

**City of Millen**  
**Application for Brownfield Cleanup Grant**  
**October 2009**

**Threshold Criteria for Cleanup Grants**

**1.0 Applicant Eligibility**

- a. Eligible Entity: The City of Millen, Georgia is a municipal government incorporated on September 30, 1881.
- b. Site Ownership: The City of Millen is currently the property owner of the SOC Station/Leon Aycock Filling Station. A copy of the deed is included in **Appendix A**.

**2.0 Letter from State Authority:**

The required letter from the Georgia Environmental Protection Division is included as Attachment B.

**3.0 Site Eligibility and Property Ownership Eligibility**

**Site Eligibility**

- a) *Basic Site Information*: The site, known as the SOC Station, is located at the southwest corner of East Winthrope and Harvey Street in Millen, Georgia, 30442. The current owner of the site is the City of Millen.
- b) *Status and History of Contamination at the Site*: The site is contaminated by both hazardous substances and petroleum. The property historically operated as a gasoline service station and automobile repair facility, as well as a convenience store, bank, and florist. The site is currently vacant and in significant disrepair. The predominant environmental concerns at the site are from lead impacts in soils and petroleum impacts. The lead impacts were likely the result of materials being discarded out the back door of the automobile repair facility. The soils near the back door are contaminated by lead. The petroleum contamination appears to be stemming from an underground storage tank system which formerly contained diesel and gasoline. The extent of the contamination appears to be limited in area to adjacent to the back door of the automobile repair shop as well as in soil and ground water near the underground storage tanks. In addition to the soil and ground water contaminants, the building contains asbestos, lead paint, and is infested by a colony of bats which deposit bat guano and creates a stench which can be smelled a block away.

- c) *Sites Ineligible for Funding:* The SOC Station is not listed or proposed for listing on the National Priorities List. The property is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA. The property is not subject to the jurisdiction, custody, or control of the United States government.
- d) *Sites Requiring a Property-Specific Determination:* The SOC Station does not require a property specific determination.
- e) *Environmental Assessment Required:* Two Phase I Environmental Site Assessments (ESAs), Phase II ESA, and a Corrective Action Plan have been completed for the property. The initial Phase I ESA was completed on January 16, 2008. The Phase II ESA was completed November 24, 2008. The Corrective Action Plan was completed on February 10, 2009. The second Phase I ESA was completed on August 25, 2009 just prior to the donation of the property to the City of Millen.

#### Property Ownership Eligibility

- f) *CERCLA 107 Liability:* The City is not potentially liable for contamination at the property under CERCLA §107 through the bona fide prospective purchaser protection. The City qualifies for this protection because disposal of hazardous substances at the site occurred before the City owned the site, the City is not affiliated with the previous owner and/or any potential responsible party, the City conducted all appropriate inquiry prior to accepting the donated property, and the City has taken appropriate care regarding hazardous substances found at the site. The City agrees to provide all legally required notices and to cooperate with authorized response persons in the event of discovery or release of any hazardous substances at the site and the City agrees to comply with any land-use restrictions associated with response actions at the site.
- g) *Enforcement Actions:* The City has entered the property into the Georgia Brownfield Program. In order to enter the program, the City agreed to clean soils to levels found acceptable to the Georgia Brownfield Regulators. This is the only action that is currently required at the site.
- h) *Information on Liability and Defenses/Protections:*
  - i. **Information on Property Acquisition:** The property was donated to the City of Millen by the estate of a deceased owner. The donation was recorded on September 8, 2009. The City of Millen has sole ownership of the property. The City acquired the property from the Estate of Ayre Lee Aycock. The City does not have familial, contractual, corporate, or financial relationships or affiliations with the prior owners and/or operators.
  - ii. **Timing and/or Contribution:** Disposal of hazardous substances at the site occurred before the City acquired the property. The City has not contributed to any release of

hazardous substances at the site and has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

**iii.Pre Purchase Inquiry:** Two Phase I Site Assessments were completed, the first on January 16, 2008, and the second, just prior to taking ownership of the property on August 25, 2009. A Phase II was also completed on November 24, 2008. All reports were completed on behalf of the City of Millen by Hart & Hickman, PC. Hart & Hickman is an environmental consulting firm with expertise in Brownfield assessment and cleanup. As required by AAI and ASTM, an environmental professional signed both of the Phase I assessments. The second 2009 Phase I was completed within 180 days of the City taking ownership of the property.

