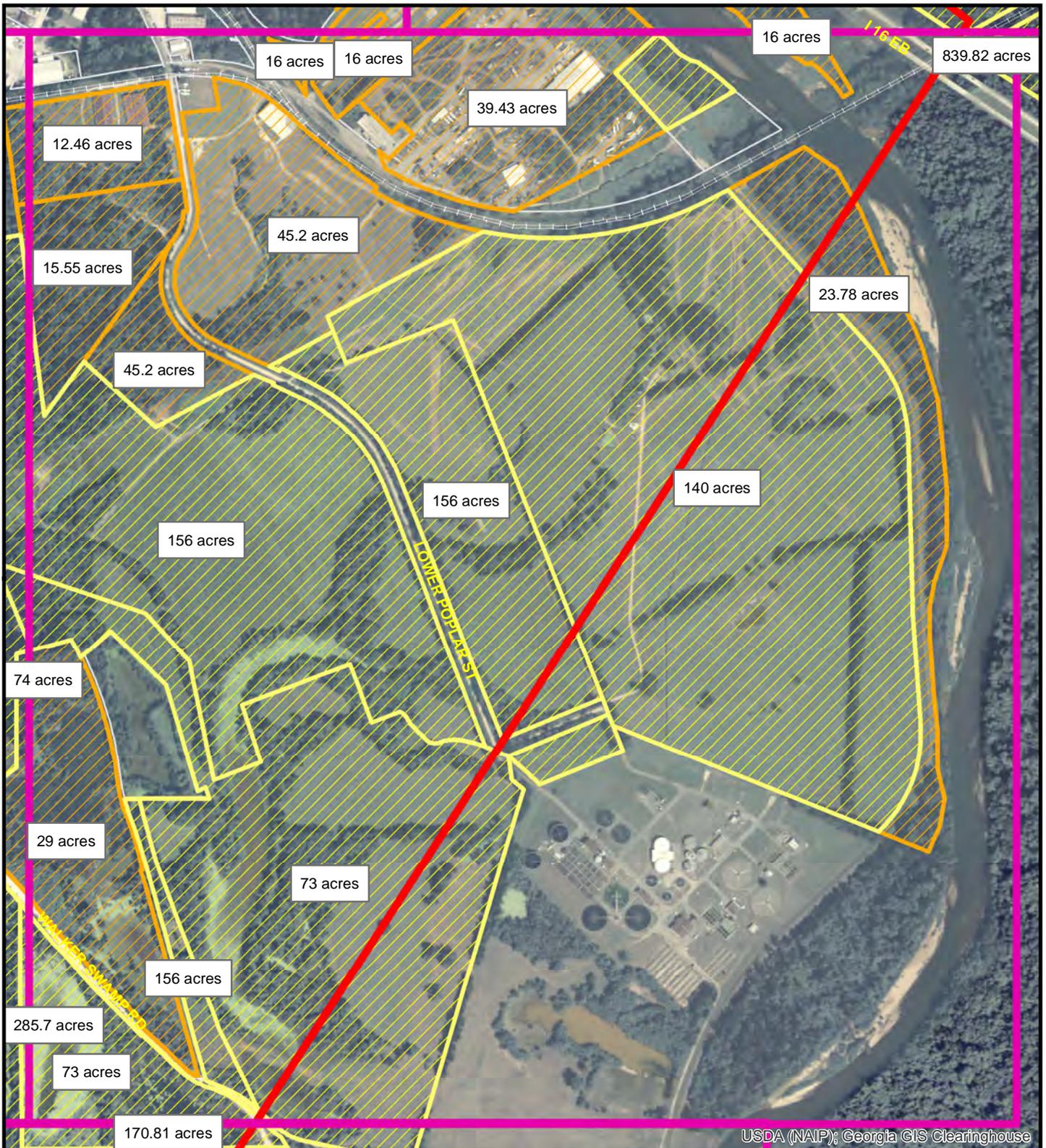
Map 5 of 9



0 250 500 1,000 1,500
Feet

-  Properties 5-50 acres
-  Railroad
-  Brownfield Study Area
-  Properties greater than 50 acres





USDA (NAIP); Georgia GIS Clearinghouse

Macon Brownfields Bibb County, Georgia

Map 6 of 9



0 250 500 1,000 1,500
Feet

-  Properties 5-50 acres
-  Railroad
-  Brownfield Study Area
-  Properties greater than 50 acres

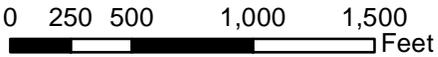




USDA (NAIP); Georgia GIS Clearinghouse

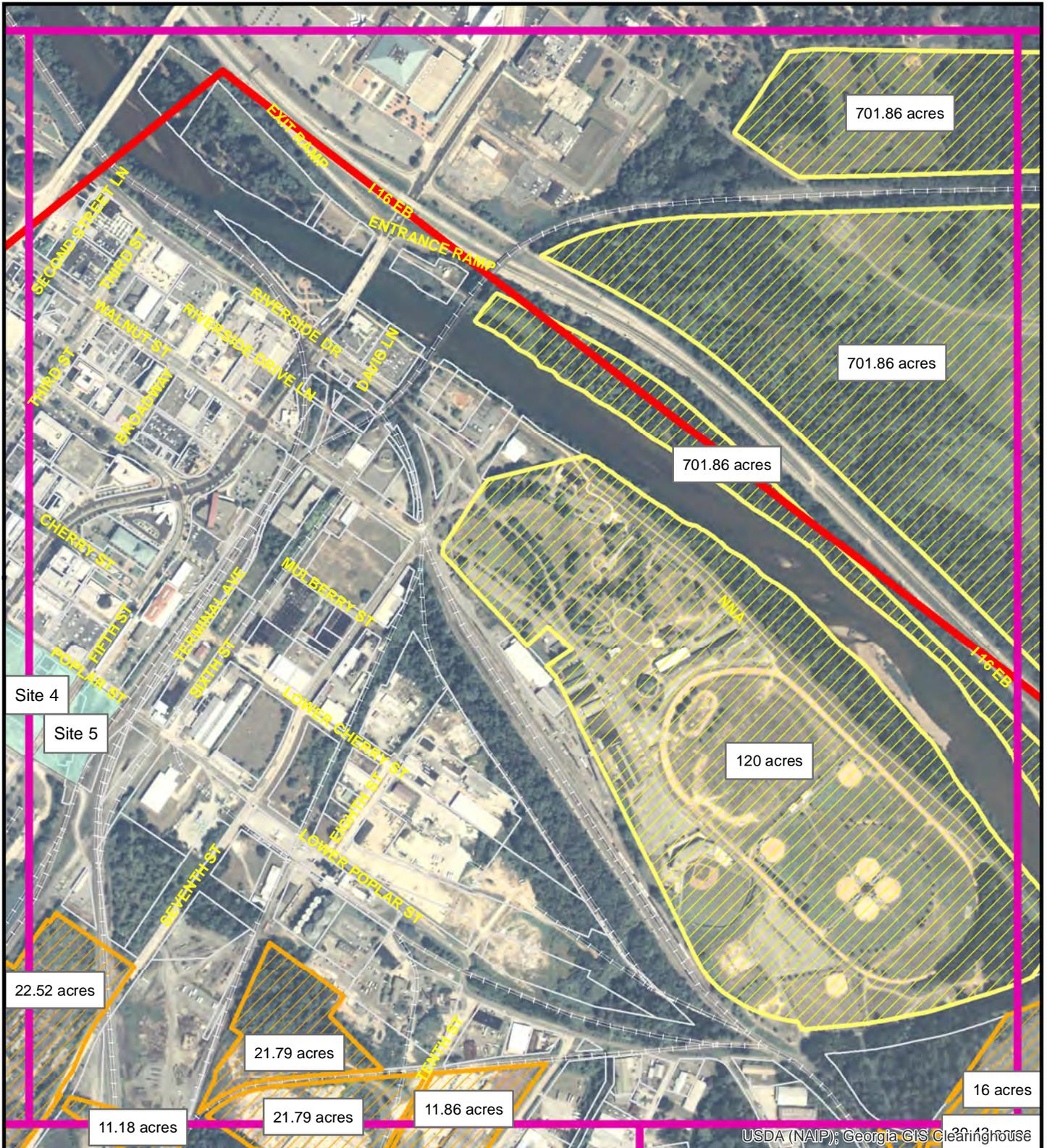
Macon Brownfields Bibb County, Georgia

Map 7 of 9



- Properties 5-50 acres
- Railroad
- Brownfield Study Area
- Properties greater than 50 acres





USDA (NAIP); Georgia GIS Clearinghouse

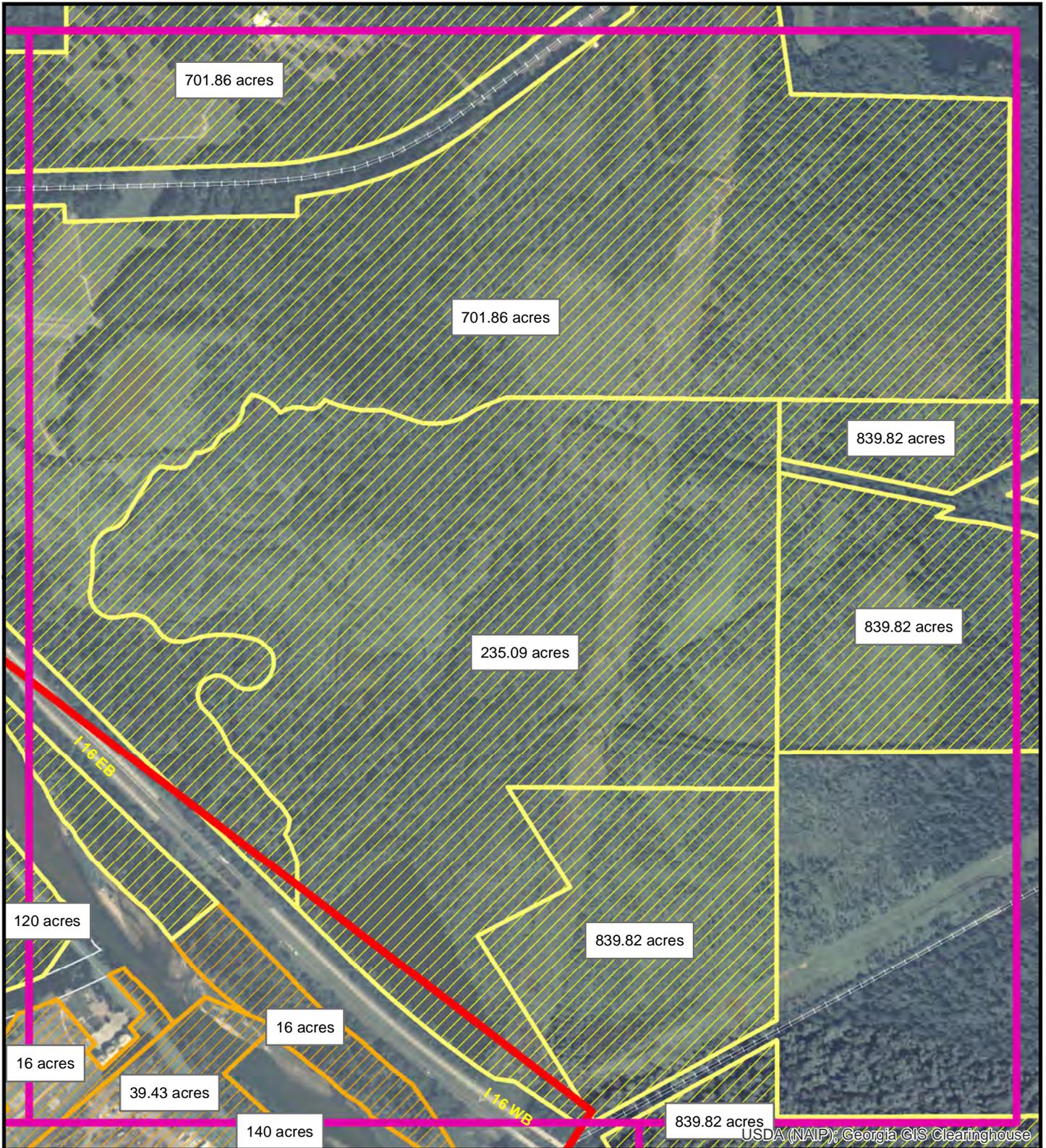
Macon Brownfields Bibb County, Georgia

Map 8 of 9



- Properties 5-50 acres
- Railroad
- Brownfield Study Area
- Properties greater than 50 acres





