

Community Involvement Plan



Central Arkansas Planning and Development District, AR Brownfields Assessment Grant EPA Cooperative Agreement #BF-02F44401

September 3, 2025
Terracon Project No. 35247160

Prepared for:

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1 Community Involvement Plan Overview

This Community Involvement Plan (CIP) has been developed for the Central Arkansas Planning and Development District (CAPDD) and outlines the ways in which the CAPDD intends to engage with the community as outlined in the FY2023 Brownfields Assessment Grant application. This focuses on the implementation of the Cooperative Agreement over the four-year project period.

The CIP will identify the surrounding areas and how the CAPDD will continue to encourage communication between all parties throughout the duration of the project. This can be accomplished through methods including:

- Identify community stakeholders, including but not limited to local residents, local businesses, local churches, property owners, local schools, and other interested parties to encourage involvement.
- Development of informative community fliers and other public material to inform and educate the local community of the activities to be performed under the grant.
- Continue discussion of the needs, concerns and aspirations of neighbors and stakeholders with active interests in the project. This can be accomplished through community informational sessions and by utilizing electronic outreach methods such as the CAPDD's website and social media platforms.
- Establish a clear understanding throughout the community of the project outcome(s).
- Ensure that the community engagement has real worth. Value all voices and ensure that they are heard.

2 Brownfield Project/Target Area Description

2.1 Project Description

The mission of the CAPDD's Brownfields Program is to develop a self-sustaining model program for the identification, assessment, remediation, and redevelopment of brownfield sites. The CAPDD seeks to raise awareness regarding economic incentives for redevelopment of brownfield sites throughout the target area, which is the city limits of Brinkley. Through this project, the CAPDD intends to bring citizens, environmental regulatory agencies, environmental contractors, developers, landowners, and lenders together around a common goal of redevelopment. The CAPDD will use the FY2023 Brownfield Assessment Grant to work towards this mission over the life of the project.

The objectives/tasks of the four-year Cooperative Agreement period are to conduct inclusive community outreach activities, to identify an inventory of potential brownfield sites, perform Phase I and Phase II Environmental Site Assessments (ESA) on priority sites, and conduct reuse and remediation planning activities on properties throughout the city limits of Brinkley. This grant will further the efforts of the CAPDD towards redeveloping brownfields and improving communities. The CAPDD intends to accomplish the following over the four-year time period of this award:

Program Objectives:

1. Educate the local community about the impact of brownfields and the utilization of the properties in fostering redevelopment as a part of a larger community reinvestment strategy.
2. Conduct site assessments based on environmental, health, social impact, and economic criterion.
3. Develop reuse plans for the affected sites to facilitate new employment opportunities, amenities, and infrastructure.

Program Activities:

1. Develop the CAPDD's Brownfields Program Generic Quality Assurance Project Plan (QAPP).
2. Create an interactive Inventory of Brownfields Sites and GIS-based maps for planning and redevelopment purposes.
3. Prepare a Community Involvement Plan and conduct community engagement activities.
4. Complete up to ten (10) Sampling and Analysis Plans (SAPs) coupled with Health and Safety Plans (HASP).
5. Perform activities up to nineteen (19) Phase I ESAs and ten (10) Phase II ESAs.
6. Perform additional Soil and Groundwater Assessments (as needed).
7. Conduct two (2) charrettes and visioning sessions to develop reuse plans and engage community members.
8. Prepare two (2) Site Reuse Plans and one (1) Brownfield Revitalization Plan.
9. Maintain grant reporting requirements and coordination with Arkansas Division of Environmental Quality (DEQ).
10. Develop up to five (5) Analysis Brownfields Cleanup Alternatives (ABCA) plans based on information gathered through completed environmental assessments.

2.2 Brownfield Project Area Description

The target area of focus for this grant application is the city limits of Brinkley. Priority sites identified by the CAPDD within the target area include:

- Brinkley Mercy Hospital and St. Joseph Nursing Home, 505–509 S. New York Ave., Brinkley, Monroe County, AR 72021
- Depot, 101 S. New York Ave., Brinkley, Monroe County, AR 72021

The CAPDD will utilize EPA Assessment Grant funding to complete a more thorough inventory of brownfields properties. CAPDD staff will work with local residents and community partners to review the inventory and prioritize sites identified based on redevelopment goals and potential. The CAPDD will utilize this inventory to engage potential developers and incorporate site development potential into site prioritization and selection. The CAPDD has started engaging property owners of potential Brownfields sites, providing them with information on the “Brownfields Process” and the benefits of brownfields redevelopment. The Depot and Brinkley Mercy Hospital & St Joseph Nursing Home have been identified as high priority sites by the CAPDD and its community partners.