Based on the information in the Phase II, the City determined they would enter the site into the State Brownfield program for liability protection. A corrective action plan was required for entrance into the Brownfield Program. This corrective action plan was completed on February 10, 2009. Once the property was entered into the program, the City was able to take ownership.

**iv.Post-Acquisition Uses:** The property has not been used since the City took ownership. The building remains vacant.

**v.Continuing Obligations:** The City has confirmed that there are no continuing releases at the SOC Station. In addition, there is no existing threat of a release. The City has cleaned up the property by picking up building debris and is monitoring the site to ensure people are not trespassing. Millen understands that there are certain commitments to be made in regards to the SOC Station. The City will comply with all land-use restrictions and institutional controls, will assist those performing the cleanup, and will provide access to the property to facilitate cleanup. The City will comply with all information requests and subpoenas that have or may be issued in connection with the property and will provide all legally required notices.

*i) Petroleum Sites*

The SOC Station has historically been operated as a gasoline station and automobile repair facility. Although the contaminants are defined as commingled because of the lead contaminated soil, the predominant contaminant is petroleum. As required, a letter from Georgia's Brownfield program. Is attached as Appendix B. However, the state deferred the responsible party determination back to EPA. Therefore, we have provided the requested information to determine site eligibility. Please note that this property was assessed using an EPA Assessment Grant. The site was determined to be eligible by EPA Region 4 during that assessment process.

**i.Current and Immediate Past Owners:** The City of Millen currently owns the property. The previous owner was Ayre Lee Aycock (deceased).

**ii.Acquisition of the Site:** The property was donated to the City of Millen from the Estate of Ayre Lee Aycock. The deed was filed on September 8, 2009.

- iii.**No Responsible Party for the Site:** The City of Millen is not a responsible party for contamination. The City never dispensed or disposed of petroleum products and has taken steps to understand and now cleanup the contamination at the site. The previous owner, Ayre Lee Aycock would be the responsible party; however, she is deceased.
- iv.**Cleaned up by a Person not Potentially Liable:** The City is not liable for the contamination at the SOC Station The City never dispensed or disposed of petroleum products at the site and has taken steps to understand and now that the site is owned by the City, is attempting to cleanup the contamination at the site.
- v.**Relatively Low Risk:** The site is considered relatively low risk as compared to other sites throughout Georgia. No free product or contaminated water supply wells were located at or near the site. This is typically an indicator of higher risk sites. In addition, the site is not receiving, nor is it eligible to receive State leaking underground storage tank funds.
- vi.**Judgments, Orders, or Third Party Suits:** No responsible party has been identified for the SOC Station through a court judgement, a federal or state enforcement action, or third party claim which would require any person to assess, investigate, or cleanup the site.
- vii.**Subject to RCRA:** The SOC Station is not subject to any order under section 9003(h) of the Solid Waste Disposal Act.
- viii.**Financial Viability of Responsible Parties:** The City of Millen is the current owner; however, not the responsible party. The previous owner, Ayre Lee Aycock, is deceased and therefore not financially viable.

#### 4.0 Cleanup Authority and Oversight Structure:

The City of Millen will be required to comply with all applicable federal and state laws to ensure that the cleanup protects human health and the environment.

*a) Cleanup Oversight:* The SOC Station was entered into the Georgia Brownfield Program before the City obtained ownership of the property. Entrance into the program required the submittal of a corrective action plan which defined the goals of the cleanup. This plan was approved by Georgia Brownfields on February 17, 2009. In addition to the oversight by the State Brownfield program, the City anticipates that an environmental consultant will be contracted to coordinate and day-to-day activities of the cleanup process. This consultant would be procured in a manner consistent with the competitive procurement provisions of 40CFR31.36. The procurement process would begin upon notification that the City was awarded grant funds. The selected consultant would be in place prior to the funds being available to the City.

*b) Adjacent Property Access:* After discussing the project goals with adjacent property owners, the property owners signed access agreements allowing the City to enter their properties for Phase II and/or cleanup activities. With these agreements in place, the City should be able to successfully complete the cleanup of the SOC Station with limited interruption.

## 5.0 Cost Share:

Linda, I don't know where you want the cost share to come from.

