

## Community Notice

### Overview:

BRF (formerly the Biomedical Research Foundation of Northwest Louisiana) is applying for a grant from the U.S. Environmental Protection Agency (EPA) to fund the cleanup of hazardous materials at a Brownfields property owned by BRF on Bell Street in Shreveport. The approximately 7-acre property is located South of Texas Avenue and East of Mansfield Road in the Queensborough Neighborhood.

BRF proposes to clean up contamination which occurred decades ago and prior to our ownership, so that the land may be used in the future for productive purposes. One possible use includes construction of a flood detention pond funded by the City of Shreveport's grant from the Louisiana Watershed Initiative.

Cleanup of this site will mitigate environmental and health hazards to local businesses and residents, reduce blight, and encourage economic activity in both BRF's InterTech Park and Shreveport's Healthcare & Development Corridor.

BRF intends to apply for up to \$1 million to fund the cleanup. If awarded, the project would start in mid to late 2023.



## **Draft Application:**

### **IV.D.1. Applicant Identification**

Biomedical Research Foundation of Northwest Louisiana  
2031 Kings Highway  
Shreveport, LA 71103

### **IV.D.2. Funding Requested**

#### **IV.D.2.a. Grant Type**

Single Site Cleanup

#### **IV.D.2.b. Federal Funds Requested**

\$998,770

### **IV.D.3. Location**

a. Shreveport, b) Caddo Parish, c) Louisiana

### **IV.D.4. Property Information**

BRF Bell Street Property

Address: 0 Bell St, Shreveport, LA 71103 (Site does not have a legal address at this time)

### **IV.D.5. Contacts**

#### **IV.D.5.a. Project Director**

Name: Brad Schmidt

Ph: 318-716-4117

E: Brad.Schmidt@brfla.org

Mailing Address: 2031 Kings Highway, Shreveport, LA 71103

#### **IV.D.5.b. Chief Executive/Highest Ranking Elected Official**

Name: Dr. John F. George, Jr.

Ph: 318-716-4101

E: John.George@brfla.org

Mailing Address: 2031 Kings Highway, Shreveport, LA 71103

### **IV.D.6. Population**

BRF's Bell Street property site is located in Shreveport, Louisiana, with a population of 184,021 (U.S. Census Bureau- [www.census.gov](http://www.census.gov)).

## **IV.E.1 Project Area Description and Plans for Revitalization**

### **IV.E.1.a Target Area and Brownfields**

#### **IV.E.1.a.i Overview of Brownfield Challenges and Description of Target Area**

This project will address the environmental and health challenges that prevent the reuse of the subject property for community development and the revitalization of inner-city Shreveport, Louisiana.

Shreveport, Louisiana is located in the northwest corner of Louisiana, with a population of 184,021, and is the third most populous city in Louisiana after New Orleans and Baton Rouge,

respectively. Leading economic industries include healthcare, education, and hospitality. The city is predominately Black with 1.53 times more Black residents than any other racial/ethnic group (Data USA, 2020). Households in Shreveport have a median annual income of only \$40,809, compared to \$64,994 for the United States (census).

BRF's cleanup site is located within the target area of Census Tract 2018, an area of low-income and high minority population in Shreveport.

The Bell Street property and remediation of the project site are part of BRF's 2002-2021 master plans, and the City of Shreveport's Ockley Basin Project funded by the Louisiana Watershed Initiative. This property will serve as one of the three planned detention areas along the basin to hold stormwater and slowly release the water to prevent/mitigate flooding of businesses and residences in adjacent neighborhoods and communities. However, the current contamination found at the target site/property is preventing the future construction of a retention pond which could affect over 600 residents and businesses in the area.

The remediation of the property/site is necessary for the expansion and development at a prime location within InterTech Park. In addition, it is located in a high-traffic area that links commercial and residential areas to a city bus route, providing access to much-needed amenities. Furthermore, the hazardous materials found at the site may pose a health threat to passersby citizens and the occupants of adjacent properties if unabated. With funding, BRF envisions all individuals, specifically those who are underserved and/or impacted by blighted properties and environmental contamination, reap the benefits of environmental cleanup.