2.3 Site Selection

During the grant application process, the CAPDD and community partners identified at least twelve potential sites for assessment including abandoned commercial/industrial sites, dry cleaners, vacant lots, and dilapidated old apartment complexes. The CAPDD will utilize the EPA Assessment Grant funding to complete a more thorough inventory of Brownfields properties within the target area.

The CAPDD’s Brownfields Team will work with target area residents and community partners to identify potential sites for the brownfield site inventory. Sites will be added to the inventory and addressed in the order as determined by an evaluation ranking system. CAPDD staff will use the inventory to prioritize sites based on need and redevelopment potential, and then they will work to engage potential developers for those properties.

2.4 Community Involvement Plan Objectives

Through this Community Involvement Plan (CIP), the community will be provided opportunities for participation and engagement in the project through an effective and efficient two-way communication system. Members of the community will gain knowledge of the Brownfields assessment and redevelopment process. This CIP will ensure that the communication process is ongoing, evolving and information is

available as the project moves forward. The CAPDD will maintain an open line of communication with the community so that they remain informed.

2.5 Site Documentation

Documents related to this project are available for public review at the sites listed above under Section 3.6 Information Repository and at the designated website located at the dedicated Brownfields website located at:
<https://www.capdd.org/community-development>

The following items are currently available or will be made available upon completion:

- Community Involvement Plan (CIP).
- Generic Quality Assurance Project Plan (QAPP).
- Informational handout available during public meeting.
- Grant Funding Application Form.
- Any additional required documentation if applicable.

3 Community Involvement Activities

The CAPDD understands that community engagement is crucial for a successful Brownfields Program. The CAPDD will use their resources to develop the necessary community engagement efforts to generate community involvement and participation. The CAPDD will utilize the following 3-step approach to promote community involvement:

1. **Plan** – The **Community Involvement Plan** will lay the foundation for community involvement efforts and establish a schedule for community engagement activities. **Meetings** with the project team will provide project updates.
2. **Get Involved** – An initial community-wide **kick-off meeting** will notify the community of project commencement, present an anticipated project schedule, and solicit public comment and input. **Community meetings and presentations** will serve to keep the community updated on project happenings and provide a platform for public comment and input. **Charrettes and visioning sessions** will be utilized in the development of cleanup, reuse, and redevelopment plans. The CAPDD will collaborate with local schools and universities to provide **educational opportunities** and promote interest and career development in environmental sciences and services.

3. **Spread the Word** – The CAPDD understands that utilizing multiple forms of media is necessary to expand outreach efforts. The CAPDD will utilize various forms of media to communicate with the community throughout the life of their Brownfields Program and beyond, including:
- a. Development of a **project brochure** which will be distributed by the CAPDD, as well as community organizations, residents, and business owners;
 - b. Development and maintenance of a dedicated section on the agency's **webpage** to provide project news, updates, educational materials, and other information;
 - c. Regular **press releases** to local newspapers to keep the community up to date on project milestones and upcoming project events;
 - d. Utilization of **social media** to provide real-time project updates, project photos, news, and provide easily accessible opportunities for public comment and input; and,
 - e. **Word-of-mouth** - By properly educating the community, this time-tested method of communicating will serve as the cornerstone of public outreach activities, allowing community members to take ownership of their Brownfields Program and express their pride in its accomplishments.

Communicating Progress – The CAPDD will provide regular updates and project news to the community and stakeholders by utilizing the 3-step approach described above. By utilizing a wide range of communication methods, the 3-step approach will effectively communicate progress of grant activities to all community members. Frequent communication will keep the community engaged and invested in their Brownfields Program and will ensure the program's success.

3.1 Point of Contact

Conya Spencer, Director of Economic Development, will serve as the CAPDD's Brownfields Project Director and will serve as the primary point of contact and is responsible for the overall management of the project. Ms. Spencer's role is to provide direct access between the CAPDD and the community and to provide any necessary updates to this CIP during the project. Ms. Spencer will also serve as the Emergency Contact should any issues arise during the project.

Information will be distributed to the community on the CAPDD's Brownfield webpage located on the CAPDD's website: <https://www.capdd.org/community-development>. Additional information will be circulated through brochures and handouts presented at public meetings. Ms. Spencer's contact information is as follows:

Conya M. Spencer: Director of Economic Development
902 N. Center St.