## 6.0 Community Notification:

The City of Millen believes that community involvement is an important part of the Brownfield process. For this site in particular, because of its prime location across from the County courthouse. The City conducted regular meetings throughout the Assessment grant process and the community was excited to hear about the possibility of a cleanup grant. First, a meeting was held at the City Hall on September 14, 2009 at 6:00 pm. This meeting was held to discuss the redevelopment plans for the SOC Station and to discuss the cleanup grant process with them. The community expressed excitement about getting the SOC Station cleaned up and back to productive use. The meeting announcement was posted in the newspaper, as well as on Millen's Brownfield website, [www.southeastbrownfields.com/millen](http://www.southeastbrownfields.com/millen). Once the draft application was completed, it was posted to three websites and a hard copy made available at City Hall for public review. This public review period was posted in the Millen News, the local newspaper and was discussed during the September 14<sup>th</sup> Meeting. The public review began on October 1, 2009. A meeting to discuss the comments received throughout the proposal review was held on October 14, 2009 at 5:00 pm. No comments were received. The following documents are provided as **Appendix C** to document the Community Notification process:

- Copy of the newspaper advertisement for the September 14, 2009 Meeting.
- Meeting summary and sign in sheet for the September 14, 2009 meeting.
- Copy of the newspaper advertisement for the Public Notice which indicates where and when the Draft Proposal was available for review.
- Copies of the websites where the Draft Proposal was posted.
- Sign in sheet and comments received at the October 14, 2009 hearing (pending meeting)

## **Ranking Criteria for Cleanup Grants**

### 1.0 Community Need

The City of Millen is located in Jenkins County, Georgia and covers 3.6 square miles. According to the 2000 Census, Millen has a population of 3,492 consisting of 1,321 households with an average household size of 2.55. Between 1990 and 2000, the city experienced a population decrease of 8.3%, compared to a population increase of 4.0% in Jenkins County and 26.4% for the state. The 2000 Census indicates that 14.9% of the total households in Millen were headed by females with children under 18 years of age and 14.1% of the heads of households were 65 years or older.

The median household income (MHI) was \$18,701 with approximately 50% of households earning below the MHI. The percentage of the population with incomes below the poverty level in Millen was 35%, Jenkins County's was 28.4% and the state of Georgia's poverty rate was 13%. In addition, 39.6% of the children under 18 years of age and 25.5% of the elderly, persons age 65 years and over lived below the poverty level.

***Summary of Census data for City of Millen***

<b>Community Background</b>	<b>Millen</b>	<b>Jenkins County</b>	<b>Georgia</b>
<b>Population</b>	3,492	8,575	8,186,453
<b>% Unemployed</b>	18.6%	10.7%	5.5%
<b>% Below Poverty</b>	35%	28.4%	13%
<b>% Without Vehicles</b>	24.3%	13.7%	8.3%
<b>Median Household Income</b>	18,071	24,025	42,433

*(Source : 2000 US Census — File SF1 and SF3) (Georgia Dept. of Community Affairs)*

*a) Health, Welfare, and Environment*

This cleanup grant would focus on the former SOC Station, a small 0.13-acre property with a 2,700 sq ft building. This property, currently vacant and in significant disrepair, is located immediately across from the beautiful Jenkins County Courthouse. Redevelopment of the SOC Station into a commercial building will create employment and entrepreneurial opportunities within the City. The SOC Station site is a blight on the community because of its poor structural condition and there is a lack of interest by outside commercial developers to cleanup the site. The City will benefit from this grant by having this site cleaned up in preparation for redevelopment activities. The redevelopment plans for the SOC Station include a one story commercial building, that could house business which would provide jobs to City residents. Cleanup of the SOC Station would include removal of three underground storage tanks, a subgrade lift, lead contaminated soils, uncontrolled asbestos, and lead paint in the vacant building.

*b) Financial Need*

In a City with an unemployment rate of 18.6%, 35% of residents live below the poverty level, and 24.3% do not own transportation (2000 Bureau of Census). The City has worked hard to bring businesses and industry to the City; however, due to the rural location of the City and the downturn of the economy, not only has recruiting industry been difficult, but keeping business has also been a challenge. In the past several years, the City has seen the closing of two major industries, a Jockey plant, and a MI Windows and Doors manufacturer.