**Macon Brownfields
Bibb County, Georgia**

Map 9 of 9



-  Properties 5-50 acres
-  Railroad
-  Brownfield Study Area
-  Properties greater than 50 acres



USDA (NAIP); Georgia GIS Clearinghouse

Appendix D

GAEPD – Non-HSI Listing Letters



GEORGIA

DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Land Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-656-7802

October 5, 2017

Mr. Earl D. Barrs
Due South Investments, LLC
201 Second Street, Suite 1200
Macon, GA 31201

Re: HSRA Release Notification
Former Bibb Mill Properties
155 and 201 Coliseum Drive
Macon, Bibb County

Dear Mr. Barrs:

Pursuant to the Rules for Hazardous Site Response, specifically Rule 391-3-19-.05(1) "Listing on the Hazardous Site Inventory", the Environmental Protection Division (EPD) has evaluated the above referenced property to determine whether a release exceeding a reportable quantity has occurred.

Based upon the information available to EPD at the time this evaluation was done, including your notification dated September 5, 2017, EPD has no reason to believe that a release exceeding a reportable quantity has occurred at this property. The property was evaluated as having unlimited access, commercial usage, with the resident individual located between 1001-3000 feet, and the nearest drinking water well located more than 1 mile away. Enclosed is a copy of our inspection report, recommendation memorandum, and Reportable Quantities Screening Method (RQSM) score sheet that summarize the conditions used to evaluate this property. Based on this information, this property will not be listed on the Hazardous Site Inventory.

As provided for in Section 391-3-19-.04(4) of the Rules, the owner of the property must notify EPD if they become aware of any information not provided in the notification that should have been provided, or if they become aware of any information or events that suggest changes may have occurred in any of the conditions referenced in the attached documents. Please provide a copy of this letter and the attached documents to any person to which title or an interest in this property is transferred, in whole or in part.

If you should have any questions regarding this matter, please call Tom Brodell at (404) 657-8600.

Sincerely,

David Brownlee
Unit Coordinator
Response and Remediation Program

file: Non-HSI (Former Bibb Mill Properties, Macon, Bibb County)

c: Brian Steele <brian.steele@resoluteenv.com>

Encl.: Release Notification Form
RQSM Score Sheet
Recommendation Memorandum



GEORGIA

DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Land Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-656-7802

MEMORANDUM

To: David Brownlee, Unit Coordinator 
From: Thomas J Brodell, Environmental Engineer 
Date: September 27, 2017
Subject: Non-HSI Recommendation
Former Bibb Mill Properties
155 and 201 Coliseum Drive
Macon, Bibb County
Reference: RN # 6592

Background:

EPD received a release notification for a 12-acre parcel located at 155 and 201 Coliseum Drive in Macon, Bibb County, on September 8, 2017. The property was not developed with any structures at the time of the release notification submittal and associated site inspection, but was the site of a former barite mine, which operated until as late as 1978.

In July 2017, Resolute Environmental & Water Resources Consulting (Resolute), as part of a Phase II Environmental Site Assessment (ESA) sampled the soil in 10 locations for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals, at a single depth based upon photo ionization detection (PID) screening measurements. An eleventh soil boring, solely for metals, was collected at a previously identified location where fluorescent bulbs appeared to have been crushed. The laboratory results indicated a detection of p-chloroaniline and benzene above the State-established notification concentrations in one location between 12 and 16-feet in depth.

Six of the eleven borings were finished as monitoring wells to enable groundwater flow direction to be determined along with characterization of the groundwater quality. Sampling of the groundwater for VOCs, SVOCs and metals resulted in no detections of VOCs or SVOCs, and only Barium above the laboratory reporting limits (but below the notification concentration).

On-Site Pathway

The on-site pathway was scored as having a known release (25) of p-chloroaniline (8), with unlimited access (4), very good containment (0), and the nearest private residence being 1001-3000 feet away (4). The resulting on-site pathway score is **18.52**, which is less than the threshold value of **20**.

Groundwater Pathway

The groundwater pathway was scored as having a suspected release (10) of p-chloroaniline (8) with no human exposure suspected (2), and the nearest well scored as being between more than 1 mile

away (4). The resulting groundwater pathway score is **4.55**, which is below the threshold value of **10**.

Recommendation

Neither the groundwater pathway nor the on-site pathway exceeds its respective threshold value. Therefore, I recommend that this site not be listed on the HSI.

S:\RDRIVE\TBrodel\facilities - RRP\Release Notifications\Non-HSI\Bibb Mill Properties\Non-HSI Memo.docx

(circle)

HSI

NON-HSI

**Hazardous Waste Management Branch
Hazardous Sites Response Program
Reportable Quantities Screening Method**

Scored By:	Tom Brodell	Date:	9/27/2017
Groundwater Pathway Score:	4.55	On-Site Exposure Pathway Score:	18.52
Clean-Up History:	<input checked="" type="checkbox"/> No Clean-Up Initiated at Site		
	<input type="checkbox"/> Some Clean-Up Underway at Site		
	<input type="checkbox"/> Clean-Up Has Been Completed at Site		

EPA ID Number:	Not Applicable		
Tax Parcel ID No.:	R0740214EP23 1AA; R0740222401		
Site or Facility Name:	Former Bibb Mill Properties		
Site Address:	155 and 201 Coliseum Drive		
Site City:	Macon		
Site County:	Bibb	Site ZIP Code:	30318

If site scores above the threshold value for either pathway, provide the following information. All regulated substances detected at the site should be listed on Page 2, excluding those used to score the site.

Property Owner:	Due South Investments, LLC		
Mailing Address:	201 Second Street, Suite 1200		
City, State, ZIP Code:	Macon	GA	31201
Telephone Number:	478-741-8742		

Contact Person:	Earl D. Barrs		
Company Name:	Due South Investments, LLC		
Mailing Address:	201 Second Street, Suite 1200		
City, State, ZIP Code:	Macon	GA	31201
Telephone Number:	478-741-8742		

Facility Operator:			
Company Name:			
Mailing Address:			
City, State, ZIP Code:			
Telephone Number:			

GROUNDWATER PATHWAY

HAS A RELEASE TO GROUNDWATER OCCURRED? Known (45) Suspected (10) Potential Future (5) (If 45, go to D)		SCORE	
		A.	10
SUSCEPTIBILITY RATING: Higher (6) Average (3) Lower (0)		1B.	3
PHYSICAL STATE: Stable Solid (0) Unstable Solid (1) Powder/Ash (2) Liquid/Gas/Sludge (3)		2B.	3
CONTAINMENT: Very Good (0) Good (1) Fair (2) Poor (3)		C.	3
REGULATED SUBSTANCE:	p-chloroaniline CAS #: 106-47-8	1D.	
TOXICITY: None (1) Low (1) (2) (3) (4) (8) (16)		2D.	8
QUANTITY: (1) (2) (3) (4) (5) (6) (7) (8)		3D.	4
EXPOSURE TO GROUNDWATER RELEASE: Known release ≥ MCL and known human exposure ≥ MCL(25) Known release ≥ MCL and suspected human exposure(20) Known release, no MCL exists, and known human exposure(18) Known release ≥ MCL and known human exposure < MCL(15) Known release, no MCL, and suspected human exposure.....(12) Suspected release and suspected human exposure(8) Known release ≥ MCL but no human exposure suspected(4) Known release, no MCL and no human exposure suspected.....(3) Suspected release, but no human exposure suspected(2) Potential future release.....(1) Known release < MCL(0)		1E.	2
DISTANCE TO WELL OR SPRING: < ½ mile (16) ½ - 1 mile (9) 1 – 2 miles (4) 2 – 3 miles (1) > 3 miles (0)		2E.	4
GROUNDWATER PATHWAY SCORE:		4.55	

$$S_{gw} = M \times (2D + 3D) \times (1E + 2E) / 442.8$$

Where $M = A + [(1B + 2B) \times C]$

If A = 45, then M = 45.

If 2D is unknown, then 2D = 4.

If 3D is unknown, then 3D = 4.

If 1E includes known or suspected human exposure, then 2E = 16.

If 1E = 0, then 2E = 1.

Note: The denominator of 442.8 normalizes the groundwater pathway score to a value between 0 and 100.

ON-SITE EXPOSURE PATHWAY

ACCESS TO THE SITE:		SCORE:	
Inaccessible (0) Limited Access (2) Unlimited Access (4)		A.	4
HAS THERE BEEN A RELEASE?			
Yes (25) Suspected (15) No (0)		B.	25
CONTAINMENT:			
Soil Releases (very good to poor): (0) (1) (2) (3) (4) (5)		C.	0
Aboveground Releases: (0) (1) (2) (3)			
REGULATED SUBSTANCE:	p-chloroaniline CAS #: 106-47-8	1D.	
TOXICITY:			
None (1) Low (1) (2) (4) (8) (16)		2D.	8
QUANTITY:			
(1) (2) (3) (4) (5) (6) (7) (8)		3D.	4
DISTANCE TO NEAREST RESIDENT INDIVIDUAL:			
<300 (8) 301 – 1000 (6) 1001 – 3000 (4) 3001 – 1 mile (2) < 1 mile (1)		1E.	4
IS THERE AN ON-SITE SENSITIVE ENVIRONMENT?			
Yes (1) No (0)		2E.	0
ON-SITE EXPOSURE PATHWAY SCORE:			18.52

$$S_o = A \times (B + C) \times (2D + 3D) \times (1E + 2E) / 259.2$$

If A or B is unknown, the $S_o = 0$.

If 2D is unknown, the 2D = 4.

If 3D is unknown, the 3D = 4.

Note: The denominator of 259.2 normalizes the on-site exposure pathway score to a value between 0 and 100.