#### **IV.E.1.a.ii Description of the Proposed Brownfield Site(s)**

BRF's Brownfield site is a 1-acre contaminated parcel within a 7-acre underdeveloped property located on Bell Street, in the Queensborough neighborhood of Shreveport, Louisiana. The property is surrounded by industrial and commercial businesses, including – (name businesses, schools, parks, etc.).

The site is contaminated with hazardous substances as the predominant source (as determined by Region 6 EPA Brownfields Coordinator Paul Johnson) including Naturally Occurring Radioactive Material (NORM) from past use of the site as an oilfield pipe laydown yard. The property was formerly used in the 1940s by S&P Company as a remote storage area for surplus oilfield drilling, production equipment, and appurtenances. In 2021, BRF acquired the property that has since been determined to have elevated levels of radiation, as determined by a NORM survey conducted September 2020.

Prior to taking ownership of the parcel, BRF hired Jones Environmental, Inc. (JEI) to prepare a Phase 1 Report for the site in June 2020. The assessment identified one recognized environmental condition (REC) in connection with the property. In addition, various types of oilfield drilling and production equipment, and appurtenances in poor condition (stock tanks, vessels, separators, tubular, wellheads, valves, drums, etc.) were observed on the property. The disposition of oilfield production equipment that has been in contact with oil and gas production fluids required the completion of a NORM Survey. According to the survey, the site contains pipes and vessels that hold scales, and sludge with radiation levels above regulator limits, ranging from 40 uR/hr-150 uR/hr. (this was from an email – might need to update from Phase 2)

Between May 31 and June 3, 2022, soil excavation was completed at a depth of 15 cm across the area of concern. The area was determined to be approximately 245 feet by 50 feet. Two of the grids were excavated to depths of approximately 30 cm based on the analytical results. Impacted soils were loaded onto 18-year-old dump trucks and transported to R360 in Elm Grove, Louisiana for disposal. This resulted in approximately 2,236 barrels of impacted soil removed and disposed. On June 8, 2022, an additional 172 barrels of soil were removed from the area and transported for disposal to R360.

The Phase 2 report was conducted by JEI on October 20, 2022. During the Phase II investigation, soil samples were collected and analyzed in accordance with EPA and state-approved procedures. The area of soil impact determined from the post-excavation soil survey indicated that an area of approximately 2,800 square meters at depths ranging from 2-10 feet bgs., require additional corrective action. The estimated volume of impacted soil requiring remediation has been calculated to be approximately 19,500 barrels. The risk assessment conducted as part of Phase II activities concluded that there is a risk to the recreational user (planned reuse) and a resident (not planned) due to the direct contact with solids in the scrap metal area. Therefore, the cleanup of soils within both the underground storage tank and scrap metals is required.

#### **IV.E.1.b.i Reuse Strategy and Alignment with Revitalization Plans**

A flood detention pond is planned on or nearby the project site and cleanup is critical to move the flood mitigation project forward. The City of Shreveport, partnering with BRF, received \$5.36 million from the Louisiana Watershed Initiative funded by the U.S. Community Development Block Grant-Mitigation program (CDBG-MIT). As part of the project development process, 15 government, businesses, healthcare, residential organizations and non-profits participated in the development or voiced support for the project. The flood mitigation pond will reduce flooding along the newly-established Shreveport Healthcare and Development Corridor, which recently received a \$22 million grant from the U.S. Department of Transportation RAISE program to transform the transit and pedestrian infrastructure along the key corridor, including InterTech Park, Ochsner LSU Health Hospital and LSU Medical School, and Shriner's Hospital for Children. Facilities within the Corridor, including BRF's Virginia K. Shehee Biomedical Research Institute (BRI) and the LSU Health Science Center campus, have experienced significant flood damage, with two catastrophic events occurring in 1997 and 2008. Remediation of the buildings took over six months at significant cost.