The impact of Brownfields on rural communities is not as popular a topic as contaminated sites in large urban areas. The target site, the SOC Station, is an abandoned property that was used as a gas station. It is located within the main economic corridor of the City, immediately across from the Jenkins County courthouse. Because urban areas are better equipped with resources to hire staff to focus on development and environmental issues,

more attention seems to be given to the urban areas by state and federal governmental agencies. These agencies can provide supplemental support for enforcement actions, cleanup activities, and redevelopment assistance. Millen is a rural community and does not have the resources to hire an environmental consultant to perform site cleanup. These cleanup funds would allow the City to begin redevelopment at the prominent SOC Station property.

The City of Millen recently completed a Brownfield assessment grant for petroleum contaminated sites and was able to use the grant to assess several properties within the city, including the SOC Station. The City of Millen needs this additional funding to initiate redevelopment at the SOC Station by removing the environmental risk at the property. This grant will significantly assist the City in the stimulation of economic development activities and in the adaptive reuse of Brownfield sites. The funds provided by the cleanup grant will give the City a unique opportunity to cleanup the site for a specific redevelopment that would not have been otherwise possible. In addition, the cleanup project will enable the City to educate business owners and residents in Brownfields redevelopment tools and techniques.

## 2.0 Project Description and Feasibility of Success

### *a) Project Description*

#### **i. Project Description**

As noted previously, the City of Millen is working towards removing the blighted SOC Station property from their downtown area. Once cleaned, the property would be used for construction of a new office and/or restaurant building to serve the downtown Millen community. In addition, adjacent properties would be turned into a parking lot to support this and other downtown businesses.

As part of this downtown development plan, the City of Millen is proposing to conduct cleanup activities at the former SOC Station. The property is located at the southwest corner of East Winthrope Avenue and Harvey Street in Millen, Jenkins County, Georgia. Assessment activities have been performed at the SOC Station and identified a petroleum release to soil and ground water from the underground storage tank system, lead impacted soil from former automobile repair activities, asbestos and lead-based paint concerns inside the site building.

#### **ii. Cleanup Plan**

Cleanup activities would include removal of the three underground storage tanks and product lines. In addition, petroleum and lead impacted soils would be excavated to Risk Reduction Standards, a site specific cleanup standard utilized by the Georgia Brownfield Program. Soil sampling will be conducted following excavation activities to ensure impacted soils have been removed from the subject site. The current 2,770 square foot site building will need to be demolished due to proximity of the building to two of the three the underground storage tanks. Two of the tanks are located immediately adjacent to building walls and would not be able to be removed without demolishing the site building. Asbestos and lead-based paint would be properly

removed before demolishing activities. The SOC Station has been entered into the Georgia Brownfields Program. In this case, the City of Millen will not likely be responsible for ground water cleanup so it is not included in the scope of this cleanup.

Redevelopment activities for the former SOC Station include a proposed one-story building that could potentially be comprised of office space and a restaurant. The City of Millen has also used grant funds for assessing adjacent properties to the former SOC Station in order to construct a parking area for the future use of the building and surrounding local businesses.

*b) Budget for EPA funding and Leveraging of other Resources*

**i.EPA Funding Table**

Budget Categories	Project Tasks				
	Community Outreach	Clean-up Activities	Required Reporting	Brownfield-related Training Conferences	Total
(programmatic costs only)					
Personnel					
Fringe Benefits					
Travel (1)					
Equipment (2)					
Supplies					
Contractual (3)	\$14,000	\$124,000	\$52,000	\$10,000	\$200,000
Other (specify)					
<b>Subtotal:</b>	\$14,000	\$124,000	\$52,000	\$10,000	\$200,000
<b>Cost Share</b>					\$40,000

1) Travel to brownfield-related training conferences is an acceptable use of these grant funds.

2) EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for RLF grants.

3) Applicants must comply with the procurement procedures contained in 40 CFR 31.36, or for non-profits, with 40 CFR 30.40 through 30.48.

Community Outreach will consist of three community meetings to inform the City on the progress of the proposed site for cleanup. The grant period is three years; therefore a meeting will be held each year to give an updated status of the proposed cleanup site. The community outreach cost consists of travel and presentation of cleanup activities by the City's selected environmental consultant. The community outreach costs also include the preparation and printing of three newsletters. A newsletter will be sent out each year giving key points and topics about the process of the cleanup activities.