September 27, 2017

TRIP REPORT

Site Name and Location: Former Bibb Mill Properties
155 and 201 Coliseum Drive
Macon, Bibb County

Trip by: Thomas J Brodell, Environmental Engineer
Barrett Fischer, Geologist

Date of Trip: September 25, 2017

Persons Contacted: None

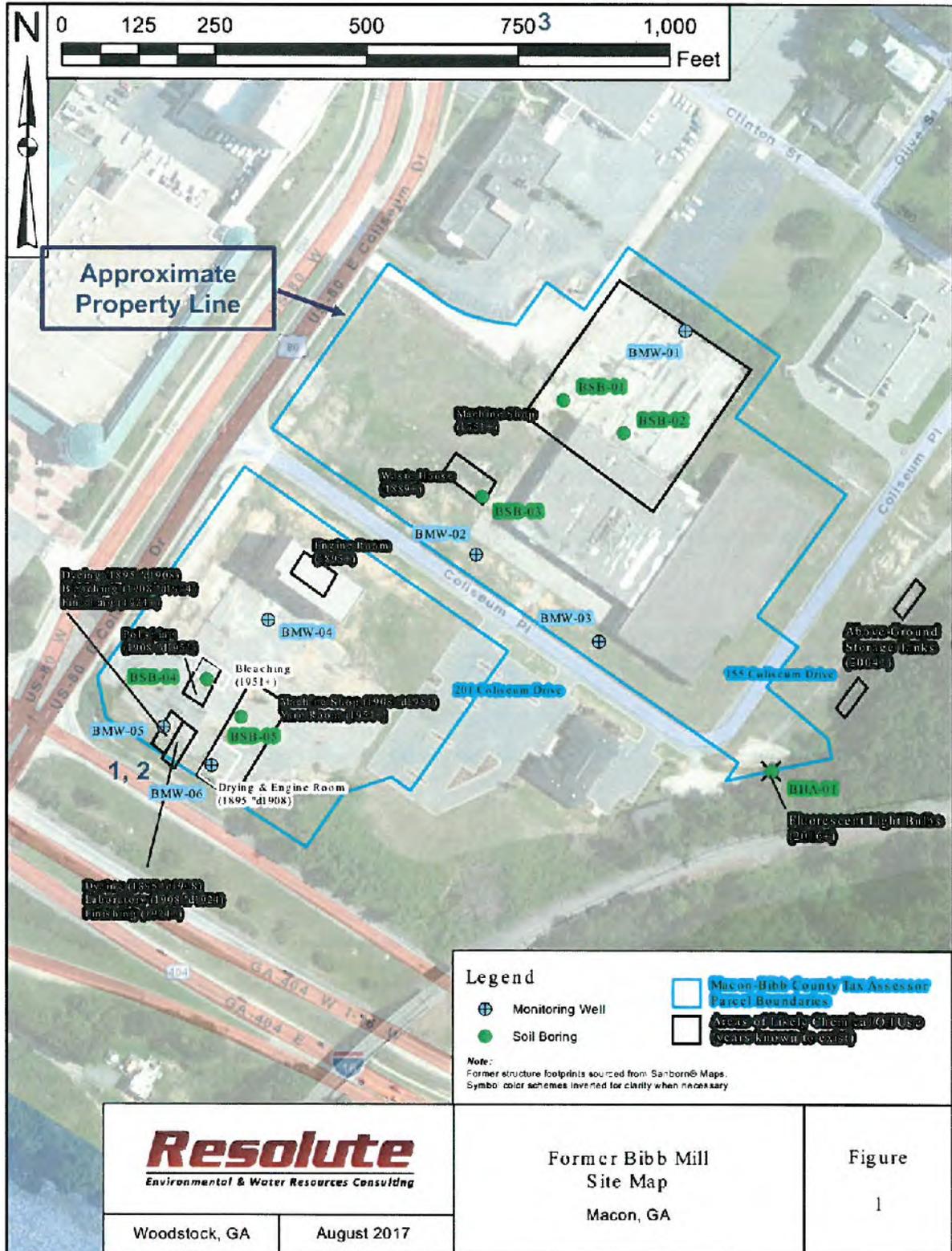
Reference: September 8, 2017 Release Notification

Comments:

On September 25, 2017, EPD representatives conducted a release notification inspection at the Former Bibb Mill Properties, located at at 155 and 201 Coliseum Drive in Macon, Bibb County (Photo #s 01-02). The purpose of the inspection was to evaluate the 12-acre site and compile all information necessary to complete the release notification scoring of the site in accordance with the Georgia Department of Natural Resources Environmental Protection Division, Response and Remediation Program, Guidance Manual for the Reportable Quantities Screening Method (RQSM), and the Rules for Hazardous Site Response (391-3-19-.05(1)).

The inspection consisted of a walking tour of the site and a driving tour of the surrounding area. At the time of the inspection, most of the former structures on the property have been removed. Two structurally sound, but unoccupied buildings remain for possible redevelopment. The property itself is generally topographically flat, and is mostly covered by the structures, asphalt pavement, and grassy vegetation. Surrounding land appears to be slightly higher to the north, with the general flow of surface water at the site to the south. Immediately south of the property, however, between the property and the Ocmulgee River is Interstate I-16 constructed on elevated, made-land. The property did not contain any structures, surveillance measures or fencing that would restrict access to the subject site.

The nearest resident was determined to be about 1300 feet to the north-northeast (Photo # 03). A drive-by well survey within a one-mile radius of the site was conducted with water meters (indicating city-supplied water), but no wells, observed. Based on the GIS well map prepared by EPD and the drive-by well survey, no drinking water wells are located within 1-mile of the site property. No surface water features or other sensitive environments were identified onsite at the time of the inspection.



**Former Bibb Mill Properties – Macon, Bibb County
Release Notification Inspection
Photo Locations**



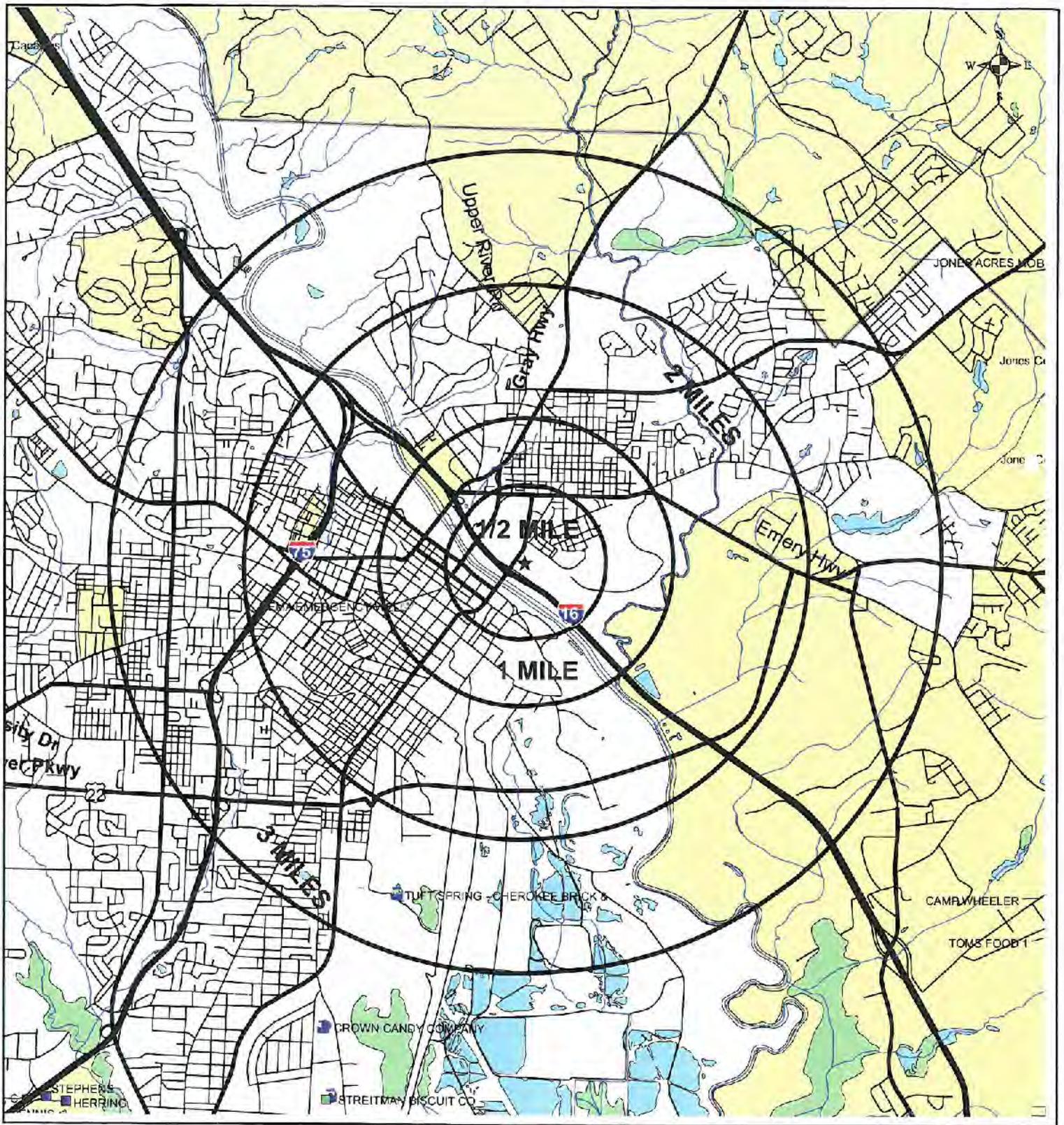
Photo	01 of 03	Date:	09/25/2017	Site Name:	Bibb Mill Properties		
Photographer:	Thomas J Brodell, LPB		City:	Macon	County:	Bibb	
Explanation:	Southern edge of property facing north with monitoring well BMW-05 in foreground. Coliseum Drive is located approximately 175 feet to the west (left) of the location where the picture was taken.						



Photo	02 of 03	Date:	09/25/2017	Site Name:	Bibb Mill Properties		
Photographer:	Thomas J Brodell, LPB		City:	Macon	County:	Bibb	
Explanation:	Advancing about 100 feet north from previous photo, view of the soil boring BSB-04, the boring where contamination above the notification concentration was detected.						



Photo	03 of 03	Date:	09/25/2017	Site Name:	Bibb Mill Properties		
Photographer:	Thomas J Brodell, LPB		City:	Macon	County:	Bibb	
Explanation:	Nearest residence to soil boring BSB-04, located at 360 Main Street. Distance measured from residence to BSB-04 is about 1300 feet south-southwest.						



- | | |
|---|---------------|
| Roads | HOUSEHOLD |
| State and US Highways | PUBLIC SUPPLY |
| Interstate Highways | INDUSTRIAL |
| Rivers/Streams | UNUSED |
| Lake/Pond | |
| Swamp/Marsh | |
| Census Block Group Boundaries | |
| Census Block Group with >zero domestic well | |

Bibb Mill Properties (Former)
155 Coliseum Drive & 201 Coliseum Drive
Macon, Bibb County, Georgia

Scale: 1 inch = 1 mile
32 50 26 83 37' 02

Sources: Wells from USGS GWSI (1999); EPD WRB Non-Municipal Wells (1997); EPD HWMB field surveys (2004); Surface Water Intakes from EPD GSB DR96-27(1996); Roads, Rivers, Wetlands from Georgia DOT (2000); Census data from U.S. Bureau of Census (1990)



ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Land Protection Branch

2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-657-8600

August 15, 2017

120 Macon MRP c/o WhiteStar Advisors LLC
James E. Bishop, Managing Director
902 Clint Moore Road, Suite 104
Boca Raton, FL 33487

Subject: HSRA Release Notification
Former Macon Telegraph Publishing Company & Adjacent Parking Lots
120 and 139 Broadway (Tax Parcel IDs R0730118OC4 6A and R0730117OC3 8A)
Macon, Bibb County, GA 31201

Dear Mr. Bishop:

Pursuant to the Rules for Hazardous Site Response, specifically Rule 391-3-19-.05(1) "Listing on the Hazardous Site Inventory", the Environmental Protection Division (EPD) has evaluated the above referenced property to determine whether a release exceeding a reportable quantity has occurred.