Lonoke, AR 72086
(501) 676-2721 Phone
(501) 676-5020 Fax
conya.spencer@capdd.org

Additional points of contact for community stakeholders, media, and federal, state, and local representatives are presented in Appendix A.

3.2 Distribution of Information

Information will be provided on a dedicated space on the agency's webpage that will have a link from CAPDD's website, <https://www.capdd.org/community-development>. The site will include information regarding this project, as well as important dates including any prescheduled meetings. Announcements of additional or non-scheduled meetings will be distributed to the community at least two weeks (10 business days) prior to such meetings.

Presentations and agendas from all public meetings will be archived on the Brownfields Program webpage and will be made available upon written request to the CAPDD's Brownfield Project Director.

Project information will be released in appropriate newspapers and press releases. The CAPDD regularly communicates with residents via its website and social media to establish and maintain interest in ongoing projects. In addition to web-based information, written correspondence and community meetings, the local media outlets are alternative sources of information for the community regarding the project. Contact information for the media is provided in Appendix A.

3.3 Public Meetings

The CAPDD has and continues to actively seek and encouraging citizen input throughout the Brownfields process and will continue these efforts throughout the grant implementation process, including preparing outreach/promotional materials to be distributed via email, neighborhood and stakeholder meetings, professional association meeting(s), newspapers, and through social media blasts, postings on the website and other social multi-media resources. Local officials and Community-based Organizations (CBOs) involved in the initial grant process will be included and kept informed of community meetings and project status. Meetings are always open and accessible to the public.

The use of public meetings is vital to the exchange of information between the CAPDD and community stakeholders. To ensure ample opportunity for full participation of stakeholders, meetings will mostly be held during evening hours.

The following is a list of potential facilities that are heavily utilized by the community and are accessible to people of all abilities:

Brinkley City Hall
233 W Cedar Street
Brinkley, AR 72021
(870) 734-2025

Folsom Memorial Library
234 W Cedar Street
Brinkley, AR 72021
(870) 734-3333

Marian Anderson Community Center
209 S Grand Avenue
Brinkley, AR 72021
(870) 734-5009

Brinkley Convention Center
1501 Weatherly Dr.,
Brinkley, AR 72021
(870) 734-1500

3.4 Digital Engagement

Keeping the public and community informed about the CAPDD's Brownfields Program is an essential economic development strategy. The CAPDD will work with Terracon to develop and implement a digital engagement process to reach community members and stakeholders, for those who prefer this method of communication over in-person meetings.

Digital engagement provides an alternative to the traditional in-person meeting. The digital engagement process will increase awareness, encourage participation in virtual meetings, and provide an opportunity for comments and questions. Digital engagement also increases participation among residents who prefer to receive their information via social media communications. Effective use of social media and virtual meetings will increase awareness among individuals who have an interest in the redevelopment of the urban core. Digital engagement will provide timely information for local residents and will give the community a voice before, during, and after community meetings and events.

The CAPDD's brownfields digital engagement process will include several social media and digital platforms including the CAPDD's Brownfields webpage, social media (Facebook, Twitter, Instagram, and LinkedIn), YouTube, virtual meetings such as Zoom or Teams, and e-mail. Traditional public meetings will be available to the public, and the digital engagement process will complement the traditional meeting process.

3.5 Community Support

The CAPDD will continue its partnership with the community stakeholders, as well as state and federal agencies. The grant project values the support of local

partnerships that are detailed within Appendix A under Contacts. Community Contacts are outlined as well as federal, state, local, environmental, municipal, state agencies and media. The CAPDD is open to and is actively encouraging new partners to join the initiative.

3.6 Information Repository

Keeping the public and community informed about the CAPDD's Brownfields Program and benefits to local stakeholders is essential to the economic development strategy. The CAPDD will establish and maintain a dedicated section on the agency's website for the Brownfields Program to the CAPDD's website to provide general information and meeting notices in support of the program. The CAPDD will make project related information available to residents within the Brownfields website. Information that needs Board action will be advertised per the CAPDD's regulations and be readily available for the public, municipal, officials, agencies, partners and media for easy access and review.