Cleanup Activities include the removal of three underground storage tanks, associated piping, and petroleum impacted soils (approximately \$20,000). In addition, approximately 35 tons of lead impacted soils would be removed and backfilled (approximately \$9,000). The structurally unsound building will have to be demolished prior to underground storage tank excavation due to the proximity of two of the underground tanks and lead contaminated soils to the building walls. Asbestos and lead based paint impacts will have to be abated prior to the building demolition. Building demolition, asbestos, and lead based paint would be a cost of approximately \$43,000.

Confirmatory soil sampling will be conducted to insure all impacted soils have been removed from the proposed cleanup site (approximate cost of \$5,000).

Required Reporting includes the includes the cleanup plan, preliminary permitting, updating a Generic Quality Assurance Project Plan (QAPP), health and safety plan, historic preservation approvals, ACRES reporting and quarterly progress reports. Required reporting also includes a UST Closure Report, Lead Notification to HSRA, and a final cleanup report.

Brownfield-related training conferences include money for City representatives to travel to attend Brownfield-related training conferences such as the EPA National Conferences and Region 4 Grantee Workshops.

## **ii. Leveraging**

It does not appear that additional funds would be necessary for cleanup of the property. Since a work plan has been approved by the Georgia Brownfield Program, the scope of work is well defined. It is unlikely that additional cleanup funding would be required. Additional leveraging of funds would be required for the construction of the proposed one story commercial building. The City would work toward gaining funds for this structure by **Linda, please discuss funding options here.**

### *c. Programmatic Capability*

The City of Millen, in conjunction with the Central Savannah River Center Regional Development Center is capable of managing an EPA funded Brownfield grant. The City recently completed a successful assessment grant which lead to the discovery of the contamination at the SOC Station.

#### **i. Previous Brownfields Grant**

The City of Millen successfully administered an EPA funded Assessment grant which ended in September 2009. The petroleum assessment grant was for a total of \$200,000. Over the course of the three year program, the City expended **[to be inserted prior to grant submittal]** of the \$200,000. During the past three years as an assessment grantee, the City of Millen has been in compliance with all grant requirements. The City maintained information in the ACRES database was diligent about submitting quarterly reports and financial status reports on time to the project officer. The City concluded their assessment grant in the time allotted (3 years) and was even able to streamline the assessment of properties adjacent to the SOC Station at the end of the grant period to facilitate future property transactions to the City. In the future, these properties will be utilized as a parking lot for the proposed commercial building at the SOC Station.

The City's goal of the assessment grant was to complete assessments that facilitated redevelopment and provided economic growth for the City of Millen. By the SOC Station being assessed and entered into the Brownfield program, Millen is much closer to the reality of cleaning up the SOC Station and utilizing the property for commercial office space and/or restaurant space.

The City was able to conduct 6 Phase I ESAs and two Phase II ESAs, as well as community outreach and planning for site cleanup, with the assessment grant funds. The environmental assessments and cleanup planning led to the transaction of the SOC Station to city ownership. In addition, this led to the SOC Station being entered into the state's Brownfield Program allowing the City to alleviate some of the liability of taking on a contaminated property. This transaction is a milestone for the development of the SOC Station, and one that would not have occurred without assessment grant funds.

### **Brownfields Grant Management System**

The Central Savannah River Area Regional Development Center (CSRA RDC) will perform the grant administration for the City of Millen for the cleanup grant, as it did during the assessment grant. The Local Government Service (LGS) Department of the CSRA RDC will be responsible for the fiscal and program monitoring of the grant funds. The LGS Department is responsible for overseeing and monitoring all grants received by the Department. The LGS department has significant experience managing grant funds and overseeing projects funded from both state and federal sources. **The LGS Department during the 2005 fiscal year has administered over \$17.9 million in state and federal funds. – Linda, can you update this information?**

### **Adverse Audit Findings**

The City of Millen has not had any adverse audit findings on EPA or other federally funded grants. – **Linda, please confirm this is correct.**

## **3.0 Community Engagement and Partnerships**

The City of Millen is committed to conducting meaningful community outreach efforts and targeting groups who would partner with the City to achieve the goal of redevelopment within the City of Millen. The community will be involved in the cleanup program as discussed below.