Based upon the information available to EPD at the time this evaluation was done, including your notification dated June 21, 2017, EPD has no reason to believe that a release exceeding a reportable quantity has occurred at this property. The property was evaluated as having a known release of 1,2-dibromo-3-chloropropane to groundwater, limited access, with no downgradient drinking water wells within 3 miles. Enclosed is a copy of our inspection report, recommendation memorandum, and Reportable Quantities Screening Method (RQSM) score sheet that summarize the conditions used to evaluate this property. Based on this information, this property will not be listed on the Hazardous Site Inventory.

As provided for in Section 391-3-19-.04(4) of the Rules, the owner of the property must notify EPD if they become aware of any information not provided in the notification that should have been provided, or if they become aware of any information or events that suggest changes may have occurred in any of the conditions referenced in the attached documents. Please provide a copy of this letter and the attached documents to any person to which title or an interest in this property is transferred.

Wastes present at the subject property, such as investigation-derived waste, concrete debris, sump water, and cleaning materials should be characterized and properly disposed of in accordance with federal, state, and local laws and regulations.

Please direct questions regarding this matter to Carolyn L. Daniels, P.G. of the Response and Remediation Program at (404) 657-8646.

Sincerely,



David Hayes
Unit Coordinator
Response and Remediation Program

Encl.: Trip Report/RQSM Score Sheet/Recommendation Memo

c: Keith Ziobron, Resolute (via email)
Brian Steele, Resolute (via email)
Shannon Ridley, EPD Brownfield Unit Coordinator (via email)

File: Non-HSI (Former Macon Telegraph Publishing Company & Adjacent Parking Lots, Bibb County)



ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Land Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-656-7802

November 2, 2018

Investor Choice Property Management Group
c/o Carla Jones
2064 Ridgedale Road
Atlanta, GA 30317

Re: HSRA Release Notification
1217 Martin Luther King Jr. Blvd.
Macon, Bibb County, Georgia

Dear Ms. Jones:

Pursuant to the Rules for Hazardous Site Response, specifically Rule 391-3-19-.05(1) "Listing on the Hazardous Site Inventory", the Environmental Protection Division (EPD) has evaluated the above referenced property to determine whether a release exceeding a reportable quantity has occurred.

Based upon the information available to EPD at the time this evaluation was done, including your notification dated September 14, 2018, EPD has no reason to believe that a release exceeding a reportable quantity has occurred at this property. The property was evaluated as having a known release of trichloroethene to groundwater, with the nearest downgradient drinking water well located greater than one mile away, and no release to soil. Enclosed is a copy of our inspection report, recommendation memorandum, and Reportable Quantities Screening Method (RQSM) score sheet that summarize the conditions used to evaluate this property. Based on this information, this property will not be listed on the Hazardous Site Inventory.

As provided for in Section 391-3-19-.04(4) of the Rules, the owner of the property must notify EPD if they become aware of any information not provided in the notification that should have been provided, or if they become aware of any information or events that suggest changes may have occurred in any of the conditions referenced in the attached documents. Please provide a copy of this letter and the attached documents to any person to which title or an interest in this property is transferred.

Please direct questions regarding this matter to Nicole Vermillion of the Response and Remediation Program at (404) 232-7891.

Sincerely,

A handwritten signature in blue ink that reads "David Haycs".

David Haycs
Unit Coordinator
Response and Remediation Program

c: Brian Steele, P.G., Resolute (via email)
Encl.: Trip Report/RQSM Score Sheet/Recommendation Memo
File: Non-HSI (1217 Martin Luther King Jr. Blvd., Bibb County)



ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Land Protection Branch

2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-657-8600

October 26, 2018

Memorandum

To: David Hayes *DH*
From: Nicole Vermillion *NV*
Subject: HSRA Release Notification
1217 Martin Luther King Jr. Blvd.
Macon, Bibb County, Georgia

Background

The Georgia Environmental Protection Division ("EPD") received an initial Release Notification ("notification") for the referenced property ("subject property") on September 17, 2018. The notification was submitted for a release of trichloroethene (TCE) to groundwater.

The subject property currently consists of a vacant lot. A notification was submitted to the EPD by Resolute Environmental & Water Resources Consulting (Resolute) dated September 14, 2018. The notification was based on the findings of a Phase II Environmental Site Assessment for 1217 Martin Luther King Jr. Blvd, 1223 Martin Luther King Jr. Blvd, and 1216 Third Street, with one monitoring well located on each of the three properties. According to the release notification, TCE was detected above the Maximum Contaminant Level (MCL) of 5 ug/L in one of three temporary monitoring wells. TCE was detected in groundwater at a concentration of 64 ug/L in well DW-1 near the eastern property boundary. Additionally, tetrachloroethene (PCE) was detected above the MCL of 5 ug/L in one of three temporary monitoring wells. PCE was detected in groundwater at a concentration of 1,100 ug/L in monitoring well DW-1. The reportable detections in groundwater were found only on the 1217 Martin Luther King Jr. Boulevard property (DW-1). A soil sample was collected from each monitoring well location and analyzed for volatile organic compounds and semi-volatile organic compounds. No regulated substances were detected above the notification concentrations in soil.

Nicole Vermillion and Carolyn Daniels of the Georgia EPD conducted a site visit on October 9, 2018. EPD conducted a drive-by well survey within a 1-mile radius. No drinking water wells were identified. Additionally, previous notifications and well surveys for properties near the subject property did not identify drinking water wells in the vicinity. Based on the potentiometric surface map provided in the notification, the direction of groundwater flow varies across the site, but is generally to the south toward monitoring well DW-2. Groundwater

elevations were measured during the July 31, 2018 Phase II of the subject property performed by Resolute.

Groundwater Pathway

The groundwater pathway was scored as having a known release of TCE (64 ug/L, toxicity 8) greater than the Maximum Contaminant Level (MCL) of 5 ug/L, with no human exposure suspected. The nearest drinking water well is an emergency drinking water well, owned by the City of Macon Emergency Management Agency, and is located approximately 0.75 miles north of the subject property. Based on the groundwater flow of the area this well is not hydraulically downgradient from the subject property. For scoring purposes the groundwater pathway was evaluated as having no downgradient drinking water wells within 1 mile of the subject property. The resulting groundwater score is 9.8, which is below the threshold criteria of 10.

On-Site Pathway

No regulated substances were detected above the notification concentrations in soil. Therefore, the subject property was scored as "no release." The distance to the nearest resident is approximately 120 feet to the northwest from the 1217 Martin Luther King Jr. Boulevard parcel. The on-site pathway score is 0.0, which is below the threshold criteria of 20.

Recommendation

The groundwater pathway and the on-site pathway scores do not exceed their respective thresholds. Therefore, it is recommended that the subject property not be listed on the Hazardous Site Inventory.

**LAND PROTECTION BRANCH
 RESPONSE AND REMEDIATION PROGRAM
 REPORTABLE QUANTITIES SCREENING METHOD**

SCORED BY:	Nicole Vermillion	DATE:	10/26/2018
GROUNDWATER PATHWAY SCORE:	9.8	CLEANUP HISTORY:	
ON-SITE PATHWAY SCORE:	0.0	<input checked="" type="checkbox"/> NO CLEANUP INITIATED AT SITE <input type="checkbox"/> SOME CLEANUP UNDERWAY AT SITE <input type="checkbox"/> CLEANUP HAS BEEN COMPLETED	

EPA ID NUMBER:	NA				
SITE OR FACILITY NAME:					
SITE STREET ADDRESS:	1217 Martin Luther King Jr. Blvd				
SITE CITY:	Macon	SITE COUNTY:	Bibb	ZIP CODE:	31201

IF SITE SCORES ABOVE THE THRESHOLD VALUE FOR EITHER PATHWAY, PROVIDE THE FOLLOWING INFORMATION. ALL REGULATED SUBSTANCES DETECTED AT THE SITE SHOULD ALSO BE LISTED ON PAGE 2, EXCLUDING THOSE USED TO SCORE THE SITE.

PROPERTY OWNER:					
MAILING ADDRESS:					
CITY:		STATE:		ZIP CODE:	
TELEPHONE NUMBER:					
SITE CONTACT PERSON:					
COMPANY NAME:					
MAILING ADDRESS:					
CITY:		STATE:		ZIP CODE:	
TELEPHONE NUMBER:					
SITE OWNER/OPERATOR:					
COMPANY NAME:					
MAILING ADDRESS:					
CITY:		STATE:		ZIP CODE:	
TELEPHONE NUMBER:					

GROUNDWATER PATHWAY

HAS A RELEASE TO GROUNDWATER OCCURRED? Known (45) Suspected (10) Potential Future (5) (If 45, go to D)	SCORE	
	A.	45
SUSCEPTIBILITY RATING: Higher (6) Average (3) Lower (0)	1B.	
PHYSICAL STATE: Stable Solid (0) Unstable Solid (1) Powder/Ash (2) Liquid/Gas/Sludge (3)	2B.	
CONTAINMENT: Very Good (0) Good (1) Fair (2) Poor (3)	C.	
REGULATED SUBSTANCE: Trichloroethene	1D.	
TOXICITY: None (1) Low (1) (2) (4) (8) (16)	2D.	8
QUANTITY: (1) (2) (3) (4) (5) (6) (7) (8)	3D.	4
EXPOSURE TO GROUNDWATER RELEASE: (choose only one) Known release ≥ MCL and known human exposure ≥ MCL (25) Known release ≥ MCL and suspected human exposure (20) Known release, no MCL exists, and known human exposure (18) Known release ≥ MCL, and known human exposure < MCL (15) Known release, no MCL exists, and human exposure is suspected (12) Suspected release and human exposure is suspected (8) Known release ≥ MCL, but no human exposure is suspected (4) Known release, no MCL exists, and no human exposure is suspected (3) Suspected release, but no human exposure is suspected (2) Potential future release (1) Known release less than MCL (0)	1E.	4
DISTANCE TO WELL OR SPRING: <1/2 mile (16) 1/2 - 1 mile (9) 1 - 2 miles (4) 2 - 3 miles (1) > 3 miles (0)	2E.	4
GROUNDWATER PATHWAY SCORE:	9.8	

$$S_{gw} = M \times (2D + 3D) \times (1E + 2E) / 442.8$$

$$\text{where } M = A + [(1B + 2B) \times C]$$

If A = 45, then M = 45

If 2D is unknown, then 2D = 4

If 3D is unknown, then 3D = 4

If 1E includes known or suspected human exposure, then 1E + 2E = 16

If 1E = 0, then 2E = 1

Note: The denominator of 442.8 normalizes the groundwater score to a value between 0 and 100.