Alignment with local, city and statewide plans include: 1) InterTech Master Plans 2002 and 2015: Creating a flood retention pond southwest of the Mansfield Road and Greenwood Road intersections has been a critical component of InterTech master planning. The 2015 plan incorporated water detention areas at several locations. The InterTech Master Planning process included the input of over 80 community and economic development leaders representing civic, government, and religious entities. 2) ShreveportMed LSU Health Sciences Center Vision 2020 Master Facilities Plan (2013): This plan, which involved participation from community and medical stakeholders, notes that the Ockley Drainage Canal that passes through the middle of the LSUHSC-S campus has a significant influence on development for future growth. The plan specifically cites the need to prioritize work to create flood retention ponds and stormwater reservoirs. 3) The Coordinating and Development Corporation Comprehensive Economic Development Strategy, 2017-2021 for Northwest Louisiana identified "continued threat from

flooding” in its analysis of strengths, weaknesses, opportunities and threats (SWOT). The Louisiana GOHSEP Hazard Identification and Risk Assessment ranks local flood as the highest risk to the state based on consideration of consequence, vulnerability, threat and risk factors. Furthermore, the Ockley Basin project meets goal 4 of the Council on Watershed Management to increase “state and local resilience to flooding by working to reduce the incidence of flooding, reduce damages from flooding, improve response to flooding, and reduce the amount of time needed to recover from flooding.”

The property is located on a vacant site that is a pedestrian cut-through for underserved individuals coming from the bus stop on Greenwood Road to the Christian Services and Hope Connections for the homeless on Levy Street. Cleanup of the subject site will enhance the safety and mitigate health risks from exposure to radioactive materials by a predominantly individuals from underserved groups who traverse through the subject property.

#### **IV.E.1.c.iv. Use of Existing Infrastructure**

There is no existing infrastructure at the site that will be used, as this is a vacant site.

### **IV.E.2 Community Need and Community Engagement**

#### **IV.E.2.a Community Need IV.E.2.a.i. The Community's Need for Funding**

In the Shreveport-Bossier MSA, in 2020, over 34.1% of children under 18 lived in households with SSI, Cash Public Assistance, and SNAP, and 30% of families with children under the age of 5 were in poverty (Community Counts, 2022). An estimated 21.4% of the metro area population lives below the poverty line, compared to (state) and 12.8% of all Americans nationwide. (U.S. Census Bureau's 2021 American Community Survey)

The InterTech area, which includes the subject site, is one of the poorest areas in Shreveport with a population that is over 81% minorities, 58% low-income, and an unemployment rate of 13% (EJ Screening Tool).

Improving these statistics will require long-term commitment and investment. To date, BRF has invested funds in the site totaling more than \$150,000. Additional cleanup funds from the EPA will help leverage existing resources to enhance citizens' livability and restore economic vitality in the area and in the adjacent neighborhoods and communities.

#### **IV.E.2.a.ii. Threats to Sensitive Populations**

##### **(1) Health or Welfare of Sensitive Populations:**

The Shreveport Healthcare and Development Corridor provides services to the medically underserved. Sensitive populations within this area include a higher percentage of low-income and minority individuals than in Shreveport. In addition, there are high percentages of children under the age of 5 and adults over the age of 64 in this area.

The EPA’s Environmental Justice Mapping Tool includes the following rankings of the site area when compared to the state, and national average:

- Low life expectancy (95th- 100th percentile)
- Heart disease (80th – 90th percentile)

- Asthma (95th – 100th percentile)
- 2 times people of color (81st and 84th percentile)
- 1.5 to 2 times low-income (75th and 86th percentile)
- 2 to 2.5 times the unemployment rate (81st and 88th percentile)

The Climate and Economic Justice Screening Tool recognized this area as disadvantaged in three categories: clean energy and energy efficiency, health burdens, and workforce development.

Cleanup of the site will reduce threats to such groups' health and welfare, thus improving quality of life within the community. How will it alleviate the issues?

**(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:**

North Louisiana has significant health disparities among its population and suffers from high incidences of chronic diseases mentioned above. In Caddo Parish, in 2019, the principal causes of death were heart disease at a rate of 203 deaths per 100,000 individuals, and malignant neoplasms (cancer) at 226 deaths per 100,000 individuals. In addition, Louisiana has the fifth highest of all-cancer mortality rates in the nation, with 218.2 per 100,000 Louisianans dying from the disease annually. Our state also ranks 5<sup>th</sup> in the U.S. for heart disease, stroke, and Alzheimer's disease. Risks for these diseases may be exacerbated by poor environmental conditions, especially for those who are underserved.