A physical copy will also be available at the CAPDD's office through the assistance of:

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 Director of Economic Development
 PO Box 300, 902 N. Center St.
 Lonoke, AR 72086
 (501) 676-2721 Phone
 (501) 676-5020 Fax
conya.spencer@capdd.org

3.6.1 Table 1 - Community Involvement Activities (subject to change)

Target Date	Event	Representatives/Attendees
August 2025	Create CIP, Brownfields Brochures & Brownfield section on webpage	CAPDD staff participation and Environmental Contractor, Community Members
September 2025	Community Meeting – Site Inventory Discussion	
October 2025	Internal Brownfields Team Meeting - Evaluation Ranking Process Begins	CAPDD staff, Environmental Contractor
October 2025	Council/Board Meeting: Grant Project Update	Community Members, City Personnel, Environmental Contractor, CAPDD staff

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Target Date	Event	Representatives/Attendees
November 2025	Vision Session/Charette Meeting	Community Members, CAPDD staff, Environmental Contractor and Planners
January 2026	Community Brownfields Meeting	Community Members, CAPDD staff, Environmental Contractor
February 2026	City Council Meeting: Grant Project Update	Community Members, City Personnel, Environmental Contractor, CAPDD staff
March 2026	Community Brownfields Meeting – Brownfield Revitalization Plan	Community Members, City staff, Environmental Contractor, Planners, CAPDD staff
June 2026	Vision Session/Charette Meeting	Community Members, City staff, Environmental Contractor, Planners, CAPDD staff
August 2026	City Council Meeting: Grant Project Update	Community Members, City Personnel, Environmental Contractor, CAPDD staff
September 2027	Council/Board Meeting: Grant Project Update - Closeout	Community Members, City Personnel, Environmental Contractor CAPDD staff

4 Appendix

Appendix A – Contact Information

A.1 Community Partner Contacts

Brinkley City Council
Billy Hanks, Mayor
brinkleyar@msn.com
gshenard@aol.com
(870) 734 1033

Delta Historical Society
Rhonda Carrol
rhondacarrol@cddm.org
(870) 589 2124

Arkansas Economic Development Commission (AEDC)
Amy Williams, Northeast Regional Manager
Amy.williams@arkansasedc.com
(501) 682 5123

Brinkley Advertising and Promotions
Patsy Arnett
PA2534@yahoo.com
(870) 734-7332

A.2 Environmental Contractor Contacts

Rand Raglin
Environmental Department Manager
Terracon Consultants, Inc.
rand.raglin@terracon.com
(870) 805 7007

Lem Dial
COG Brownfields Manager
Terracon Consultants, Inc.
Lem.Dial@terracon.com
(225) 810 2069

Belinda Richard
National Brownfields Program Director
Terracon Consultants, Inc.
Belinda.Richard@terracon.com
(813) 321-0345

A.3 Federal Elected Officials

U.S. Senator John Boozman
555 Dirksen Senate Office Building
Washington DC 20510
(202) 224-4843
U.S. Congressman Eric A Crawford
Washington, D.C. 20515
(202) 224-3121

U.S. Senator Tom Cotton
326 Russell Senate Office Building
Washington DC 20510
(202) 224-2353

A.4 State Elected Officials

Sarah Huckabee Sanders
500 Woodlane Street
Little Rock, AR 72201
(501) 682-2345

District 59th
House of Representatives
State of AR
Jim Wooten
wjewooten@aol.com
501-858-7403

A.5 Board of Directors CAPDD

Judge Barry Hyde- Chairman
Pulaski County

Mayor Ken Kincade- Vice Chairman
City of Cabot

Judge Doug Erwin- Treasurer
Lonoke County

Judge Allen Dodson- Secretary
Faulkner County

Ladell Brown
Faulkner County, Business Representative

Mayor Bart Castleberry
City of Conway

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Grindell Price
Faulkner County, Business Representative

Michael Brown
Lonoke County, Business Representative

Jerry Matthews
Lonoke County, Business Representative

Mayor Diane Cunningham
City of Clarendon

Mayor Billy Hankins
City of Brinkley

Marco Middleton
Monroe County, Business Representative

Judge PK Norman
Monroe County

Butch Calhoun
Prairie County, Business Representative

Judge Lawrence Holloway
Prairie County

Mayor Roger Scott
City of Des Arc

Joyce Surratt
Prairie County, Business Representative

Bob Butler
Pulaski County, Business Representative

Mayor Terry Hartwick
City of North Little Rock

Johnnie Mass
Pulaski County, Business Representative

Mayor Frank Scott
City of Little Rock

Judge Matt Brumley
Saline County

Mayor Tom Farmer
City of Benton

Stuart Norton
Saline County, Business Representative

Linda Smith
Saline County, Business Representative

A.6 U.S. EPA Region 6 Officials

James Waldo
EPA Project Officer
waldo.james.l@epa.gov

A.7 State Environmental Agency Officials (Arkansas)