ON-SITE EXPOSURE PATHWAY

ACCESS TO THE SITE:		
Inaccessible (0) Limited Access (2) Unlimited Access (4)	A.	4
HAS THERE BEEN A RELEASE?		
Yes (25) Suspected (15) No (0)	B.	0
CONTAINMENT:		
Soil Releases (very good to poor) (0) (1) (2) (3) (4) (5) Aboveground Releases: (0) (1) (2) (3)	C.	2
REGULATED SUBSTANCE:		
Trichloroethene	1D.	
TOXICITY:		
None (1) Low (1) (2) (4) (8) (16)	2D.	8
QUANTITY:		
(1) (2) (3) (4) (5) (6) (7) (8)	3D.	4
DISTANCE TO NEAREST RESIDENT INDIVIDUAL:		
<300' (8) 301-1000' (6) 1001-3000' (4) 3001-5280' (2) > 1 Mile (1)	1E.	8
IS THERE AN ON-SITE SENSITIVE ENVIRONMENT?		
Yes (1) No (0)	2E.	0
ON-SITE EXPOSURE PATHWAY SCORE:		0.0

$$So = A \times (B + C) \times (2D + 3D) \times (1E + 2E) / 259.2$$

If A or B = 0, then So = 0

If 2D is unknown, then 2D = 4

If 3D is unknown, then 3D = 4

Note: The denominator of 259.2 normalizes the score to a value between 0 and 100

Calculated and Printed: 10/31/18 8:53 AM

<S:\RDRIVE\N\Vermillion\Notifications\1217 MLK Blvd\JRQSM 1217 MLK Blvd.xlsx> JRQSM



October 24, 2018

TRIP REPORT

Site Name and Location: 1217 Martin Luther King Jr. Blvd.
Macon, Bibb County

Trip by: Nicole Vermillion, Geologist *N*
Carolyn Daniels, P.G. *cd*

Date of Trip: October 9, 2018

Persons Contacted: n/a

Reference: September 14, 2018 Release Notification

Comments:

On October 9, 2018, EPD representatives conducted a release notification site visit at the three adjacent parcels (subject property), located at 1217 and 1223 Martin Luther King Jr. Blvd, and 1216 Third Street in Macon, Georgia. The purpose of the site visit was to evaluate the site and compile information necessary to complete the release notification scoring of the site in accordance with the Reportable Quantities Screening Method (RQSM), and the Rules for Hazardous Site Response.

The 0.23-acre subject property consists of three adjoining parcels and is currently vacant (Photographs 1-3). According to the release notification, trichloroethene (TCE) was detected above the Maximum Contaminant Level (MCL) of 5 ug/L in one of three temporary monitoring wells on-site. The highest concentration of TCE was detected in groundwater at a concentration of 64 ug/L in well DW-1 (12'), along the eastern boundary of the 1217 Martin Luther King Jr. Blvd parcel. Additionally, tetrachloroethene (PCE) was detected above the MCL of 5 ug/L in one of the three temporary monitoring wells on-site. The highest concentration of PCE was detected in groundwater at a concentration of 1,100 ug/L in monitoring well DW-1. EPD was not able to confirm the location of the monitoring wells on-site. No regulated substances were detected above the notification concentrations (NCs) in soil.

Various commercial businesses such as a grocery store, restaurant and auto body shop operated on the subject property from the 1950s until the on-site buildings were demolished in the 2000s. The building slab remains on the 1217 Martin Luther King Jr. Blvd parcel.

The subject property is located in a mixed residential, commercial and light industrial area of Macon (Photograph 8). The subject property is bound to the north by a vacant lot, a commercial property and a residence (Photographs 5 & 6) located along Hazel Street. Vacant land (mixed grass and concrete cover) is located farther across Hazel Street. Third Street borders the subject property to the west. Vacant undeveloped land is located farther to the west across Third Street. The subject property is bordered by Martin Luther King Jr. Blvd. to the east, across which is a vacant lot (Photograph 7). According to the notification, this property to the east is the location of a former dry cleaner, garage and filling station. The subject property is bound to the south by undeveloped vacant land (Photograph 9). 446 Hazel Street, the nearest residence, is located approximately 120 feet northwest of the 1217 Martin Luther King Jr. Blvd parcel. The subject property has unlimited access.

As part of the notification site visit, EPD conducted a drive-by well survey within a 1-mile radius. No drinking water wells were identified. Based on groundwater sampling on the subject property, the direction of groundwater flow varies across the site, but is generally to the south toward DW-2. A City of Macon Emergency Management well is located at 770 Poplar Street, approximately 0.75 miles north of the subject property.

Attachments:

- Photograph log of the September 14, 2018 Release Notification Site Visit.

Recommendation:

Proceed with scoring the notification.

PHOTOGRAPHS



Site Name: 1217 MLK Jr. Blvd
Macon, Georgia

Photograph 1 of 10

County: Bibb

Date: 10/9/2018

Photographer: Nicole Vermillion, Response and Remediation Program

Description: View of the subject property; facing southwest.



Site Name: 1217 MLK Jr. Blvd
Macon, Georgia

Photograph 2 of 10

County: Bibb

Date: 10/9/2018

Photographer: Nicole Vermillion, Response and Remediation Program

Description: View of the subject property; facing south.



Site Name: 1217 MLK Jr. Blvd
Macon, Georgia

Photograph 3 of 10

County: Bibb

Date: 10/9/2018

Photographer: Nicole Vermillion, Response and Remediation Program

Description: View of the subject property across MLK Jr. Blvd.; facing southwest.



Site Name: 1217 MLK Jr. Blvd
Macon, Georgia

Photograph 4 of 10

County: Bibb

Date: 10/9/2018

Photographer: Nicole Vermillion, Response and Remediation Program

Description: View of the 1223 MLK Jr. parcel; facing west.



Site Name: 1217 MLK Jr. Blvd
Macon, Georgia

Photograph 5 of 10

County: Bibb

Date: 10/9/2018

Photographer: Nicole Vermillion, Response and Remediation Program

Description: View of the north adjacent property (432 Hazel Street) from the 1216 3rd Street parcel; facing north.



Site Name: 1217 MLK Jr. Blvd
Macon, Georgia

Photograph 6 of 10

County: Bibb

Date: 10/9/2018

Photographer: Nicole Vermillion, Response and Remediation Program

Description: View of the adjacent commercial and residential properties, 432 and 446 Hazel Street, respectively, facing west.



Site Name: 1217 MLK Jr. Blvd
Macon, Georgia

Photograph 7 of 10

County: Bibb

Date: 10/9/2018

Photographer: Nicole Vermillion, Response and Remediation Program

Description: View of the east adjacent property across MLK Jr. Blvd, facing east. This vacant parcel is the location of the former dry cleaner and filling station referenced in the release notification.



Site Name: 1217 MLK Jr. Blvd
Macon, Georgia

Photograph 8 of 10

County: Bibb

Date: 10/9/2018

Photographer: Nicole Vermillion, Response and Remediation Program

Description: View of the surrounding area to the northeast of the subject property; facing northeast. Intersection of Hazel Street and MLK Jr. Blvd.



Site Name: 1217 MLK Jr. Blvd
Macon, Georgia

Photograph 9 of 10

County: Bibb

Date: 10/9/2018

Photographer: Nicole Vermillion, Response and Remediation Program

Description: View of south adjacent parcel along MLK Jr. Blvd; facing west.



Site Name: 1217 MLK Jr. Blvd
Macon, Georgia

Photograph 10 of 10

County: Bibb

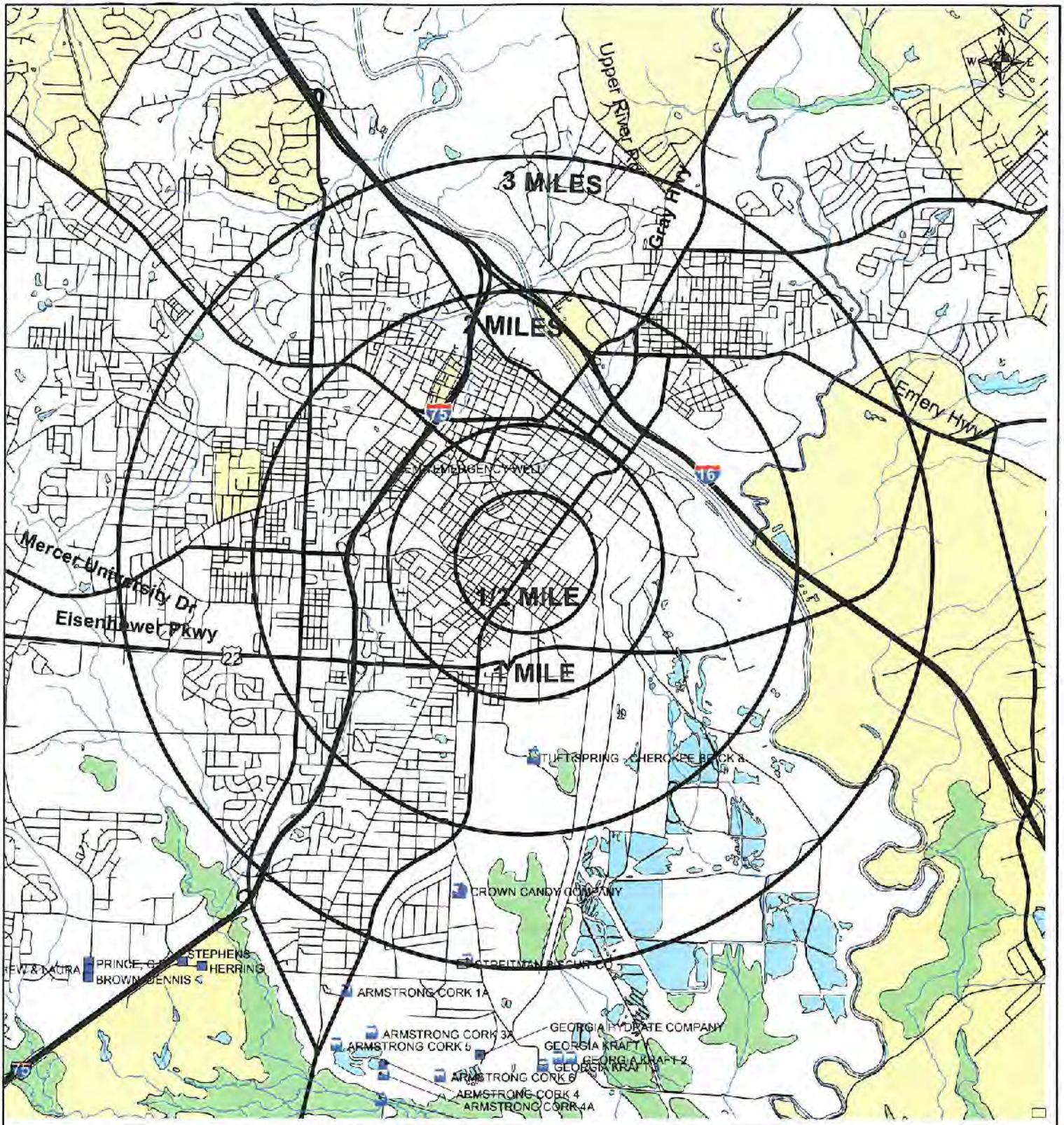
Date: 10/9/2018

Photographer: Nicole Vermillion, Response and Remediation Program

Description: View of the adjacent property and surrounding area to the south; facing southwest.