Funding for the complete removal and proper disposal of contaminated soil at the site will help improve environmental conditions possibly contributing to poor health outcomes for overburdened populations in the surrounding community. Cleanup of the site will also lead to the future reuse of the property including a detention pond, green space, and other amenities. This will promote a healthier and livelier community and enhance the overall quality of life of sensitive populations including residents, passersby, vagrants, and future employees working at the site.

**IV.E.2.b.iii Incorporating Community Input**

The community will be engaged in the project through:

1. Following the notice in English in the Shreveport Times and in Spanish on the local 318 Latino website (<https://www.318latino.com>) on October 30, 2022, a public meeting was held on November 7, 2022 at BRF's InterTech 1 facility, located on a remediated brownfields property nearby the subject property and fully ADA accessible. All public meetings will be held at this location. At the public meeting, BRF solicited comments from the audience, and responded to these and from social media through its Contact Us page on [www.brfla.org/brownfields](http://www.brfla.org/brownfields). A second public meeting will be held if BRF is selected for an award.
2. Updates (2) to the community in general will be sent through BRF's email list of 11,000 individuals at the beginning and end of the project. Individuals will have the opportunity to comment and ask questions. BRF will also post updates on its website provided above.

3. Brownfields Team members (listed above) will meet virtually 3 times: at the time of the award, at the commencement of cleanup activities, and at the end of the project, for input and to receive information to disseminate to their stakeholders.
4. The Brownfields project will be highlighted in BRF's standard Quarterly Reports and Annual Reports, which are emailed to over 11,000 individuals and mailed to over 500 major community and government stakeholders.

### **IV.E.3 Task Descriptions, Cost Estimates, and Measuring Progress**

#### **IV.E.3.a Proposed Cleanup Plan**

The intended project goal is the completion of NORM waste disposal, confirmation soil sampling, and site restoration to achieve receipt of a Release for Unrestricted Use from the LDEQ. The remediation of the site will be conducted in accordance with LDEQ requirements, through the EPA Brownfields Cleanup Grant Program.

The cleanup of the property will be overseen by the LDEQ Emergency & Radiological Service Division-Radiation Section. All documents prepared for this site are submitted to the LDEQ under an assigned site-specific Agency Interest Number. These documents can be viewed under the LDEQ Electronic Data Management System website, <https://edms.deq.louisiana.gov>.

To address the contamination at the site, three different alternatives were considered. These included Alternative #1: No Action, Alternative #2: Access Control/Capping, and Alternative #3: Excavation/Removal with Offsite Disposal/Recycle.

The Analysis of Brownfields Cleanup Alternatives (ABCA) identified alternative #3 as the most effective way to eliminate the risk posed by contamination, since contaminants will be removed and potential exposure pathways will no longer exist. Coordination (i.e. safety barricades, monitoring, worker protection) and very short term disturbance to the community surrounding (i.e. noise from equipment and truck traffic) are expected. However, following the completion of the excavation, removal, and disposal of contaminated soil and equipment, no site monitoring, maintenance, or reporting will be required. This option would allow for an unrestricted land designation and would remove all potential risks associated with future harmful exposure to the environmental and personnel. On-site activities could be implemented and completed within days or weeks in comparison to decades of continual monitoring and maintenance of Alternative #2.

Cleanup will require the removal an estimated 19,500 barrels of contaminated soil, and disposal of the NORM impacted soil, and transportation of the soil to disposal facility. Equipment required for the cleanup include track hoe, loader, NORM meters, air monitors, a generator, and vehicles. After a confirmation soil survey is conducted, the affected areas will be restored with back-filled soil. Following site remediation and analysis of results, LDEQ will issue a Certificate of Completion for this site.

Remediation work at the Bell Street site will commence as soon as funds are available. BRF's Brownfields team will ensure that project requirements are followed in a similar manner as

previous Brownfields projects. Innovative inclusions in BRF’s Brownfields projects include requirements for recycling of materials and regular reports of associated cost savings.