### *a) Discuss plan for involving affected community*

In order to ensure public/private participation in SOC Station Cleanup project, the City continue its active community outreach activities. As required, community notice was provided for review of this grant application. At a meeting held to discuss redevelopment plans of the SOC Station and the funding opportunities available for site cleanup, approximately 20 community members were in attendance. For a small community such as Millen, this is a large turnout of people which shows the City's commitment to get the word out to community as well as the community's support of the redevelopment of the SOC Station. .

As the work of the project progresses, through the permitting and approval phase through the physical cleanup activities, the City would work to keep community members involved and solicit their comments. Throughout the City's assessment grant activities, newsletters and community outreach meetings were held to keep the community informed of the grant

activities. More specifically, the community has shown a sincere interest in redevelopment of the SOC Station property. In fact, so much interest has been shown that adjacent property owners have agreed to work with the City of Millen by donating or leasing their properties to create a parking lot for the proposed commercial structure at the SOC Station property. These owners have all signed access agreements allowing the City to access their property for site Phase II Site assessment activities. In addition to community meetings and newsletters, the City maintains a website devoted solely to brownfield redevelopment in Millen. The website includes not only upcoming community brownfield events, but redevelopment plans, links to other helpful resources, and a call to submit information on which community properties may be Brownfield properties. Information on the program has been, and will continue to be disseminated through the City 's legal organ: *The Millen News*.

*b) Partnerships with Local and State agencies*

After successfully completing Brownfield site assessments, the City of Millen is undertaking its first attempt at Brownfield cleanup. During the assessment grant process, the City successfully partnered with the Central Savannah River Area Regional Commission (CSRA RC) and state regulators. Over the last year the CSRA RC and Millen have formed significant partnerships on the local and state level with the Georgia Department of Natural Resources Environmental Protection Division, the Region 4 Environmental Protection Agency, and the University of Georgia's Brownfield Initiative. The staff of the CSRA RC has attended numerous workshops and conferences on Brownfield redevelopment, including the National Brownfield Conference, to gather information and to ensure sustainable cleanup and the redevelopment of Brownfields within our 13-county region. The information gathered by our partnership with the CSRA RDC will provide the City of Millen with valuable and much need tolls and resources in its outreach efforts to local stakeholders, the identification and evaluation of Brownfield sites and in the development of potential reuse strategies.

The State of Georgia Environmental Protection Division Brownfield Program has been instrumental in working towards cleanup of the SOC Station Property. During the assessment grant, the City of Millen created a working relationship with state regulators who were instrumental in the planning of the Phase II site assessments. Since the State had input into the Phase II planning process, the regulators were able to assist the City with entering the SOC Station into the Brownfield program without any additional assessment requirements. Creating this partnership with the State Brownfield program was beneficial for the City of Millen the City is committed to maintaining this relationship throughout the cleanup process.

In addition, the activities of the City's SOC Station cleanup will be coupled with a community outreach, planning and notification program focused on Brownfield redevelopment and smart growth planning. The City will coordinate all activities with its partners:

- **Jenkins County Industrial Development Authority** provides new employment opportunities for citizens through the attraction of new industry and other types of business and through the retention and expansion of existing businesses.  
Contact: Paula Herrington, Executive Director, 478-982-5595

- **Jenkins County Chamber of Commerce** represents businesses in the county to promote a healthy business environment and to lead the business community by serving as its advocate and promoting the region.  
Contact: Paula Herrington, Chair, 478-982-5595
- **Millen Better Hometown** assists the City of Millen development/redevelopment of their downtown commercial areas.  
Contact: Art Johnson, Director, 478-982-5595
- **Millen Downtown Development Authority** promotes economic opportunities within the downtown economic area.  
Contact: Art Johnson, Director, 478-982-5595
- **CSRA Regional Development Center** is a public sector, non-profit planning and development agency serving a 13-county and 41-city region. Some of the RDC's functions include, but are not limited to, writing and administering grants, providing assistance with comprehensive planning, zoning, land use, housing and disaster plans, and to provide economic development tools and resources.  
Contact: Linda D. Grijalva, Planning and Development Specialist, 706-210-2000 ext.119

*c) Key Community Based Organizations*

Community based organizations will be an integral part of the SOC Station cleanup project. These organizations will send members to the community outreach members and report back to their organizations. Input from these organizations will be integral in determining the future use of the property. During the assessment grant process, community input was utilized to develop the existing plans for a commercial office and/or restaurant space. These community groups would continue to be involved with the redevelopment planning and the cleanup process throughout the remainder of the Cleanup grant.