Photograph legend



**1217 Martin Luther King Jr. Boulevard
1217 Martin Luther King Jr. Boulevard
Macon, Bibb County**

**Scale: 1 inch = 1 mile
32 49 31 83 38' 03**

- Roads
- State and US Highways
- Interstate Highways
- Rivers/Streams
- Lake/Pond
- Swamp/Marsh
- Census Block Group Boundaries
- Census Block Group with >zero domestic well
- HOUSEHOLD
- PUBLIC SUPPLY
- INDUSTRIAL
- Drinking Water

Sources: Wells from USGS GWSI (1999); EPD WRB Non-Municipal Wells (1997); EPD HWMB field surveys (2004); Surface Water Intakes from EPD GSB DR96-27(1996); Roads, Rivers, Wetlands from Georgia DOT (2000); Census data from U.S. Bureau of Census (1990)

Appendix E
Federal Financial Forms

FEDERAL FINANCIAL REPORT

(Follow form instructions)

1. Federal Agency and Organizational Element to Which Report is Submitted <p align="center">United States Environmental Protection Agency</p>	2. Federal Grant or Other Identifying Number Assigned by Federal Agency (To report multiple grants, use FFR Attachment) <p align="center">BF00D32515</p>	Page of <p align="center">1</p> pages
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3. Recipient Organization (Name and complete address including Zip code)
 MACON-BIBB COUNTY 700 POPLAR STREET, MACON, GA 31201-2033

4a. DUNS Number 79244814	4b. EIN 46-3992371	5. Recipient Account Number or Identifying Number (To report multiple grants, use FFR Attachment)	6. Report Type <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Final	7. Basis of Accounting <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual
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8. Project/Grant Period (Month, Day, Year) From: 10/1/2015 To: 9/30/2018	9. Reporting Period End Date (Month, Day, Year) 12/31/2017
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10. Transactions Cumulative

(Use lines a-c for single or combined multiple grant reporting)

Federal Cash (To report multiple grants separately, also use FFR Attachment):

a. Cash Receipts	
b. Cash Disbursements	
c. Cash on Hand (line a minus b)	

(Use lines d-o for single grant reporting)

Federal Expenditures and Unobligated Balance:

d. Total Federal funds authorized	\$400,000.00
e. Federal share of expenditures	198,998.09
f. Federal share of unliquidated obligations	120,646.52
g. Total Federal share (sum of lines e and f)	319,644.61
h. Unobligated balance of Federal funds (line d minus g)	80,355.39

Recipient Share:

i. Total recipient share required	
j. Recipient share of expenditures	
k. Remaining recipient share to be provided (line i minus j)	

Program Income:

l. Total Federal share of program income earned	
m. Program income expended in accordance with the deduction alternative	
n. Program income expended in accordance with the addition alternative	
o. Unexpended program income (line l minus line m or line n)	

11. Indirect Expense	a. Type	b. Rate	c. Period From	Period To	d. Base	e. Amount Charged	f. Federal Share
					g. Totals:	0	0

12. Remarks: Attach any explanations deemed necessary or information required by Federal sponsoring agency in compliance with governing legislation:

13. Certification: By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and intent set forth in the award documents. I am aware that any false, fictitious, or fraudulent information may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

a. Typed or Printed Name and Title of Authorized Certifying Official <p align="center">Marlon Baldwin, Financial Analyst</p>	c. Telephone (Area code, number, and extension) <p align="center">478-733-4184</p> d. Email Address <p align="center">mbaldwin@maconbibb.us</p>
b. Signature of Authorized Certifying Official 	e. Date Report Submitted (Month, Day, Year) <p align="center">1/30/2018</p>

14. Agency use only

Standard Form 425 - Revised 10/11/2011
 OMB Approval Number: 0348-0061
 Expiration Date: 2/28/2015

Paperwork Burden Statement
 According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is 0348-0061. Public reporting burden for this collection of information is estimated to average 1.5 hours per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0061), Washington, DC 20503.

FEDERAL FINANCIAL REPORT

(Follow form instructions)

1. Federal Agency and Organizational Element to Which Report is Submitted United States Environmental Protection Agency	2. Federal Grant or Other Identifying Number Assigned by Federal Agency (To report multiple grants, use FFR Attachment) BF00D32515	Page of 1 pages
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3. Recipient Organization (Name and complete address including Zip code)
 MACON-BIBB COUNTY 700 POPLAR STREET, MACON, GA 31201-2033

4a. DUNS Number 79244814	4b. EIN 46-3992371	5. Recipient Account Number or Identifying Number (To report multiple grants, use FFR Attachment)	6. Report Type <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input checked="" type="checkbox"/> Final	7. Basis of Accounting <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual
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8. Project/Grant Period (Month, Day, Year)
 From: 10/1/2015 To: 10/30/2018

9. Reporting Period End Date (Month, Day, Year)
 12/31/2018

10. Transactions
 (Use lines a-c for single or combined multiple grant reporting)
 Federal Cash (To report multiple grants separately, also use FFR Attachment): Cumulative

a. Cash Receipts	
b. Cash Disbursements	
c. Cash on Hand (line a minus b)	

(Use lines d-o for single grant reporting)

Federal Expenditures and Unobligated Balance:

d. Total Federal funds authorized	\$400,000.00
e. Federal share of expenditures	\$393,134
f. Federal share of unliquidated obligations	0
g. Total Federal share (sum of lines e and f)	\$393,134
h. Unobligated balance of Federal funds (line d minus g)	\$6,865.92

Recipient Share:

i. Total recipient share required	
j. Recipient share of expenditures	
k. Remaining recipient share to be provided (line i minus j)	

Program Income:

l. Total Federal share of program income earned	
m. Program income expended in accordance with the deduction alternative	
n. Program income expended in accordance with the addition alternative	
o. Unexpended program income (line l minus line m or line n)	

11.	a. Type	b. Rate	c. Period From	Period To	d. Base	e. Amount Charged	f. Federal Share
Indirect Expense							
					g. Totals:	0	0

12. Remarks: Attach any explanations deemed necessary or information required by Federal sponsoring agency in compliance with governing legislation:

13. Certification: By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and intent set forth in the award documents. I am aware that any false, fictitious, or fraudulent information may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

a. Typed or Printed Name and Title of Authorized Certifying Official Robert A.B. Reichert, Mayor 	c. Telephone (Area code, number, and extension) 478-803-2824 d. Email Address Jones@maconbibb.us
b. Signature of Authorized Certifying Official 	e. Date Report Submitted (Month, Day, Year) October 26, 2018

14. Agency use only
 Standard Form 425 - Revised 10/11/2011
 OMB Approval Number: 0348-0061
 Expiration Date: 2/28/2015

Paperwork Burden Statement
 According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is 0348-0061. Public reporting burden for this collection of information is estimated to average 1.5 hours per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0061), Washington, DC 20503.

<u>Vendor</u>	<u>Account Number</u>	<u>Check Number</u>	<u>Check Date</u>	<u>Expenditure Amount</u>	<u>Remaining Grant Budget</u>
Resolute Environmenta	252.0114.523500.001	35080	02/02/016	\$ 5,920.26	\$ 394,079.74
	252.0114.523850.001				
	252.0114.523500.001				
Resolute Environmenta	252.0114.531100.001	35079	2/2/2016	\$ 6,182.30	\$ 387,897.44
	252.0114.523500.001				
	252.0114.523850.001				
Resolute Environmenta	252.0114.523850.001	35277	2/12/2016	\$ 15,019.95	\$ 372,877.49
	252.0114.523500.001				
	252.0114.523850.001				
Resolute Environmenta	252.0114.523850.001	35278	2/12/2016	\$ 15,084.30	\$ 357,793.19
	252.0114.523850.001	36217	3/11/2016	\$ 5,348.30	\$ 352,444.89
	252.0114.523850.001	36217	3/11/2016	\$ 5,268.22	\$ 347,176.67
Resolute Environmenta	252.0114.523500.001				
	252.0114.531100.001	37350	4/14/2016	\$ 5,399.01	\$ 341,777.66
	252.0114.523850.001				
Resolute Environmenta	252.0114.523500.001	37350	4/14/2016	\$ 5,437.50	\$ 336,340.16
	252.0114.523500.001				
	252.0114.531100.001				
Resolute Environmenta	252.0114.523850.001	39510	6/10/2016	\$ 2,118.11	\$ 334,222.05
	252.0114.523500.001				
	252.0114.531100.001				
Resolute Environmenta	252.0114.523850.001	39510	6/10/2016	\$ 2,059.95	\$ 332,162.10
	252.0114.523500.001				
	252.0114.531100.001				
Resolute Environmenta	252.0114.523850.001	40174	6/23/2016	\$ 1,429.83	\$ 330,732.27
	252.0114.523500.001				
	252.0114.531100.001				
Resolute Environmenta	252.0114.523850.001	40174	6/23/2016	\$ 1,386.00	\$ 329,346.27
	252.0114.531100.001				

252.0114.523500.001									
252.0114.531100.001									
Resolute Environmenta	252.0114.523850.001	41662	8/5/2016	\$	2,708.89	\$	326,637.38		
	252.0114.523500.001								
	252.0114.531100.001								
Resolute Environmenta	252.0114.523850.001	41662	8/5/2016	\$	2,708.89	\$	323,928.49		
	252.0114.523500.001								
	252.0114.531100.001								
Resolute Environmenta	252.0114.523850.001	41829	8/11/2016	\$	5,790.46	\$	318,138.03		
	252.0114.523500.001								
	252.0114.531100.001								
Resolute Environmenta	252.0114.523850.001	41829	8/11/2016	\$	1,315.27	\$	316,822.76		
	252.0114.523850.001	45463	11/2/2016	\$	2,988.89	\$	313,833.87		
	252.0114.523500.001								
Resolute Environmenta	252.0114.523850.001	45463	11/2/2016	\$	4,013.07	\$	309,820.80		
	252.0114.523500.001	43685	9/29/2016	\$	2,178.75	\$	307,642.05		
	252.0114.523500.001	43358	9/22/2016	\$	3,124.21	\$	304,517.84		
Resolute Environmenta	252.0114.523850.001	46447	12/1/2016	\$	1,791.41	\$	302,726.43		
	252.0114.523500.001								
Resolute Environmenta	252.0114.523850.001	46447	12/1/2016	\$	1,810.06	\$	300,916.37		
	252.0114.523500.001								
Resolute Environmenta	252.0114.523850.001	47506	12/29/2016	\$	2,786.96	\$	298,129.41		
	252.0114.523500.001								
Resolute Environmenta	252.0114.523850.001	47506	12/29/2016	\$	4,087.20	\$	294,042.21		
	252.0114.523500.001								
Resolute Environmenta	252.0114.531100.001	48442	1/26/2017	\$	5,493.13	\$	288,549.08		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523500.001	48442	1/26/2017	\$	4,871.52	\$	283,677.56		