**IV.E.3.b Description of Tasks/Activities and Outputs**

<p><b>Task/Activity:</b></p> <p><b>i. Project Implementation:</b>  <b>Task 1:</b> (Q1-Q4) Community Outreach activities include preparation and submittal to EPA of a Community Outreach Plan, public notices, meetings, and communications with partners.  <b>Task 2:</b> (Q2) Cleanup Planning includes the preparation and submittal of a Quality Assurance Project Plan (QAPP), Analysis of Brownfields Cleanup Alternatives (ABCA), Health and Safety Plan (HASP), and Corrective Action Plan (CAP).  <b>Task 3:</b> (Q2-Q3) Cleanup activities for the site include the removal of approximately 19,500 barrels of contaminated soil and the transportation and disposal in an approved NORM disposal facility, post excavation survey, and backfilling of excavated area. The estimated cost for these activities is \$993,900.00. Project management costs, including supervision and CAP Completion reporting requirements, are included in these costs.  <b>Task 4:</b> (Q1-Q4) Costs for performance and financial reporting, contractual quality assurance management, and training opportunities with US EPA and/or state and regional EPA and LDEQ. QAM activities will be performed by BRF and NLCOG. NLCOG has served as Quality Assurance Manager for the Foundation’s 2004, 2005, 2006 and 2009 Brownfields Cleanup grants.</p>
<p><b>ii. Anticipated Project Schedule:</b> Cleanup planning and activities are projected to take 60 days, based on a 10-hour day. BRF is scheduling a 12-month project period, starting 10/1/2023 and ending 9/30/2024 to allow for contractor selection, project ramp up, EPA and LDEQ approvals, and project closing. The quarters when activities will take place are noted above.</p>
<p><b>iii. Task/Activity Lead:</b> BRF will oversee all aspects of the performed under this grant. <b>Task 1:</b> BRF with assistance from environment contractor to develop Community Outreach Plan. <b>Task 2:</b> Environmental Contractor; <b>Task 3:</b> Environmental Contractor; <b>Task 4:</b> BRF. For Tasks 3 and 3, BRF requires the expertise of a qualified environmental contractor to complete the work to EPA and LDEQ standards. NLCOG will provide assistance as QAM for Task 4.</p>
<p><b>iv. Outputs:</b>  <b>Task 1:</b> Hold 1 public meeting at start of project; 3 Brownfields Team meetings; 2 updates to general public via email; BRF website project updates; and updates in BRF Quarterly Reports and Annual Reports. <b>Task 2:</b> Complete cleanup plan, finalize ABCA and receive approvals from LDEQ/EPA. <b>Task 3:</b> Clean up site, remove 19,500 barrels of contaminated soil, complete soil survey, restore site. <b>Task 4:</b> Complete all reporting on a timely basis and achieve approvals from LDEQ/EPA.</p>

**IV.E.3.c. Cost Estimates**

Budget is still being determined and developed.



#### **IV.E.3.d. Measuring Environmental Results**

BRF's Brownfields Project Manager will ensure that progress in completing the project including achieving expected project outputs and outcomes are achieved. BRF staff will also continue to submit quarterly and annual reports on a timely basis, as it has for its four previous EPA Brownfields projects.

#### **IV.E.4 Programmatic Capability and Past Performance**

##### **IV.E.4.a Programmatic Capability**

###### **IV.E.4.a.i. Organizational Structure**

BRF's President & CEO, Dr. John F. George, oversees all BRF projects and is the Authorized Organization Representative (AOR). The Brownfields project will be managed by Brad Schmidt, Executive Director of InterTech Park. Brad is BRF's Brownfields Manager and has approximately 30 years of large project and redevelopment experience. He will ensure the project is managed and activities are performed in accordance with EPA regulations, as required by the Quality Management program, and will oversee local efforts to make this project a success. Pat Murphy, BRF's Facilities Manager and Brownfields Project Manager for EPA Brownfields Assessment and Cleanup Grants at other BRF properties, will provide oversight for the project. Mr. Murphy attended Brownfields National Conferences from 2004 – 2018 and presented at national and regional EPA and LDEQ workshops. He has 30 years' experience in facilities and project management and is President of the Shreveport Building Owners and Managers Association, past Vice President and current Board member of the Louisiana Brownfields Association, and a member of the American Hospital Association Society for Healthcare Engineering. Mr. Murphy has received certification from the Louisiana Hospital Association in Safety and Risk Management and has completed EPA Quality Assurance/Management Training. Dawn Banks, Director of Grants Development for BRF, has nearly 30 years of experience in project development, grant management, and grant acquisition from private and government sources, including work to acquire and manage over \$130 million in funding for BRF. Dawn will oversee grant management and administrative support functions. Dawn completed online EPA Grant Management Training for Non-Profit Applicants and Recipients and has achieved five cleanup grants for the BRF since 2004.