Addie McClain | Brownfield & Site Assessment Supervisor
Division of Environmental Quality | Office of Land Resources
5301 Northshore Drive
North Little Rock, AR 72118
501.682.0616
Addie.McClain@arkansas.gov

A.8 Media

Local Newspapers

Monroe County Newspaper
Website: <https://monroecountyherald.news/>
309 W. Cedar Street, Suite B Brinkley, AR 72021
Phone: (870) 734-1056

Local Radio Stations

KCFJ / KDRS iRock 103.9 FM & 1490 AM
Phone Not Listed
Website: <https://www.radio.net/s/kcjfkdrs-irock-1039-fm-1490-am>

KBRI (AM)
870-288-8141
Website: <https://radioLocator.com/info/KBRI-FM>

Local Television Stations

KARK-TV (NBC)

(501) 340-4444

Website: <https://www.kark.com/>

KLRT-TV (Fox)

(501) 340-4444

Website: <https://www.fox16.com/>

KTHV (CBS)

(501) 601-1111

Website: <https://www.thv11.com/>

Appendix B – Information Repository and Meeting Locations

B.1 Information Repository

Keeping the public and community informed about the CAPDD's Brownfield Program and benefits to local stakeholders is an essential economic development strategy. The CAPDD will establish and maintain a dedicated Brownfields website that links to the CAPDD website to provide general information and meeting notices in support of the program. The CAPDD will make project related information available to residents on the project webpage.

A physical copy will also be made available at CAPDD's office through the assistance of:

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(501) 676-5020 Fax
conya.spencer@capdd.org

B.2 Meeting Locations

Public meetings will be held at:

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233 W Cedar Street
Brinkley, AR 72021
(870) 734-2025

Folsom Memorial Library
234 W Cedar Street
Brinkley, AR 72021
(870) 734-3333

Marian Anderson Community Center
209 S Grand Avenue
Brinkley, AR 72021
(870) 734-5009

Brinkley Convention Center
1501 Weatherly Dr.,
Brinkley, AR 72021
(870) 734-1500

Appendix C – Glossary of Terms

- **Analysis of Brownfield Cleanup Alternative (ABCA):** Remedial plan document that includes analysis of cleanup alternatives: identifies the objectives of the cleanup and provides an analysis of cleanup alternatives based on effectiveness, ability to be implemented and cost; documents if the situation meets the need for a cleanup; provides information pertaining to the site background and health and safety; and identifies the proposed action, and explains the rationale for its selection.
- **Brownfields:** Abandoned, idled, or underused industrial, commercial, or residential facilities/sites where expansion or redevelopment is complicated by real or perceived environmental contamination.
- **Community:** An interacting population of various types of individuals in a common location; a neighborhood or specific area where people live.
- **Community Involvement:** The term used by the Environmental Protection Agency (EPA) to identify its process for engaging in dialogue and collaboration with communities. EPA community involvement is founded in the belief that people have a right to know what the Agency is doing in their community and to have a voice in it. The purpose is to give stakeholders the opportunity to become involved in Brownfields activities and help shape the decisions that are made.
- **Community Involvement Plan:** A management and planning tool outlining the specific community involvement activities to be undertaken during the course of a site investigation and cleanup. It is designed to (1) share communication between the affected community and the EPA, and (2) ensure public input in the decision-making process related to the affected communities.
- **Enhancements:** To make greater, as in value, beauty, or effectiveness; augment.
- **Grant:** An award of financial assistance, including cooperative agreements, in the form of money, or property in lieu of money, by the Federal Government to an eligible grantee.
- **Information Repository:** A dedicated Brownfields Website that is convenient for local residents, community members, stakeholders and developers.
- **Objective:** Something that one's efforts or actions are intended to attain or accomplish; purpose; goal; target.
- **Preservation:** To maintain safety from injury, peril or harm; protect.

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- **Public:** The community or people in general or a part or section of the community grouped because of a common interest or activity.
- **Public Meeting:** Formal public sessions that are characterized by a presentation to the public followed by a question-and-answer session.
- **Site:** Location selected for brownfields or environmental activity; place for potential redevelopment.
- **Spokesperson:** An advocate who represents the policy or purpose of a particular organization/entity.
- **Stakeholder:** Any organization, government entity or individual affected by the project or with a particular interest in the project.

Appendix D – Acronyms

ABCA	Analysis of Brownfields Cleanup Alternatives
CIP	Community Involvement Plan
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
QAPP	Quality Assurance Project Plan
SSQAPP	Site Specific Quality Assurance Project Plan
ADEQ	Arkansas Department of Environmental Quality

Appendix E – Figure 1 Area Map