## 4.0 Project Benefits

The goal of the project is to transform the former SOC station, a dilapidated former gasoline station in a prime location of downtown, into a new building ready for office space and/or a small restaurant. The following paragraphs describe the benefits of this project in downtown Millen.

*a) Welfare and/or Public Health*

Public health will be improved because this new building will improve the walkability of downtown Millen from the county courthouse. This new restaurant or office space would be utilized by courthouse employees and visitors on a daily basis. When this restaurant and office space becomes reality, people would likely walk to the Courthouse and back rather than driving the several blocks to a different restaurant.

During cleanup, the site will be restricted such that only personnel with proper training will be able to access the property, thus protecting the public from contamination. The proposed cleanup will remove the source area of petroleum and lead contamination. This removal will prevent the migration of these contaminants into nearby water supply wells and streams.

By demolishing the building (as necessary to remove the underground storage tanks) the community will no longer be exposed to the bat guano left by a bat infestation of the building. Currently, customers of the adjacent beauty shop park on the SOC Station property, immediately adjacent to the bat infestation. The current building is structurally unsound and currently unrestricted to vagrancy. There is a serious risk of collapse of the building into the basement.

*b) Economic Benefits and/or Greenspace*

**i. Economic Benefits**

The proposed building will be suitable for office, commercial, and/or restaurant space. The City has considered utilizing part of the building as a Visitor Center or office for the Millen Downtown Development Authority. Both a visitor center and downtown development authority would draw visitors from outside of Millen to downtown, and would promote the nearby businesses. In addition, the remaining half of the building could be utilized for a restaurant or second office space. These functions would not only create jobs, but create additional tax revenue or rental income for the City of Millen. A restaurant would offer an opportunity to the community to become an entrepreneur.

**ii. Greenspace**

On the eastern side of the property is a municipal storm drain which requires a right-of-way. No permanent building construction can be placed on top of this storm drain. This part of the property would become green space including trees, sidewalks, and benches. In addition, the former SOC station sign, a large round "SOC" logo, would be refurbished and placed as a tribute to the historical use of the site. In addition, a small plaque with the inscription "Leon Aycock" would be salvaged from the existing dispenser island and saved to preserve some of the history of the site.

*c) Environmental Benefits from Infrastructure Reuse/Sustainable Reuse*

Millen is committed to incorporating green practices into site remediation as well as future building construction. Since the property is located in downtown Millen, existing infrastructure will be utilized including storm and sanitary sewers, existing electrical and natural gas, and municipal water lines. The City is considering utilizing recycled brick for the exterior of the new commercial building. Not only is this a way to recycle materials, but will compliment the look of the adjacent county court house. Other sustainable building materials are expected to include reflective roofing material and low-emittance (low-e) coated glass. The new building will be constructed to be energy efficient, with high R values. Approximately 90 to 95% of building materials to be discarded during building demolition will be recycled for otherwise used for beneficial reuse.

Millen also expects to include green practices into the cleanup activities at the site. The metal underground storage tanks will be sent for recycling.

The property is located immediately adjacent to the Jenkins county Courthouse. Having this commercial property developed as a restaurant would promote the walkability of downtown Millen. Those attending court sessions would not have to drive several blocks for lunch, but could walk across the street to the former SOC Station property.

*d) Tracking and Measuring Progress toward Outputs and Outcomes*

The City of Millen will actively utilize the EPA's ACRES online database to track project outcomes and outputs. During the grant period, both outputs and outcomes would be tracked with required quarterly progress reports. Outputs for the project are expected to include the removal of three underground storage tanks, a sub-grade lift, lead impacted soils, and demolition of a dilapidated former gasoline station building. Outcomes during the cleanup project period are expected to include several cleanup jobs being leveraged, and potentially additional funds for building construction being leveraged. Long term outcomes will continue to be tracked via the ACRES database, or submitted to the EPA project officer after the project has been completed. When completed as an office and restaurant, several additional permanent jobs will be created, additional funds will have been leveraged to construct the new on-site building, and approximately one third of the property will have been converted into greenspace.