252.0114.523500.001									
252.0114.523850.001									
Resolute Environmenta	252.0114.531100.001	50185	3/9/2017	\$	7,109.69	\$	276,567.87		
Resolute Environmenta	252.0114.523850.001	49871	2/10/2017	\$	6,425.10	\$	270,142.77		
252.0114.523850.001									
Resolute Environmenta	252.0114.531100.001	50881	3/30/2017	\$	2,691.36	\$	267,451.41		
252.0114.523500.001									
Resolute Environmenta	252.0114.531100.001	50881	3/30/2017	\$	2,885.79	\$	264,565.62		
252.0114.523500.001									
Resolute Environmenta	252.0114.523850.001	51391	4/13/2017	\$	3,805.34	\$	260,760.28		
Resolute Environmenta	252.0114.523850.001	51873	4/13/2017	\$	297.00	\$	260,463.28		
Regina Sweeney (Attend									
4/21/17 GA Brownfield									
Seminar)	252.0114.523500.001	52198	5/4/2017	\$	166.70	\$	260,296.58		
Resolute Environmenta	252.0114.523850.001	52957	5/25/2017	\$	8,429.94	\$	251,866.64		
252.0114.523500.001									
Resolute Environmenta	252.0114.523850.001	52763	5/18/2017	\$	4,266.62	\$	247,600.02		
252.0114.523500.001									
Resolute Environmenta	252.0114.531100.001	53834	6/15/2017	\$	45,598.21	\$	202,001.81		
Resolute Environmenta	252.0114.523850.001	53834	6/15/2017	\$	999.90	\$	201,001.91		
Resolute Environmenta	252.0114.523850.001	57072	9/21/2017	\$	4,066.42	\$	196,935.49		
252.0114.523500.001									
252.0114.523850.001									
Resolute Environmenta	252.0114.531100.001	57072	9/21/2017	\$	7,028.39	\$	189,907.10		
252.0114.523500.001									
Resolute Environmenta	252.0114.523850.001	57072	9/21/2017	\$	4,374.23	\$	185,532.87		
252.0114.523500.001									
252.0114.523850.001									
Resolute Environmenta	252.0114.531100.001	57072	9/21/2017	\$	17,477.20	\$	168,055.67		
252.0114.523500.001									
Resolute Environmenta	252.0114.523850.001	60379	12/8/2017	\$	7,678.41	\$	160,377.26		

252.0114.523500.001									
252.0114.523850.001									
Resolute Environmenta	252.0114.531100.001	60322	12/7/2017	\$	13,600.03	\$	146,777.23		
	252.0114.523500.001								
Resolute Environmenta	252.0114.523850.001	60379	12/8/2017	\$	10,305.28	\$	136,471.95		
	252.0114.523500.001								
	252.0114.523850.001								
Resolute Environmenta	252.0114.531100.001	60379	12/8/2017	\$	1,932.74	\$	134,539.21		
	252.0114.523500.001								
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	60476	12/11/2017	\$	3,010.06	\$	131,529.15		
	252.0114.523850.001								
Resolute Environmenta	252.0114.531100.001	60476	12/11/2017	\$	7,837.37	\$	123,691.78		
	252.0114.523500.001								
	252.0114.523850.001								
Resolute Environmenta	252.0114.523500.001	61995	1/25/2018	\$	1,155.96	\$	122,535.82		
	252.0114.523850.001								
Resolute Environmenta	252.0114.531100.001	61995	1/25/2018	\$	34,962.08	\$	87,573.74		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	62753		\$	1,249.13	\$	86,324.61		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	62753		\$	5,969.22	\$	80,355.39		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	63868	3/15/2018	\$	2,859.78	\$	77,495.61		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	63868	3/15/2018	\$	5,437.61	\$	72,058.00		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	66479	5/31/2018	\$	1,201.09	\$	70,856.91		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	66479	5/31/2018	\$	4,849.95	\$	66,006.96		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	66479	5/31/2018	\$	1,179.60	\$	64,827.36		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	66479	5/31/2018	\$	3,443.35	\$	61,384.01		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	66479	5/31/2018	\$	4,831.75	\$	56,552.26		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	66479	5/31/2018	\$	5,748.58	\$	50,803.68		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	69619	8/23/2018	\$	3,200.38	\$	47,603.30		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	69619	8/23/2018	\$	1,232.34	\$	46,370.96		
	252.0114.523850.001								
Resolute Environmenta	252.0114.523850.001	69619	8/23/2018	\$	9,772.88	\$	36,598.08		

Appendix F
WBE/MBE Utilization Forms



**U.S. ENVIRONMENTAL PROTECTION AGENCY
 MBE/WBE UTILIZATION UNDER FEDERAL GRANTS
 AND COOPERATIVE AGREEMENTS**

FOR COOPERATIVE AGREEMENTS OR OTHER FEDERAL FINANCIAL ASSISTANCE WHERE THE COMBINED TOTAL OF FUNDS BUDGETED FOR PROCURING SUPPLIES, EQUIPMENT, CONSTRUCTION OR SERVICES EXCEED \$150,000.

PART 1: PLEASE REVIEW INSTRUCTIONS BEFORE COMPLETING

1A. FEDERAL FISCAL YEAR (Oct 1- Sep 30)

20 16

1B. REPORT TYPE

Annual Last Report (Project completed)

1C. REVISION OF A PRIOR YEAR REPORT? No Yes, Year _____

IF YES, BRIEFLY DESCRIBE THE REVISIONS YOU ARE MAKING:

2A. EPA FINANCIAL ASSISTANCE OFFICE ADDRESS (ATTN: DBE COORDINATOR)

U.S. Environmental Protection Agency
 Grants Management Office
 SNAFC, 61 Forsyth Street
 Atlanta, GA 30303-8960

3A. RECIPIENT NAME AND ADDRESS

Macon-Bibb County
 700 Polar Street
 Macon, GA 31201-2033

2B. EPA DBE COORDINATOR

Name: Margaret Crowe
 Email: crowe.margaret@epa.gov
 Phone: 404-562-8687
 Fax:

3B. RECIPIENT REPORTING CONTACT

Name: Julie Moore
 Address: 700 Poplar Street Macon, GA 31201-2033
 Phone: 478-751-7170
 Email: jmoore@macon-bibb.us

4A. FINANCIAL ASSISTANCE AGREEMENT ID NUMBER
 (SRF State Recipients, refer to Instructions for Completion of blocks 4A, 5A and 5C)

BF00D32515

4B. FEDERAL FINANCIAL ASSISTANCE PROGRAM TITLE OR CFDA NUMBER:

Brownfields Assessment and Cleanup Cooperative Agreements

5A. TOTAL ASSISTANCE AGREEMENT AMOUNT

EPA Share: \$ 400,000.00

Recipient Share: \$ 0.00

N/A (SRF Recipient)

5B. If NO procurements and NO accomplishments were made this reporting period (by the recipients, sub-recipients, loan recipients, and prime contractors), **CHECK and SKIP to Block No. 7.** (Procurements are all expenditures through contract, order, purchase, lease or barter of supplies, equipment, construction, or services needed to complete Federal assistance programs. Accomplishments, in this context, are procurements made with MBEs and/or WBEs.)

5C. Total Procurements This Reporting Period (Only include amount not reported in any prior reporting period)

Total Procurement Amount \$ 0.00

(Include total dollar values awarded by recipient, sub-recipients and SRF loan recipients, including MBE/WBE expenditures.)

5D. Were sub-awards issued under this assistance agreement? Yes No

Were contracts issued under this assistance agreement? Yes No

5E. MBE/WBE Accomplishments This Reporting Period

Actual MBE/WBE Procurement Accomplished (Include total dollar values awarded by recipient, sub-recipients, SRF loan recipients and Prime Contractors.)

	Construction	Equipment	Services	Supplies	Total
\$MBE:	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
\$WBE:	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

6. COMMENTS: (If no MBE/WBE procurements, please summarize how certified MBEs/WBEs were notified of the opportunities to compete for the procurement dollars entered in Block 5C and why certified MBEs/WBEs were not awarded any procurements during this reporting period.)

To date, no MBEs/WBEs have been utilized. As the project evolves, and Phase II ESAs are completed, MBE and WBE laboratories and/or drilling firms will be utilized.

7. NAME OF RECIPIENT'S AUTHORIZED REPRESENTATIVE

Julie Moore

TITLE

Assistant to the County Manager, Budget & Strategic Planning

8. SIGNATURE OF RECIPIENT'S AUTHORIZED REPRESENTATIVE

Julie Moore

DATE

1-26-17



**U.S. ENVIRONMENTAL PROTECTION AGENCY
MBE/WBE UTILIZATION UNDER FEDERAL GRANTS
AND COOPERATIVE AGREEMENTS**

**FOR COOPERATIVE AGREEMENTS OR OTHER FEDERAL FINANCIAL ASSISTANCE WHERE THE COMBINED TOTAL OF FUNDS BUDGETED FOR PROCURING SUPPLIES,
EQUIPMENT, CONSTRUCTION OR SERVICES EXCEED \$150,000.**

PART 1: PLEASE REVIEW INSTRUCTIONS BEFORE COMPLETING

1A. FEDERAL FISCAL YEAR (Oct 1- Sep 30)

20 16

1B. REPORT TYPE

 Annual Last Report (Project completed)1C. REVISION OF A PRIOR YEAR REPORT? No Yes, Year _____

IF YES, BRIEFLY DESCRIBE THE REVISIONS YOU ARE MAKING:

2A. EPA FINANCIAL ASSISTANCE OFFICE ADDRESS (ATTN: DBE COORDINATOR)

U.S. Environmental Protection Agency
Grants Management Office
SNAFC, 61 Forsyth Street
Atlanta, GA 30303-8960

3A. RECIPIENT NAME AND ADDRESS

Macon-Bibb County
700 Polar Street
Macon, GA 31201-2033

2B. EPA DBE COORDINATOR

Name: Margaret Crowe
Email: crowe.margaret@epa.gov
Phone: 404-562-8687
Fax:

3B. RECIPIENT REPORTING CONTACT

Name: Julie Moore
Address: 700 Poplar Street Macon, GA 31201-2033
Phone: 478-751-7170
Email: jmoore@macon-bibb.us

4A. FINANCIAL ASSISTANCE AGREEMENT ID NUMBER
(SRF State Recipients, refer to Instructions for Completion of blocks 4A, 5A and 5C)
BF00D32515

4B. FEDERAL FINANCIAL ASSISTANCE PROGRAM TITLE OR CFDA NUMBER:
Brownfields Assessment and Cleanup Cooperative
Agreements

5A. TOTAL ASSISTANCE AGREEMENT AMOUNT

EPA Share: \$ 400,000.00Recipient Share: \$ 0.00 N/A (SRF Recipient)

5B. If NO procurements and NO accomplishments were made this reporting period (by the recipients, sub-recipients, loan recipients, and prime contractors), CHECK and SKIP to Block No. 7. (Procurements are all expenditures through contract, order, purchase, lease or barter of supplies, equipment, construction, or services needed to complete Federal assistance programs. Accomplishments, in this context, are procurements made with MBEs and/or WBEs.)

5C. Total Procurements This Reporting Period (Only include amount not reported in any prior reporting period)

Total Procurement Amount \$ 0.00

(Include total dollar values awarded by recipient, sub-recipients and SRF loan recipients, including MBE/WBE expenditures.)

5D. Were sub-awards issued under this assistance agreement? Yes No Were contracts issued under this assistance agreement? Yes No

5E. MBE/WBE Accomplishments This Reporting Period

Actual MBE/WBE Procurement Accomplished (Include total dollar values awarded by recipient, sub-recipients, SRF loan recipients and Prime Contractors.)

	Construction	Equipment	Services	Supplies	Total
\$MBE:	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
\$WBE:	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

6. COMMENTS: (If no MBE/WBE procurements, please summarize how certified MBEs/WBEs were notified of the opportunities to compete for the procurement dollars entered in Block 5C and why certified MBEs/WBEs were not awarded any procurements during this reporting period.)

To date, no MBEs/WBEs have been utilized. As the project evolves, and Phase II ESAs are completed. MBE and WBE laboratories and/or drilling firms will be utilized.