Michael Mazur, Director of Finance, is responsible for fiscal management and oversight. Hilary Wooley, Corporate Counsel, will oversee legal and Human Resources management. BRF currently employs 56 full-time employees including finance, legal, grants, and facilities teams, that are experienced in administering and reporting on Federal grant projects. These teams include alternate staff should a key team member become unavailable for this project. Institutional controls will be installed as required and will be monitored and managed by the project Quality Assurance and Brownfields Program Managers.

Chris Petro, Transportation Planning Manager and Brownfields Quality Assurance Manager at NLCOG, will provide Quality Assurance Management (QAM) services for Brownfields projects to ensure the independence of these activities. Mr. Petro has completed EPA Brownfields QA training and has provided QAM services for BRF's four prior Cleanup grants.

**IV.E.4.a.ii. Description of Key Staff:** See 4.a.i

**IV.E.4.a.iii. Acquiring Additional Resources**

BRF submits Requests for Bids and selects environmental contractors and subrecipients according to EPA and LDEQ requirements, and in accordance with defined procurement policies in 2 CFR 200.317-326. We also maintain a current database of regional environmental contractors to ensure that minority or disadvantaged businesses can participate in the bidding process.

#### **IV.E.4.b. Past Performance and Accomplishments**

##### **IV.E.4.b.i Currently Has or Previously Received an EPA Brownfields Grant**

##### **IV.E.4.b.i.1 Accomplishments**

Since 2003, BRF has received five Cleanup grants and one Phase 2 assessment grant from the EPA. The three most recent include:

1. 10/1/2009: Cleanup: Barret Property/1431 Dalzell Street - Grant funds of \$200,000 were awarded to support community outreach activities, for cleanup planning and the removal, transport, and disposal of contaminated soil on a 2.4-acre site that allowed for expansion and construction to help BRF complete the Tech Center component of InterTech Park. Project was completed utilizing only \$120,272.
2. 12/13/2005: Cleanup: Wilson Foods 2400 Kings Highway: Hazardous Substances - Grant funds of \$197,718 were awarded to conduct community outreach, develop cleanup plans, remove and dispose of 700 cubic yards of contaminated soil, and install monitoring wells. Redevelopment of this site helped to complete the revitalization of the core of BRF's InterTech Park, which is part of a 25-year plan to provide employment for 6,000 people and generate millions of dollars in tax revenues. The plan also includes developing parks and open spaces that are available to both employees and neighborhood residents. Project was successfully completed using only \$149,720.
3. 12/13/2005: Cleanup: Caddo Parish Health Unit 1866 & 1870 Kings Highway - Grant funds of \$164,500 were awarded to conduct community outreach activities, develop cleanup plans, and remove hazardous substances. Project was completed successfully utilizing only \$146,669.

Remediation at each of these sites has allowed for redevelopment, with the most recent project being the construction of a \$19.6 million Center for Molecular Imaging and Therapy facility at the former Wilson Foods and Modern Iron Works sites (cleaned up between 2004-2009). Each of the cleanups were also successfully completed without full grant expenditures.

Project progress and outcomes have been reported and maintained in ACRES. For each of the grants, BRF has complied with the grant workplans, terms and conditions, and has completed quarterly reports, MBE/WBE and Davis Bacon Act requirements, status and financial reporting, and ACRES updates.

##### **IV.E.4.b.i.2. Compliance with Grant Requirements**

All previous EPA Brownfields grants were successfully managed, and all phases of work were performed and completed. Ongoing reporting including quarterly performance and grant deliverables information was completed in ACRES.