

## AYCOCK CORNER

Assessment and Cleanup Grants

### *Downtown Redevelopment of Former Gas Station*

**ADDRESS:** 622 E. Winthrop Avenue, Millen, GA  
**PROPERTY SIZE:** 0.13 Acre  
**FORMER USE::** Gasoline Service Station and Repair Shop  
**CURRENT USE::** Undergoing Redevelopment as Visitor Center  
**EPA GRANT RECIPIENT:**

The City of Millen received a \$200,000 EPA Petroleum Assessment Grant in 2006 and a \$200,000 Petroleum & Hazardous Cleanup Grant in 2010.



#### PROJECT BACKGROUND:

From the 1940s through the late 1970s, a former SOC Gasoline Station and repair shop was active on a prominent corner of Downtown Millen, immediately across the street from the Historic County Courthouse. As in many small towns, the corner gas station closed down and fell into disrepair. However, all potential redevelopment was hampered due to the small size of the property and presence of known fuel underground storage tanks (USTs). The City of Millen was able to use their 2006 assessment grant to conduct Phase I and II due diligence activities prior to taking ownership of the site. The City of Millen successfully took on the role of redeveloper and actively sought cleanup and redevelopment funding.



#### KEY ACCOMPLISHMENTS:

- Demolition of dilapidated building
- Removal of 4 USTs, 150 tons of petroleum-impacted soil, and of nearly 60 tons of lead-impacted soil
- No Further Action and Limitation of Liability obtained from Georgia Environmental Protection Division
- Leveraged \$667,000 for construction of Scenic Byways Visitor Center from DOT, in addition to the City's \$166,000 cost share commitment

#### OUTCOME:

The City of Millen was successfully awarded an EPA Cleanup Grant in 2010 which allowed the site to be remediated. The City then applied for and was awarded a GA DOT National Scenic Byways Program Grant for construction of a Visitors Center at the site, ideally located in the heart of the City and along a designated Scenic Byway. Much needed parking for the visitor center was secured by working with neighboring property owners to lease unused portions of land. The sidewalks, crossings, and landscaping in the vicinity of the Visitors Center is being upgraded using a recently awarded Transportation Enhancement Grant. More details are available on the City's website [www.southeastbrownfields.com/millen](http://www.southeastbrownfields.com/millen).

**For More Information:** Visit the EPA Region 4 Brownfields website at <http://www.epa.gov/region4/rcra/bflr/brownfields.html> or call (404) 562-9900

For additional data and geographic information for this and other Brownfields Grants, please visit EPA's Cleanups in My Community - <http://iaspub.epa.gov/Cleanups/>