7. NAME OF RECIPIENT'S AUTHORIZED REPRESENTATIVE

Julie Moore

TITLE

Assistant to the County Manager, Budget & Strategic Planning

8. SIGNATURE OF RECIPIENT'S AUTHORIZED REPRESENTATIVE

DATE

1-24-17



**U.S. ENVIRONMENTAL PROTECTION AGENCY
 MBE/WBE UTILIZATION UNDER FEDERAL GRANTS
 AND COOPERATIVE AGREEMENTS**

FOR COOPERATIVE AGREEMENTS OR OTHER FEDERAL FINANCIAL ASSISTANCE WHERE THE COMBINED TOTAL OF FUNDS BUDGETED FOR PROCURING SUPPLIES, EQUIPMENT, CONSTRUCTION OR SERVICES EXCEED \$150,000.
 PART 1: PLEASE REVIEW INSTRUCTIONS BEFORE COMPLETING

1A. FEDERAL FISCAL YEAR (Oct 1- Sep 30) <u>2017</u>	1B. REPORT TYPE <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Last Report (Project completed)
--	--

1C. REVISION OF A PRIOR YEAR REPORT? No Yes, Year _____
 IF YES, BRIEFLY DESCRIBE THE REVISIONS YOU ARE MAKING:

2A. EPA FINANCIAL ASSISTANCE OFFICE ADDRESS (ATTN: DBE COORDINATOR) U.S. Environmental Protection Agency Grants Management Office, SNAFC, 61 Forsyth St., Atlanta, GA 03003-8960	3A. RECIPIENT NAME AND ADDRESS Macon-Bibb County, 700 Poplar Street, Macon, GA 31201-2033
---	--

2B. EPA DBE COORDINATOR Name: Margaret Crowe Email: crowe.margaret@epa.gov Phone: 404-562-8687 Fax:	3B. RECIPIENT REPORTING CONTACT Name: Julie Moore Address: 700 Poplar Street, Macon GA 30201-2033 Phone: 478-751-7170 Email: jmoore@maconbibb.us
---	--

4A. FINANCIAL ASSISTANCE AGREEMENT ID NUMBER (SRF State Recipients, refer to Instructions for Completion of blocks 4A, 5A and 5C) BF00D32515	4B. FEDERAL FINANCIAL ASSISTANCE PROGRAM TITLE OR CFDA NUMBER: Brownfields Assessment and Cleanup Cooperative Agreements
---	---

5A. TOTAL ASSISTANCE AGREEMENT AMOUNT EPA Share: \$ <u>400,000.00</u> Recipient Share: \$ _____ <input type="checkbox"/> N/A (SRF Recipient)	5B. If NO procurements and NO accomplishments were made this reporting period (by the recipients, sub-recipients, loan recipients, and prime contractors), CHECK and SKIP to Block No. 7. (Procurements are all expenditures through contract, order, purchase, lease or barter of supplies, equipment, construction, or services needed to complete Federal assistance programs. Accomplishments, in this context, are procurements made with MBEs and/or WBEs.) <input type="checkbox"/>
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5C. Total Procurements This Reporting Period (Only include amount not reported in any prior reporting period)
 Total Procurement Amount \$ 203,322.17
 (Include total dollar values awarded by recipient, sub-recipients and SRF loan recipients, including MBE/WBE expenditures.)

5D. Were sub-awards issued under this assistance agreement? Yes No
 Were contracts issued under this assistance agreement? Yes No

5E. MBE/WBE Accomplishments This Reporting Period
 Actual MBE/WBE Procurement Accomplished (include total dollar values awarded by recipient, sub-recipients, SRF loan recipients and Prime Contractors.)

	Construction	Equipment	Services	Supplies	Total
\$MBE:	_____	_____	9,540.75	_____	0.00 9,540.75
\$WBE:	_____	_____	16,615.00	_____	16,615.00

6. COMMENTS: (If no MBE/WBE procurements, please summarize how certified MBEs/WBEs were notified of the opportunities to compete for the procurement dollars entered in Block 5C and why certified MBEs /WBEs were not awarded any procurements during this reporting period.)

7. NAME OF RECIPIENT'S AUTHORIZED REPRESENTATIVE <u>Marlon Baldwin</u>	TITLE <u>Financial Analyst</u>
8. SIGNATURE OF RECIPIENT'S AUTHORIZED REPRESENTATIVE 	DATE <u>1/30/18</u>

PART II.
MBE/WBE PROCUREMENTS MADE DURING REPORTING PERIOD
EPA Financial Assistance Agreement Number:

1. Procurement Made By			2. Business Enterprise		3. \$ Value of Procurement	4. Date of Procurement MM/DD/YY	5. Type of Product or Service (Enter Code)	6. Name/Address/Phone Number of MBE/WBE Contractor or Vendor
Recipient	Sub-Recipient and/or SRF Loan Recipient	Prime	Minority	Women				
		✓		✓	\$9,630.00	06/05/2017	3	Analytical Environmental Services, Inc. 3080 Presidential Drive Atlanta, GA 770-457-8177
		✓		✓	\$300.00	07/08/2017	3	Analytical Environmental Services, Inc. 3080 Presidential Drive Atlanta, GA 770-457-8177
		✓		✓	\$3,770.00	08/07/2017	3	Analytical Environmental Services, Inc. <i>See above</i>
		✓		✓	\$2,915.00	09/14/2017	3	Analytical Environmental Services, Inc. <i>See above</i>
		✓	✓		\$1,596.75	10/05/2017	3	GeoLab Drilling 800 Bill Rutledge Road Winder, GA 770-868-5407
		✓	✓		\$7,944.00	12/15/2017	3	GeoLab Drilling 800 Bill Rutledge Road Winder, GA 770-868-5407

Type of Product or Service Codes:
 1 = Construction 2 = Supplies 3 = Services 4 = Equipment

Note: Recipients are required to submit MBE/WBE reports to EPA beginning with the Federal fiscal year the recipients receive the award, continuing until the project is completed.



**U.S. ENVIRONMENTAL PROTECTION AGENCY
 MBE/WBE UTILIZATION UNDER FEDERAL GRANTS
 AND COOPERATIVE AGREEMENTS**

FOR COOPERATIVE AGREEMENTS OR OTHER FEDERAL FINANCIAL ASSISTANCE WHERE THE COMBINED TOTAL OF FUNDS BUDGETED FOR PROCURING SUPPLIES, EQUIPMENT, CONSTRUCTION OR SERVICES EXCEED \$150,000. PART 1: PLEASE REVIEW INSTRUCTIONS BEFORE COMPLETING					
1A. FEDERAL FISCAL YEAR (Oct 1- Sep 30) 20 <u>18</u>			1B. REPORT TYPE <input type="checkbox"/> Annual <input checked="" type="checkbox"/> Last Report (Project completed)		
1C. REVISION OF A PRIOR YEAR REPORT? <input checked="" type="radio"/> No <input type="radio"/> Yes, Year _____ IF YES, BRIEFLY DESCRIBE THE REVISIONS YOU ARE MAKING:					
2A. EPA FINANCIAL ASSISTANCE OFFICE ADDRESS (ATTN: DBE COORDINATOR) U.S. Environmental Protection Agency Grants Management Office, SNAFC, 61 Forsyth St. Atlanta, GA 03003-8960			3A. RECIPIENT NAME AND ADDRESS Macon-Bibb County, 700 Poplar Street, Macon, GA 31201-2033		
2B. EPA DBE COORDINATOR Name: Derek Street Email: street.derek@epa.gov Phone: (404) 562-8574 Fax:			3B. RECIPIENT REPORTING CONTACT Name: Julie Moore Address: 700 Poplar Street, Macon GA 30201-2033 Phone: 478-751-7170 Email: jmoore@maconbibb.us		
4A. FINANCIAL ASSISTANCE AGREEMENT ID NUMBER (SRF State Recipients, refer to instructions for Completion of blocks 4A, 5A and 5C) BF00D32515			4B. FEDERAL FINANCIAL ASSISTANCE PROGRAM TITLE OR CFDA NUMBER: Brownfield Assessment and Cleanup Cooperative Agreements		
5A. TOTAL ASSISTANCE AGREEMENT AMOUNT EPA Share: \$ 400,000 Recipient Share: \$ _____ <input type="checkbox"/> N/A (SRF Recipient)			5B. If NO procurements and NO accomplishments were made this reporting period (by the recipients, sub-recipients, loan recipients, and prime contractors), CHECK and SKIP to Block No. 7. (Procurements are all expenditures through contract, order, purchase, lease or barter of supplies, equipment, construction, or services needed to complete Federal assistance programs. Accomplishments, in this context, are procurements made with MBEs and/or WBEs.) <input type="checkbox"/>		
5C. Total Procurements This Reporting Period (Only include amount not reported in any prior reporting period) Total Procurement Amount \$ 73,489.47 (Include total dollar values awarded by recipient, sub-recipients and SRF loan recipients, including MBE/WBE expenditures.)					
5D. Were sub-awards issued under this assistance agreement? Yes <input type="radio"/> No <input checked="" type="radio"/> Were contracts issued under this assistance agreement? Yes <input checked="" type="radio"/> No <input type="radio"/>					
5E. MBE/WBE Accomplishments This Reporting Period Actual MBE/WBE Procurement Accomplished (Include total dollar values awarded by recipient, sub-recipients, SRF loan recipients and Prime Contractors.)					
	Construction	Equipment	Services	Supplies	Total
\$MBE:	_____	_____	\$4,092.50	_____	\$4,092.50
\$WBE:	_____	_____	\$3,567.50	_____	\$3,567.50
6. COMMENTS: (If no MBE/WBE procurements, please summarize how certified MBEs/WBEs were notified of the opportunities to compete for the procurement dollars entered in Block 5C and why certified MBEs/WBEs were not awarded any procurements during this reporting period.)					
7. NAME OF RECIPIENT'S AUTHORIZED REPRESENTATIVE <i>Robert A. B. Reichert</i>			TITLE <i>Mayor</i>		
8. SIGNATURE OF RECIPIENT'S AUTHORIZED REPRESENTATIVE <i>Robert A. B. Reichert</i>			DATE <i>Oct. 30, 2018</i>		

PART II.

MBE/WBE PROCUREMENTS MADE DURING REPORTING PERIOD

EPA Financial Assistance Agreement Number: _____

1. Procurement Made By			2. Business Enterprise		3. \$ Value of Procurement	4. Date of Procurement MM/DD/YY	5. Type of Product or Service (Enter Code)	6. Name/Address/Phone Number of MBE/WBE Contractor or Vendor
Recipient	Sub-Recipient and/or SRF Loan Recipient	Prime	Minority	Women				
		✓	✓		\$4,092.50	07/31/2018	3	GeoLab Drilling 800 Bill Rutledge Road Winder, GA 770-868-5407
		✓		✓	\$1,075.00	08/09/2018	3	Analytical Environmental Services, Inc. (AES) 3080 Presidential Drive Atlanta, GA 770-457-8177
		✓		✓	\$1,380.00	08/09/2018	3	AES, See above
		✓		✓	\$820	08/09/2018	3	AES, See above
		✓		✓	\$292.50	08/14/2018	3	AES, See above

Type of Product or Service Codes: 1 = Construction 2 = Supplies 3 = Services 4 = Equipment

Note: Recipients are required to submit MBE/WBE reports to EPA beginning with the Federal fiscal year the recipients receive the award, continuing until the project is completed.